



# CONFIDENTIAL- BUILT-OUT DAYCARE WEST LOOP

CONFIDENTIAL - NDA REQUIRED



## WEST LOOP EXCLUSIVE

**DAYCARE - RETAIL**

**5,100sf - FOR LEASE**

### HIGHLIGHTS:

- Fully built-out childcare space
- Premier West Loop address in a thriving mixed-use corridor
- Surrounded by residential, office, and retail
- Exceptional visibility and walkable urban location
- Confidential offering — NDA Required for tour

### PROPERTY OVERVIEW:

A rare opportunity to secure a second-generation childcare space in Chicago's West Loop. This offering combines an existing classroom build-out with a central location in one of the city's most dynamic neighborhoods.



### CONTACT:

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Designated Managing Broker

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# CONFIDENTIAL- BUILT-OUT DAYCARE WEST LOOP



## Confidential Childcare / Education Opportunity – Chicago's West Loop

**Approx. 5,100 SF | Fully Built-Out Childcare Facility | Turnkey for Education or Enrichment Use**

### **Prime Downtown Location**

Positioned in Chicago's highly sought-after West Loop, one of the city's most dynamic mixed-use neighborhoods. The surrounding area offers a blend of residential density, office populations, and nearby educational and healthcare institutions — ideal demographics for childcare or learning-focused operators

### **Established Infrastructure**

Existing classroom build-out and child-safety infrastructure already in place, minimizing tenant improvement costs. The space is adaptable for early education, preschool, after-school, or enrichment programming.

### **Strong Market Fundamentals**

West Loop continues to experience strong population growth, new residential developments, and consistent demand for educational and family services. The area's mix of professionals, students, and long-term residents supports steady enrollment potential.

### **Accessibility & Exposure**

Excellent visibility along a walkable, transit-connected corridor with convenient access to major CTA lines, commuter routes, and nearby institutions.

### **Confidential Offering**

Property details available upon execution of a confidentiality agreement. Private tours by appointment only.

## Daycare Opportunity – West Loop Chicago

This Confidentiality & Non-Disclosure Agreement (“Agreement”) is entered into between:

(Buyer’s Name) \_\_\_\_\_ (“Buyer”)

and ROAM Real Estate Inc., an Illinois licensed real estate brokerage (“Broker”), acting as agent for the property owner and/or legal entity of the business described herein (“Business”).

### 1. Purpose

Broker agrees to provide Buyer with certain confidential and proprietary information relating to the Business, including but not limited to property details, financial data, equipment, trade fixtures, and goodwill, for the sole purpose of evaluating a potential purchase, lease, or investment opportunity.

### 2. Confidentiality

Buyer agrees to:

Maintain the confidentiality of all information provided, including but not limited to the location, size, financials, and operational details of the Business. Use such information solely for the purpose stated above.

Not disclose the information to any third party (including employees, consultants, or advisors) without Broker’s prior written consent. Any permitted third party must first sign a confidentiality agreement acceptable to Broker.

Return or destroy all confidential information, including copies, immediately upon request.

### 3. Exclusions

The obligations of confidentiality do not apply to information: Already known to Buyer prior to disclosure; Publicly available through no fault of Buyer; or Rightfully obtained from another source without restriction.

### 4. Remedies

Buyer acknowledges the proprietary nature of the information. Any unauthorized disclosure or misuse may cause irreparable harm, entitling Broker and/or Business to seek injunctive relief and/or monetary damages, including reasonable attorneys’ fees and court costs.

### 5. Binding Effect

This Agreement is binding upon and benefits the parties, their successors, assigns, and legal representatives.

### Signatures

Buyer

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ROAM Real Estate Inc.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_