



1333

1333NKINGSBURY.COM



SEE YOUR  
OFFICE  
DIFFERENTLY

1333NKingsbury.com

Katrina Dougherty  
(312) 94-5680 | kdougherty@bradfordallen.com

Michael Flinchbaugh  
(312) 41-8121 | mflinchbaugh@bradfordallen.com

exclusively leased by  
BRADFORD ALLEN

zsd STRUCTURED  
DEVELOPMENT

exclusively leased by  
**BA** BRADFORD  
ALLEN

**STRUCTURED  
DEVELOPMENT**







1333

# Open for work.

Welcome to 1333 N. Kingsbury, a beautifully renovated office building situated at the gateway to some of Chicago's most desirable neighborhoods; Lincoln Park, Old Town, and River North.

**Availabilities range from 2,500–38,000 SF.**

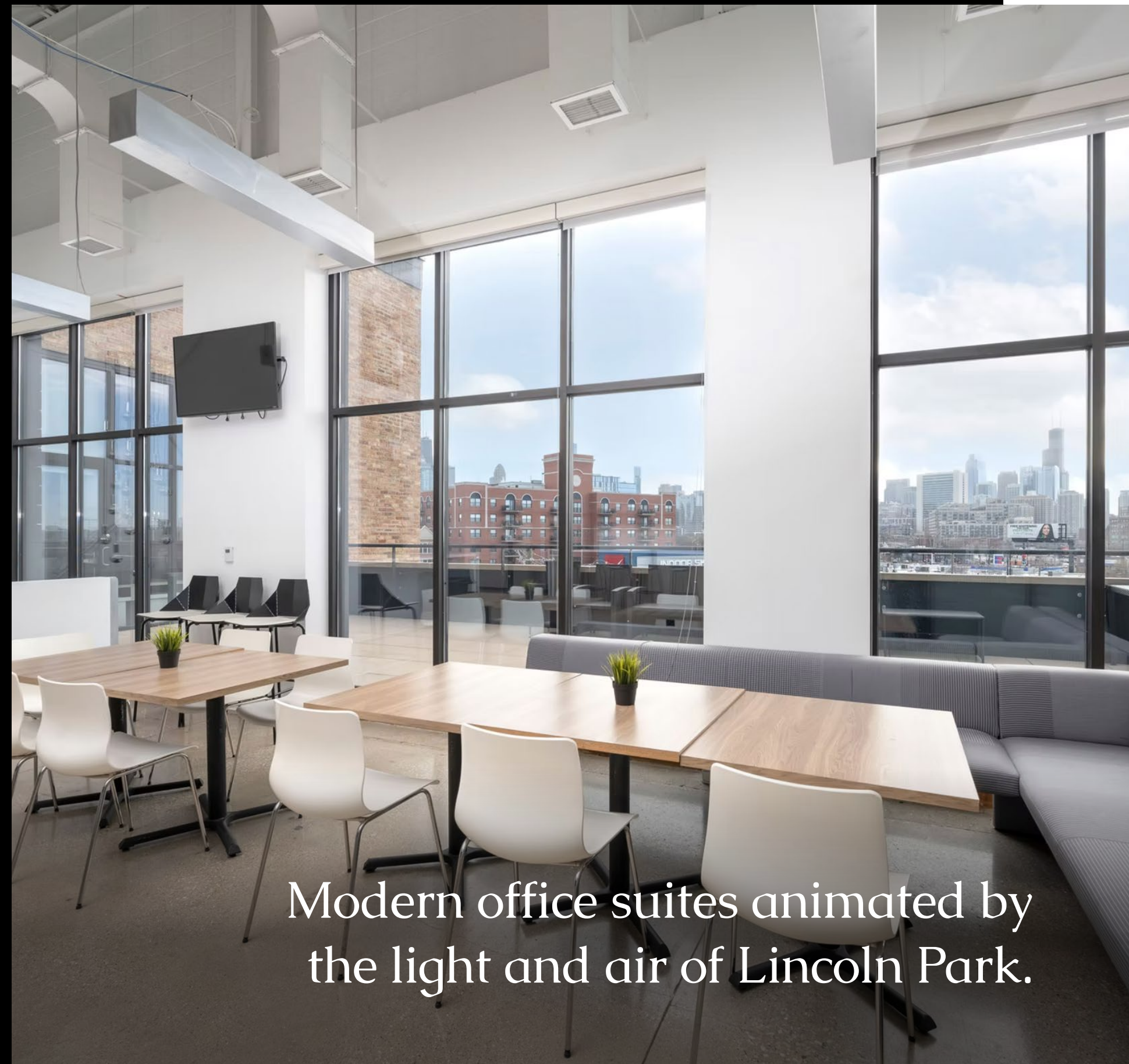
**BA** BRADFORD  
ALLEN



WELCOME

1333NKINGSBURY.COM









1333



**BA** BRADFORD  
ALLEN

# Spectacular spaces, ample parking, and outdoor terraces on every floor.

Featuring a striking stairstep façade that creates expansive outdoor terraces and full-height windows that flood the interiors with natural light, 1333 N. Kingsbury redefines the typical office environment.

Fully renovated with a new lobby, elevators, and windows, the building also offers 82 tenant parking spaces, plus additional visitor and street parking. **This is more free parking than any other building in the Loop**, positioning it as a next-generation office destination for next-generation tenants.





# Close to everything and accessible from everywhere.

1333 N. Kingsbury sits just off the lively North Avenue retail corridor, surrounded by top brands, dining, and culture—including The Apple Store, Whole Foods, REI, and Steppenwolf Theatre—offering amenities and convenience without the congestion and gridlock of Chicago's busiest streets.

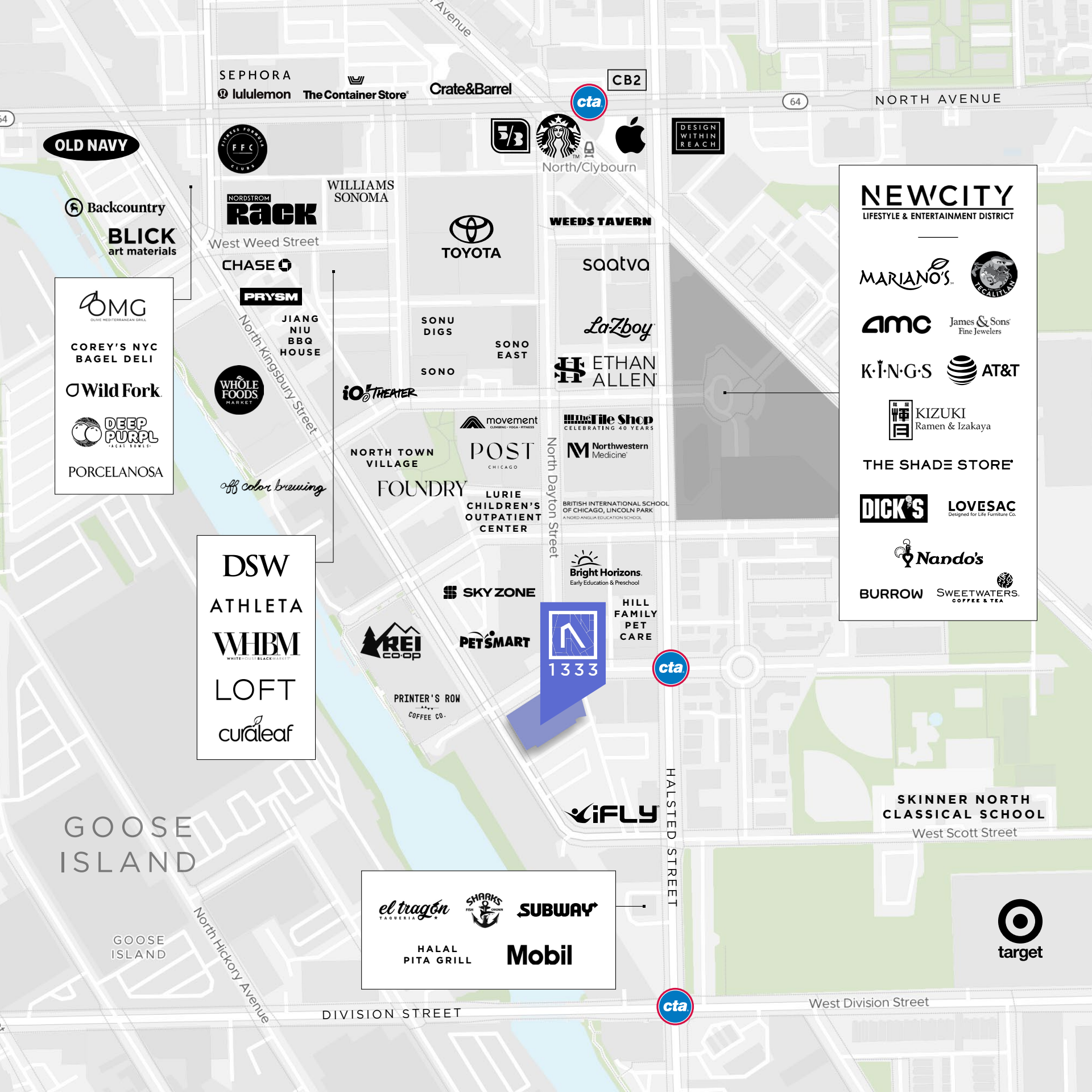
**BA** BRADFORD  
ALLEN



LOCATION

1333NKINGSBURY.COM





# Demographics

Within 1 Mile

## POPULATION

69,052

## INCOME

\$152,547

## BUSINESSES

4,542

## DAYTIME EMPLOYEES

40,794

# Residential Development

Over 1,300 units within a 1/2 mile

## FOUNDRY

327 Units

## SONO EAST

324 Units

## NEW CITY

208 Units

## SONO

198 Units

## POST CHICAGO

126 Units

## NORTH TOWN VILLAGE

116 Units

## SONU DIGS

98 Units

# Transit

Within a 10-minute walk

## NORTH AND CLYBOURN RED LINE

Over 2 million riders annually

## HALSTED 8 BUS NORTH AND SOUTH LINES

3-minute walk

## NORTH AND CLYBOURN/ HALSTED 9/72 BUS LINES

8-minute walk

## DIVISION AND HALSTED 70 BUS LINE

5-minute walk



1333

Readily  
divisible  
25,000 SF  
floor plates.

BA BRADFORD  
ALLEN



## Suite 401

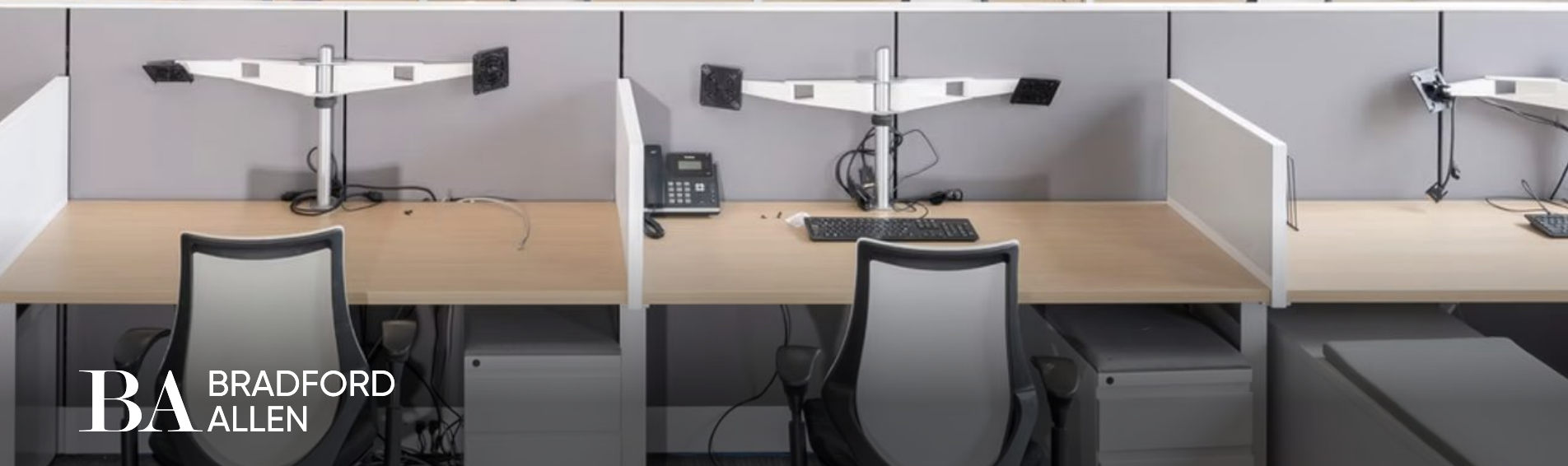
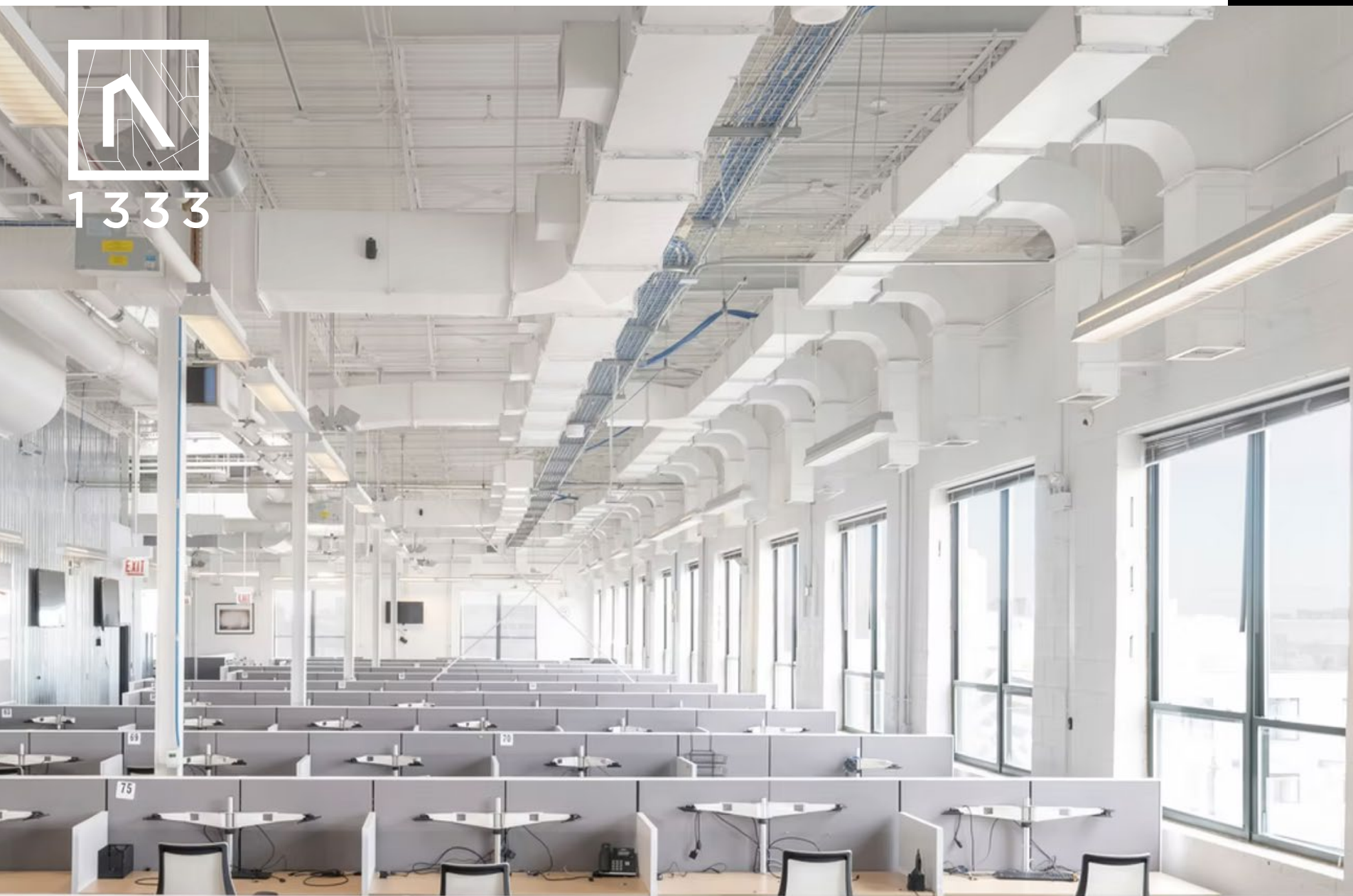
25,045 SF

Divisible, full-floor availability with 1,400 SF of private outdoor space. 6 private offices, 1 training room, 6 conference rooms, a break room, dining area, employee lounge, open area for 200+ workstations, and terrace. There is an internal staircase that connects to Suite 302 (13,562 SF).

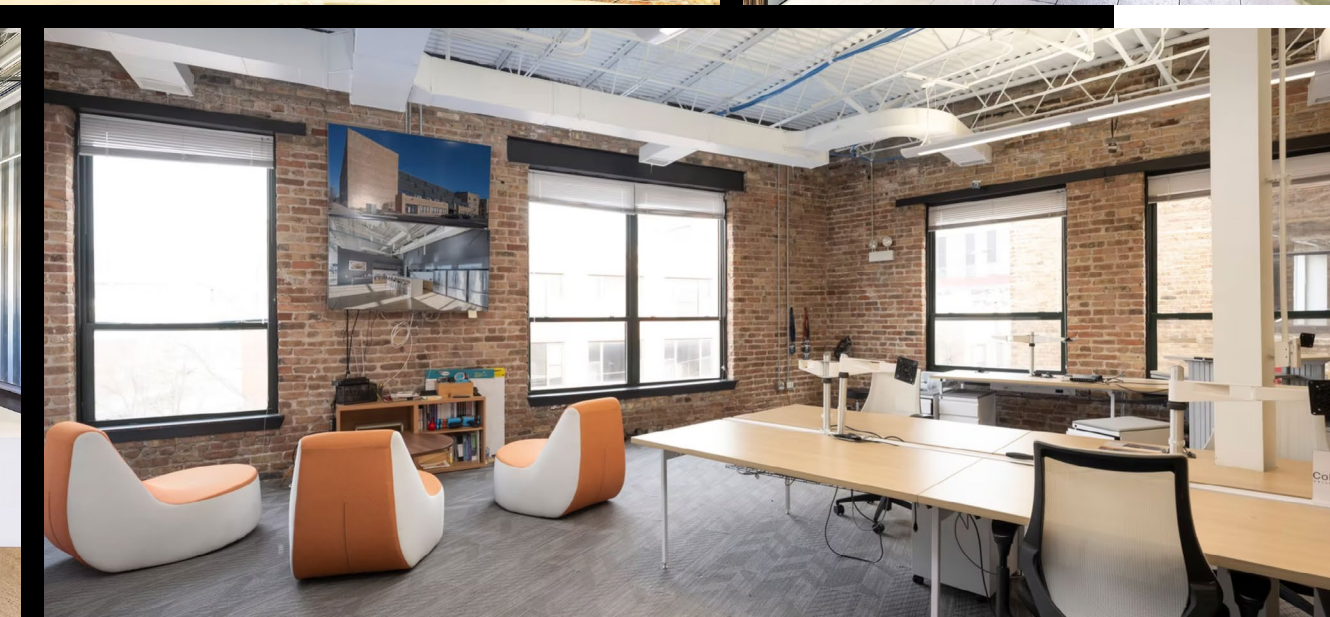
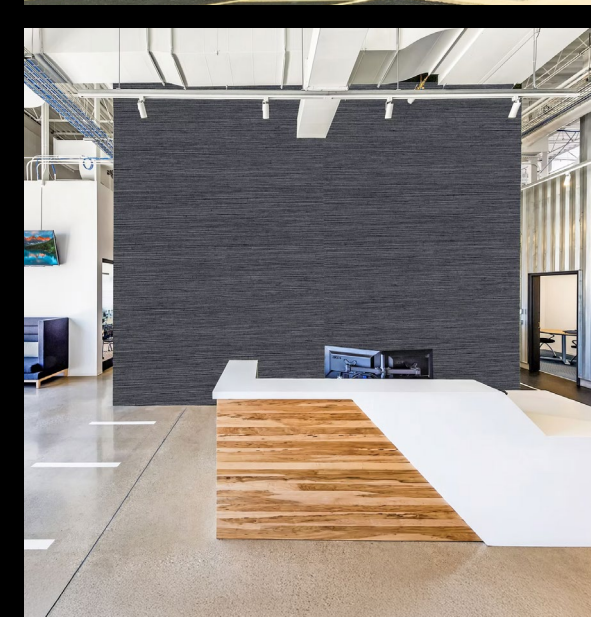
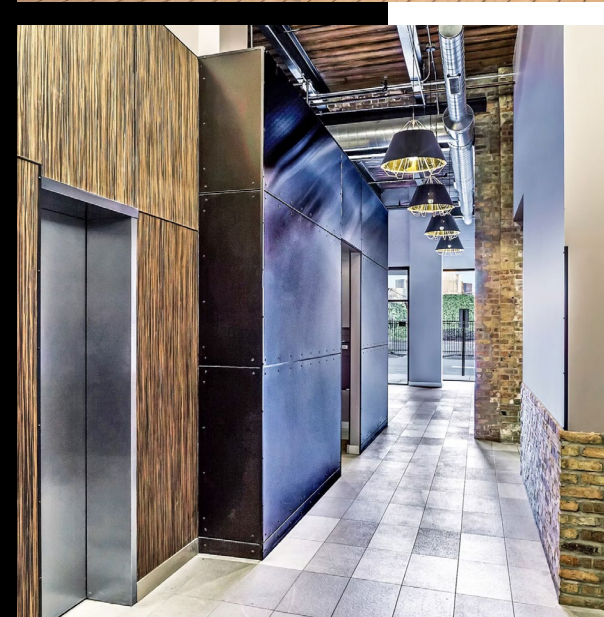




1333



BA BRADFORD  
ALLEN







1333

1333NKINGSBURY.COM

---

1333 N. KINGSBURY STREET  
CHICAGO, IL 60642

FOR MORE INFORMATION OR TO  
ARRANGE A TOUR, PLEASE CONTACT:

**Katrina Dougherty**

(312) 994-5680

[kdougherty@bradfordallen.com](mailto:kdougherty@bradfordallen.com)

**Michael Flinchbaugh**

(312) 741-8121

[mflinchbaugh@bradfordallen.com](mailto:mflinchbaugh@bradfordallen.com)

exclusively leased by

**BA** BRADFORD  
ALLEN

**STRUCTURED  
DEVELOPMENT**

