ROAM
REAL ESTATE INC

FITNESS AND RETAIL SPACE FOR LEASE

TAILOR LOFTS

313 S. Peoria Street

WEST LOOP | CHICAGO, ILLINOIS 60607

3,740 SF AVAILABLE



THE PROPERTY

A Historic West Loop Clock Tower. *A Turnkey Fitness Space.*

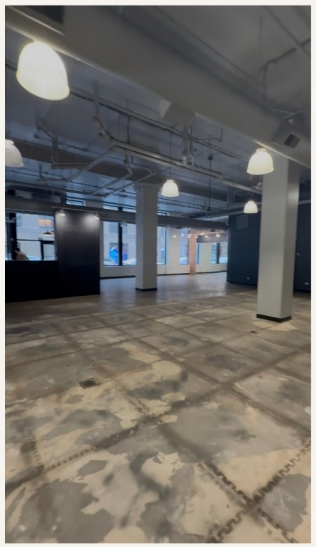
Tailor Lofts occupies the historic White Tower Building, built in 1915 for the International Tailoring Company and now home to 135 student apartments with 441 bedrooms. The 3,740 SF ground floor space was formerly Title Boxing Club and is fully built out, with an open training floor, locker rooms and a reception area. Steps from Greektown and the UIC campus, it suits fitness, wellness, boutique retail and service concepts.

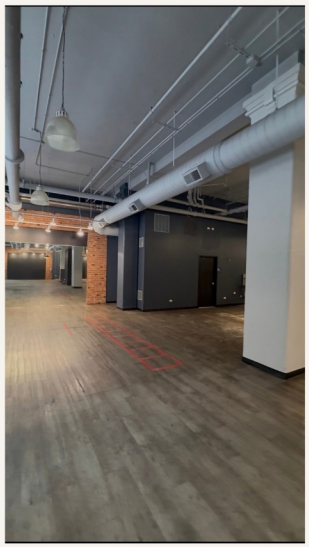
PROPERTY FEATURES

- HISTORIC CLOCK TOWER BUILDING
- FULLY BUILT OUT GYM
- 441 STUDENT RESIDENTS ABOVE
- NEAR UIC
- STEPS FROM GREEKTOWN
- NEAR UIC-HALSTED BLUE LINE

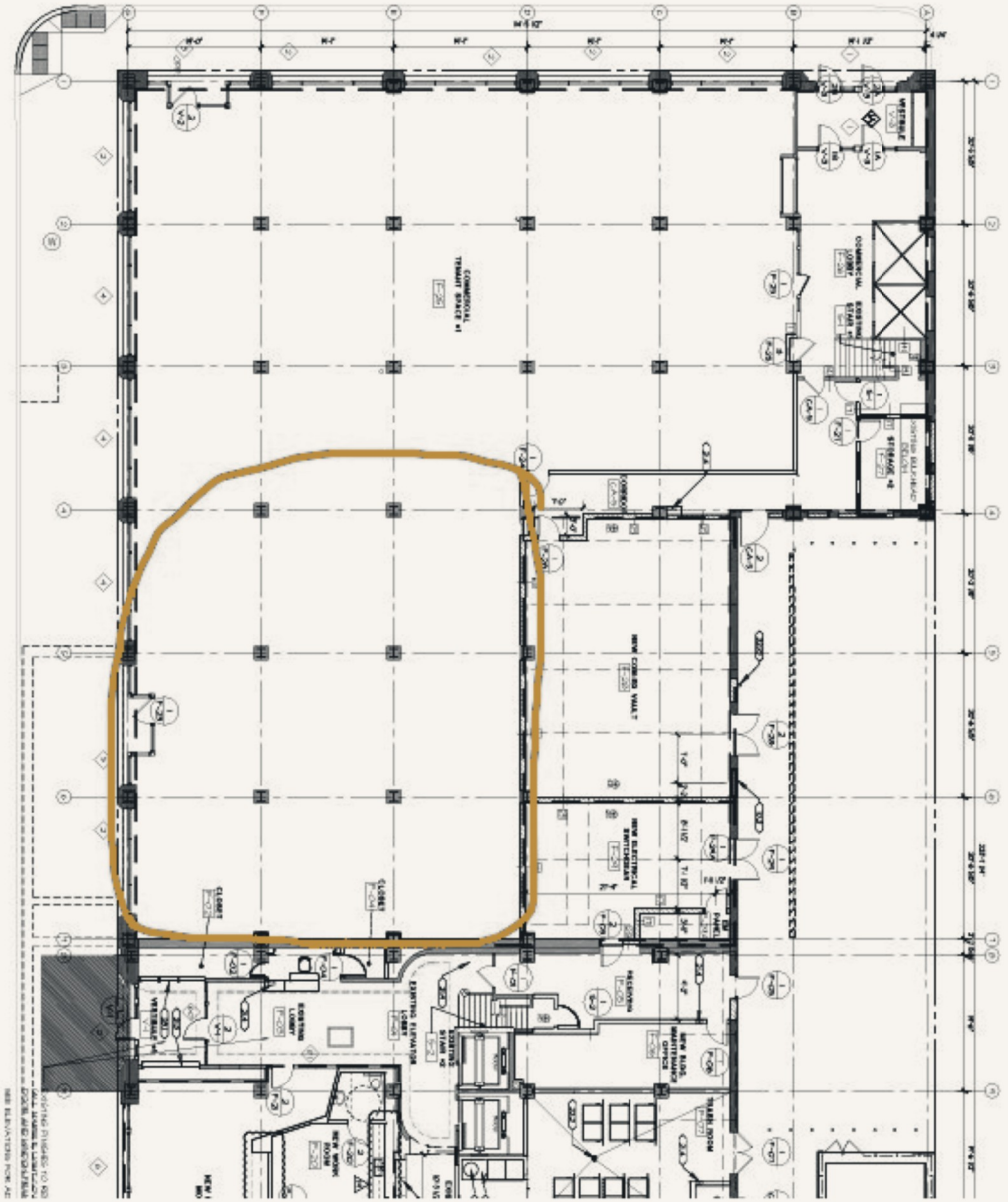
AVAILABLE SPACE

3,740 SF

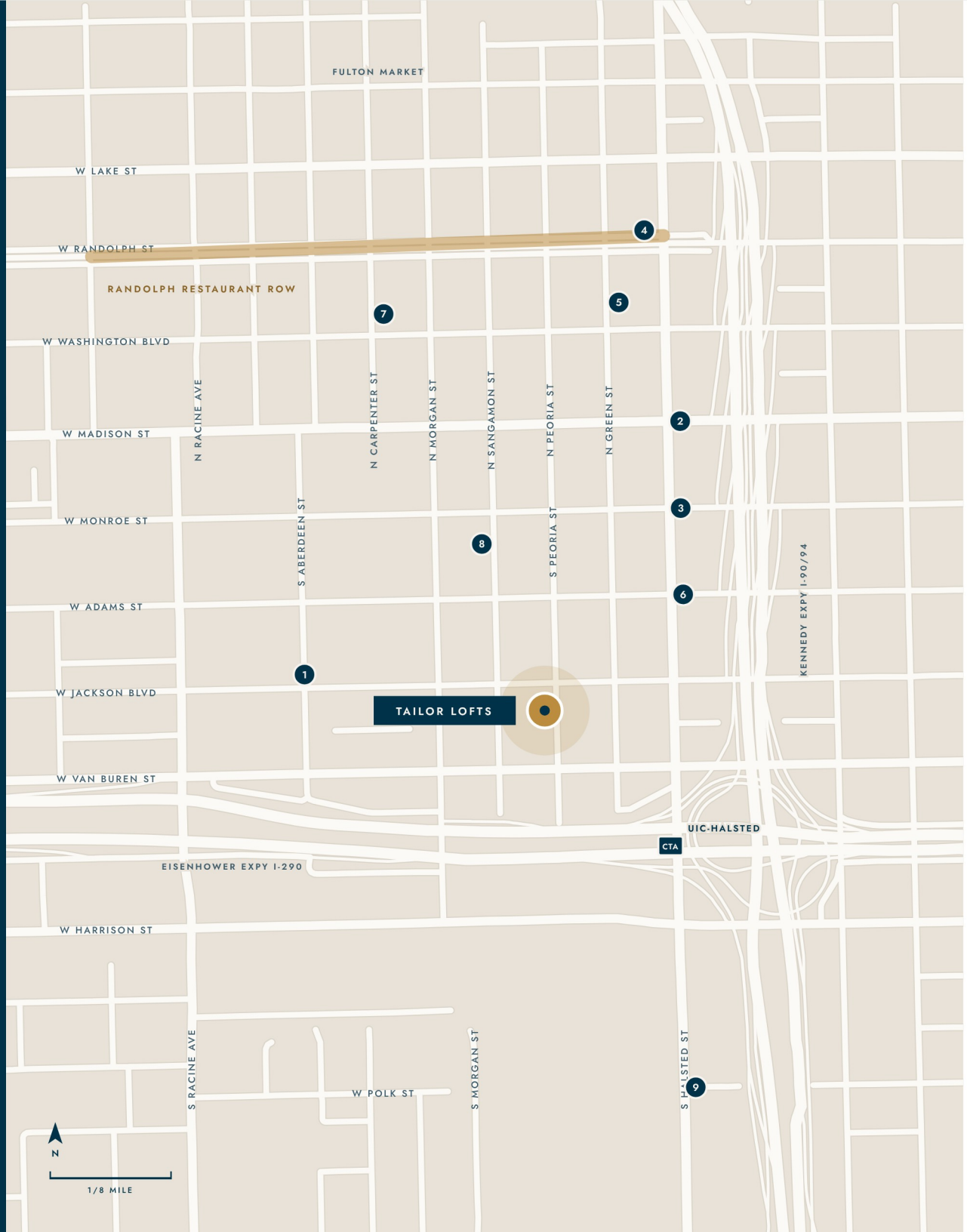




FLOOR PLAN



Ground floor. Available space outlined in gold.



LOCATION

The West Loop

Between Randolph Restaurant Row, Greektown and the UIC campus, close to the Eisenhower and Kennedy expressways.

- Randolph Restaurant Row
- Fulton Market
- University of Illinois Chicago
- Greektown dining
- UIC-Halsted Blue Line
- Target, Whole Foods and Mariano's
- I-90/94 and I-290 access

Randolph Restaurant Row

RETAIL AND GROCERY

1. **Target West Loop**
   1101 W Jackson Blvd
2. **Whole Foods Market**
   1 N Halsted St
3. **Mariano's West Loop**
   40 S Halsted St

DINING AND HOSPITALITY

4. **Girl & the Goat**
   809 W Randolph St
5. **Soho House Chicago**
   113 N Green St
6. **Greektown and Greek Islands**
   200 S Halsted St

COMMERCIAL LANDMARKS

7. **McDonald's Global Headquarters**
   110 N Carpenter St
8. **Mary Bartelme Park**
   115 S Sangamon St
9. **University of Illinois Chicago**
   Student Center East, 750 S Halsted St

TRANSIT

CTA **UIC-Halsted**
CTA Blue Line, 430 S Halsted St

Street data: City of Chicago street centerlines. Landmark and transit locations reviewed October 2026; confirm before distribution.

PROPERTY DETAILS

The Lease *at a Glance*

3,740 SF

ADDRESS
313 S. Peoria Street

NEIGHBORHOOD
West Loop

CITY
Chicago, IL 60607

PROPERTY TYPE
Retail and Fitness

AVAILABLE SPACE
3,740 SF
Ground floor, former Title Boxing Club

LEASE STRUCTURE
TO BE CONFIRMED

PROPERTY FEATURES

- HISTORIC CLOCK TOWER BUILDING
- FULLY BUILT OUT GYM
- 441 STUDENT RESIDENTS ABOVE
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WELL SUITED FOR

Boutique Fitness	Training Studio	Wellness
Boutique Retail	Service	Experiential

AREA DEMOGRAPHICS

The Market

SOURCE: COSTAR | 1, 3 AND 5 MILE RADII

64,638
Population within one mile, 2025

$130,262
Median household income, one mile

34,825
Households within one mile, 2025

$1.2B
Total specified consumer spending, one mile

	1 MI	3 MI	5 MI
Population, 2025	64,638	456,568	925,758
Households, 2025	34,825	238,448	435,349
Median household income	$130,262	$114,168	$98,977
Average household income	$158,955	$144,360	$129,998
Households earning $200,000+	10,615	61,569	94,279
Median age	34.8	36.5	35.9
Bachelor's degree or higher	80%	68%	57%

Source: CoStar. Population and household figures are 2025 estimates for 1, 3 and 5 mile radii from the property.

313 S. PEORIA STREET

West Loop, Chicago

For leasing *information*

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