

# 125 South Wacker

*Excellent Opportunity in Chicago's Loop*

125 South Wacker is a 31-story office building with a total of 553,884 rentable square feet and two levels of retail and restaurant space. This building is located in an exceptional location in Chicago's Loop (Central Business District).



- **Spaces available for sub-lease:**
  - Lower Level  
Space A: 2,723 SF
  - Lower Level Space B:  
5,195 SF
- Spaces are ideal for a catering company
- Easy access to loading dock and freight elevator
- Building amenities include conference center, fitness center, indoor bike storage, copy shop, and Au Bon Pain
- Over 143,000,000 SF of office space within 1 mile
- Easy access to suburban commuter trains and CTA bus and train lines



## DEMOGRAPHICS

### Population

1/2 Mile	9,667
1 Mile	41,547
1 1/2 Mile	100,340

### Average Household Income

1/2 Mile	\$85,039
1 Mile	\$101,194
1 1/2 Mile	\$96,340

### Daytime Employees

1/2 Mile	250,940
1 Mile	437,584
1 1/2 Mile	548,909

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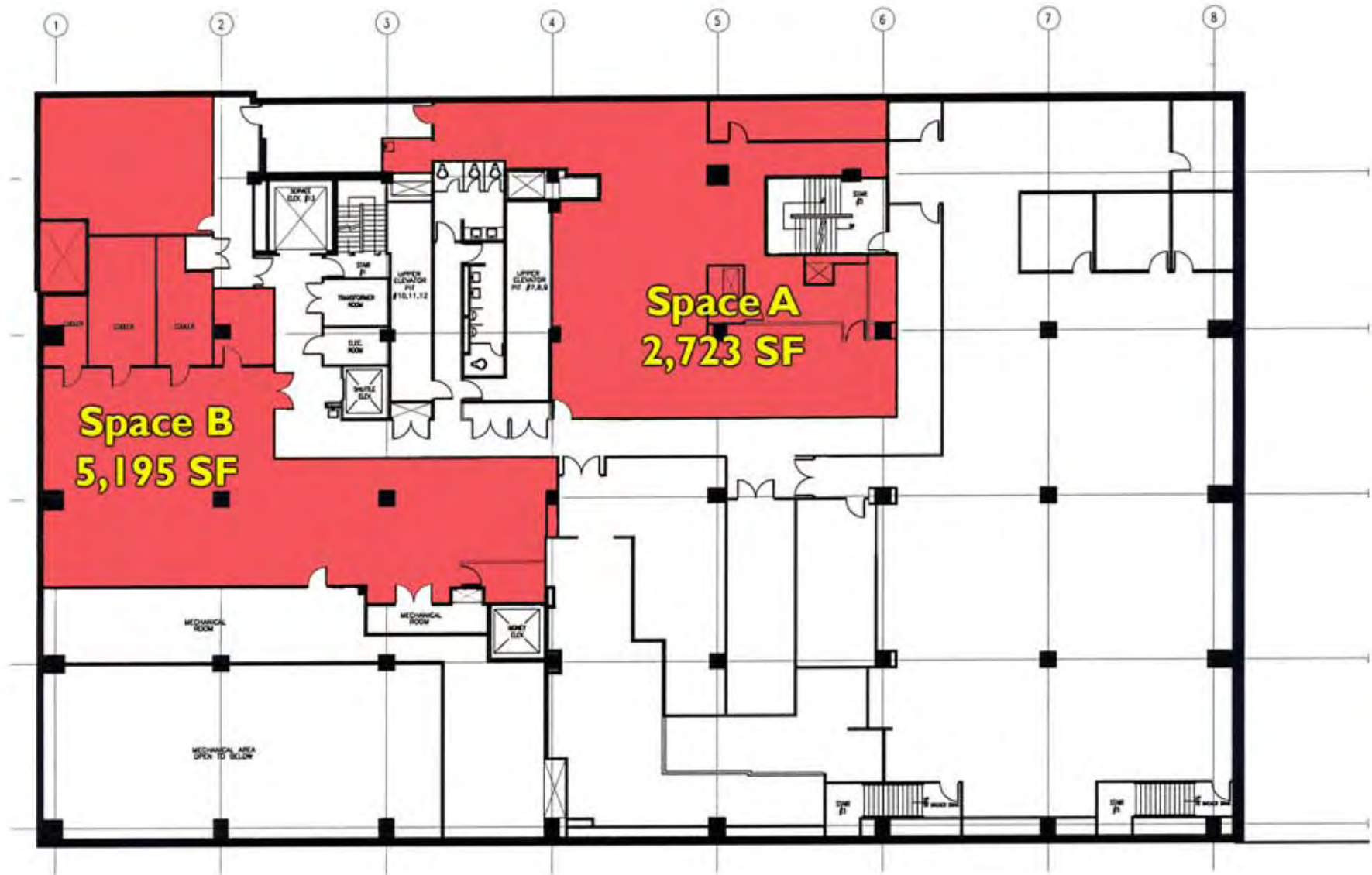
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www.sierraadvisors.com

**Sierra**

REALTY ADVISORS

*Local Knowledge. National Experience.*



# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 41.8803425/-87.6367775

July 2009

RF1

125 S Wacker Dr Chicago, Illinois		.50 mi radius	1.00 mi radius	1.50 mi radius
<b>POPULATION</b>	2007 Estimated Population	9,666	41,547	100,340
	2012 Projected Population	11,287	47,849	112,784
	2000 Census Population	6,868	28,744	74,997
	1990 Census Population	3,049	17,068	58,451
	Historical Annual Growth 1990 to 2007	12.8%	8.4%	4.2%
	Projected Annual Growth 2007 to 2012	3.4%	3.0%	2.5%
<b>HOUSEHOLDS</b>	2007 Est. Households	5,497	23,293	56,067
	2012 Proj. Households	6,420	26,678	62,495
	2000 Census Households	3,902	16,496	43,095
	1990 Census Households	1,724	9,247	31,045
	Historical Annual Growth 1990 to 2007	12.9%	8.9%	4.7%
	Projected Annual Growth 2007 to 2012	3.4%	2.9%	2.3%
<b>AGE</b>	2007 Est. Population 0 to 9 Years	6.6%	7.1%	8.3%
	2007 Est. Population 10 to 19 Years	6.4%	7.0%	7.6%
	2007 Est. Population 20 to 29 Years	24.7%	20.3%	19.6%
	2007 Est. Population 30 to 44 Years	33.6%	32.8%	29.2%
	2007 Est. Population 45 to 59 Years	19.8%	21.4%	21.0%
	2007 Est. Population 60 to 74 Years	6.8%	8.5%	10.0%
	2007 Est. Population 75 Years Plus	2.2%	3.0%	4.2%
	2007 Est. Median Age	33.2	35.2	35.5
<b>MARITAL STATUS &amp; SEX</b>	2007 Est. Male Population	55.4%	52.9%	50.2%
	2007 Est. Female Population	44.6%	47.1%	49.8%
	2007 Est. Never Married	47.3%	46.1%	45.0%
	2007 Est. Now Married	35.7%	35.2%	33.6%
	2007 Est. Separated or Divorced	15.7%	16.3%	17.0%
	2007 Est. Widowed	1.4%	2.4%	4.5%
<b>INCOME</b>	2007 Est. HH Income \$200,000 or More	9.4%	13.5%	13.4%
	2007 Est. HH Income \$150,000 to 199,999	10.1%	9.6%	7.8%
	2007 Est. HH Income \$100,000 to 149,999	20.9%	17.3%	14.3%
	2007 Est. HH Income \$75,000 to 99,999	14.1%	13.5%	12.0%
	2007 Est. HH Income \$50,000 to 74,999	16.6%	17.2%	16.1%
	2007 Est. HH Income \$35,000 to 49,999	9.9%	10.1%	10.4%
	2007 Est. HH Income \$25,000 to 34,999	4.6%	4.8%	5.9%
	2007 Est. HH Income \$15,000 to 24,999	4.3%	4.9%	6.3%
	2007 Est. HH Income \$0 to 14,999	10.3%	9.2%	13.8%
	2007 Est. Average Household Income	\$ 85,039	\$ 101,194	\$ 96,529
	2007 Est. Median HH Income	\$ 84,555	\$ 86,231	\$ 75,162
	2007 Est. Per Capita Income	\$ 48,633	\$ 58,869	\$ 55,690
	2007 Est. Number of Businesses	13,559	25,496	33,065
2007 Est. Total Number of Employees	250,940	437,584	548,908	

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<b>RACE</b>	2007 Est. White Population	56.8%	59.4%	57.0%
	2007 Est. Black Population	18.9%	21.6%	24.9%
	2007 Est. Asian & Pacific Islander	16.3%	10.3%	9.3%
	2007 Est. American Indian & Alaska Native	0.0%	0.1%	0.1%
	2007 Est. Other Races Population	8.0%	8.6%	8.7%
<b>HISPANIC</b>	2007 Est. Hispanic Population	944	4,294	10,437
	2007 Est. Hispanic Population Percent	9.8%	10.3%	10.4%
	2012 Proj. Hispanic Population Percent	12.5%	13.1%	13.0%
	2000 Hispanic Population Percent	6.0%	6.1%	6.8%
<b>EDUCATION (Adults 25 or Older)</b>	2007 Est. Adult Population (25 Years or Older)	7,484	32,506	76,150
	2007 Est. Elementary (0 to 8)	2.0%	2.5%	3.1%
	2007 Est. Some High School (9 to 11)	2.3%	3.2%	4.0%
	2007 Est. High School Graduate (12)	9.3%	10.1%	10.9%
	2007 Est. Some College (13 to 16)	12.2%	14.0%	14.4%
	2007 Est. Associate Degree Only	4.9%	4.5%	4.9%
	2007 Est. Bachelor Degree Only	35.7%	34.8%	31.9%
	2007 Est. Graduate Degree	33.6%	30.8%	30.9%
<b>HOUSING</b>	2007 Est. Total Housing Units	6,804	28,598	68,013
	2007 Est. Owner Occupied Percent	36.3%	43.3%	38.4%
	2007 Est. Renter Occupied Percent	44.4%	38.1%	44.1%
	2007 Est. Vacant Housing Percent	19.2%	18.6%	17.6%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	9.4%	6.1%	3.9%
	2000 Homes Built 1995 to 1998	4.0%	4.9%	5.0%
	2000 Homes Built 1990 to 1994	7.9%	7.4%	9.2%
	2000 Homes Built 1980 to 1989	36.2%	24.0%	21.5%
	2000 Homes Built 1970 to 1979	5.1%	12.2%	14.8%
	2000 Homes Built 1960 to 1969	4.4%	8.1%	12.0%
	2000 Homes Built 1950 to 1959	3.3%	4.2%	6.3%
	2000 Homes Built Before 1949	29.8%	33.1%	27.3%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	1.8%	4.1%
	2000 Home Value \$500,000 to \$999,999	0.5%	14.9%	18.7%
	2000 Home Value \$400,000 to \$499,999	3.6%	4.0%	8.6%
	2000 Home Value \$300,000 to \$399,999	7.7%	12.2%	20.3%
	2000 Home Value \$200,000 to \$299,999	13.6%	31.0%	24.2%
	2000 Home Value \$150,000 to \$199,999	27.8%	20.7%	14.3%
	2000 Home Value \$100,000 to \$149,999	46.8%	12.3%	5.7%
	2000 Home Value \$50,000 to \$99,999	-	2.8%	2.5%
	2000 Home Value \$25,000 to \$49,999	-	-	0.8%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.7%
	2000 Median Home Value	\$ 199,215	\$ 287,063	\$ 346,510
	2000 Median Rent	\$ 1,062	\$ 1,025	\$ 914

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<b>LABOR FORCE</b>	2007 Est. Labor: Population Age 16+	8,710	37,224	87,948
	2007 Est. Civilian Employed	73.9%	71.0%	67.8%
	2007 Est. Civilian Unemployed	4.2%	5.9%	6.5%
	2007 Est. in Armed Forces	-	0.1%	0.1%
	2007 Est. not in Labor Force	22.0%	23.0%	25.7%
	2007 Labor Force: Males	55.8%	53.1%	50.2%
	2007 Labor Force: Females	44.2%	46.9%	49.8%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	4,738	19,322	46,679
	2000 Mgmt, Business, & Financial Operations	27.8%	30.4%	29.0%
	2000 Professional and Related	37.7%	33.9%	34.4%
	2000 Service	6.4%	6.7%	7.9%
	2000 Sales and Office	23.2%	24.2%	23.7%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	2.1%	1.8%	1.6%
	2000 Production, Transport, & Material Moving	2.7%	3.0%	3.6%
	2000 Percent White Collar Workers	88.7%	88.5%	87.0%
	2000 Percent Blue Collar Workers	11.3%	11.5%	13.0%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	22.7%	28.0%	29.7%
	2000 Drive to Work in Carpool	4.4%	6.9%	7.1%
	2000 Travel to Work by Public Transportation	20.7%	22.9%	27.1%
	2000 Drive to Work on Motorcycle	0.2%	0.1%	0.0%
	2000 Walk or Bicycle to Work	45.2%	36.8%	30.6%
	2000 Other Means	0.9%	0.9%	0.8%
	2000 Work at Home	5.9%	4.5%	4.7%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	40.2%	32.8%	30.5%
	2000 Travel to Work in 15 to 29 Minutes	33.7%	38.7%	39.2%
	2000 Travel to Work in 30 to 59 Minutes	18.0%	20.1%	21.7%
	2000 Travel to Work in 60 Minutes or More	8.1%	8.4%	8.6%
	2000 Average Travel Time to Work	19.0	22.6	23.4
<b>CONSUMER EXPENDITURE</b>	2007 Est. Total Household Expenditure (in Millions)	\$ 345.0	\$ 1,647.5	\$ 3,817.5
	2007 Est. Apparel	\$ 16.7	\$ 80.0	\$ 185.5
	2007 Est. Contributions & Gifts	\$ 25.3	\$ 124.4	\$ 285.4
	2007 Est. Education & Reading	\$ 11.2	\$ 54.0	\$ 124.5
	2007 Est. Entertainment	\$ 19.4	\$ 93.0	\$ 214.8
	2007 Est. Food, Beverages & Tobacco	\$ 52.6	\$ 249.8	\$ 583.0
	2007 Est. Furnishings And Equipment	\$ 15.9	\$ 75.9	\$ 174.2
	2007 Est. Health Care & Insurance	\$ 23.7	\$ 112.9	\$ 263.8
	2007 Est. Household Operations & Shelter & Utilities	\$ 103.8	\$ 495.7	\$ 1,149.6
	2007 Est. Miscellaneous Expenses	\$ 5.7	\$ 26.9	\$ 62.6
	2007 Est. Personal Care	\$ 5.0	\$ 23.7	\$ 54.9
	2007 Est. Transportation	\$ 65.8	\$ 311.3	\$ 719.1

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