



4,085 Sq Ft. Office 1 Block West of Fulton Market By Far, the Lowest Rental Rate in the Area

OFFERING SUMMARY

Available Size	4,085 SF (Office)
Lease Rate	\$11.75 PSF, MG \$4,000 Monthly (As-Is)
Zoning	PMD-4
Parking	2 Spaces
RE Taxes	\$3.58 PSF (2023)
Operating Expenses	\$1.33 PSF

PROPERTY HIGHLIGHTS

- Great Fulton Market West location - less than 1-mile to I-90/94 and I-290
- New zoning initiative increases opportunity for retail, restaurant, event space, gym, etc.
- Minutes from Chicago's Central Business District
- Includes 2 parking spaces
- Abundance of natural light
- Renovated in 2010 with new roof, HVAC, windows, masonry, bathrooms, and more
- Most economical space in West Fulton Market!

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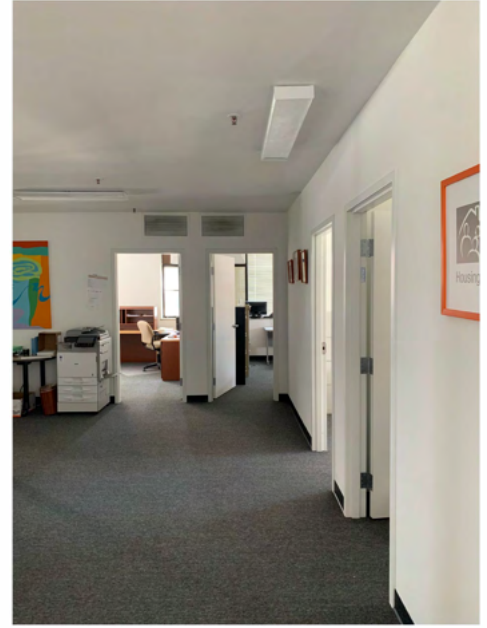
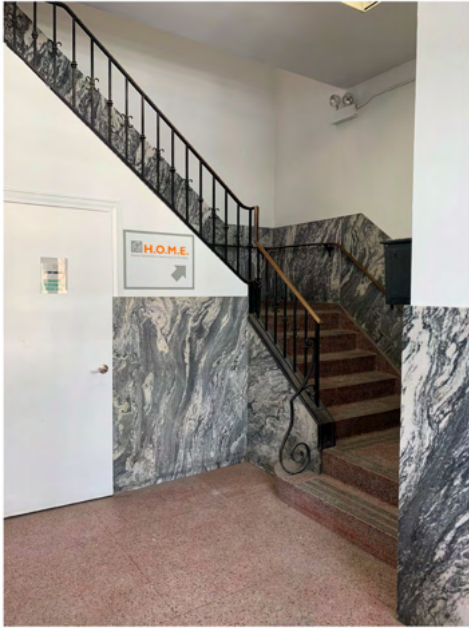
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All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

OFFICE SPACE

1419 W CARROLL AVENUE

Chicago, IL



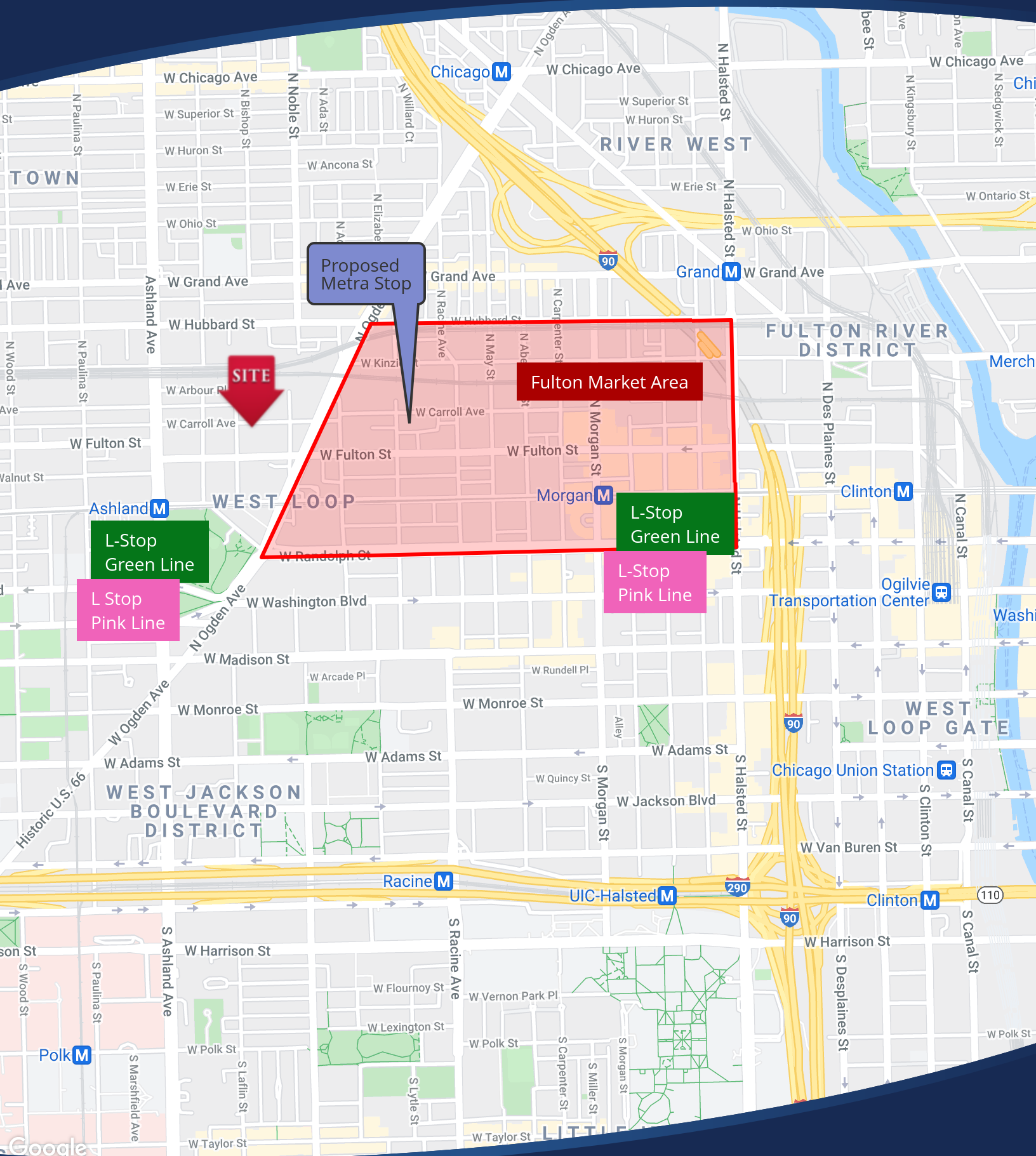
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1st Floor



Drawings are not to scale

2nd Floor



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