

MODERN OFFICE FLEX SPACE IN HUMBOLDT PARK

4430-4444 W HADDON/1133 N KILBOURN, CHICAGO, IL

LM
Lagestee-Mulder
Commercial Real Estate

OFFICE SPACE FOR LEASE



PROPERTY OVERVIEW

We are happy to announce the complete rehabilitation of 4430-4444 W. Haddon, a 77,000-SF office building offering modern flex space in the Humboldt Park neighborhood on Chicago's west side. This 2-½ story, loft-style property, located at the southeast corner of North Kilbourn Avenue and West Haddon Street, offers suites ranging from 1,926-2,989 SF (max contiguous 29,000 SF). Tenants will also enjoy the convenience of a secured parking lot with approximately 40 spaces available on West Haddon Street.

The Humboldt Park neighborhood is buzzing with new redevelopment projects, such as the newly constructed 140,000-square-foot Amazon distribution building at 1260 North Kilbourn and a to-be-built 33 million, 60-unit housing development on West Chicago Avenue. Moreover, the area boasts a vibrant business community, with national companies like Mauser Packaging Solutions, Black Swan Manufacturing, Allied Metals, Coke Solutions, and Menards calling it home. This is a unique opportunity to lease brand-new, fully rehabbed space in the Humboldt Park neighborhood!

OFFERING SUMMARY

Lease Rate:	Subject to Offer
2nd Floor Space:	1,926-2,989 SF
2nd Floor Contiguous Space:	29,000 SF
3rd Floor Space:	4,890 SF
Power:	Heavy
Parking:	+/-40 Space Exterior Lot
Amenities:	Conference Rm Elevator Freight Elevator Sprinklered Rooftop Deck

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PROPERTY DETAILS

LOCATION	West Humboldt Park, 3 miles from I-290
TOTAL BUILDING SIZE	77,000 SF, 2.5 story loft-style building, fully remodeled 2023-2024
APPLICATIONS	Office, Flex, or Showroom space
CEILING HEIGHTS	12-14 feet
SAFETY SYSTEMS	Fully sprinklered
POWER	Heavy 3-phase power throughout
CONSTRUCTION	Concrete and brick
PARKING	31-50 parking spaces - fenced lot
HEATING	Gas
VISIBILITY	Excellent visibility on N. Kilbourn and W. Haddon

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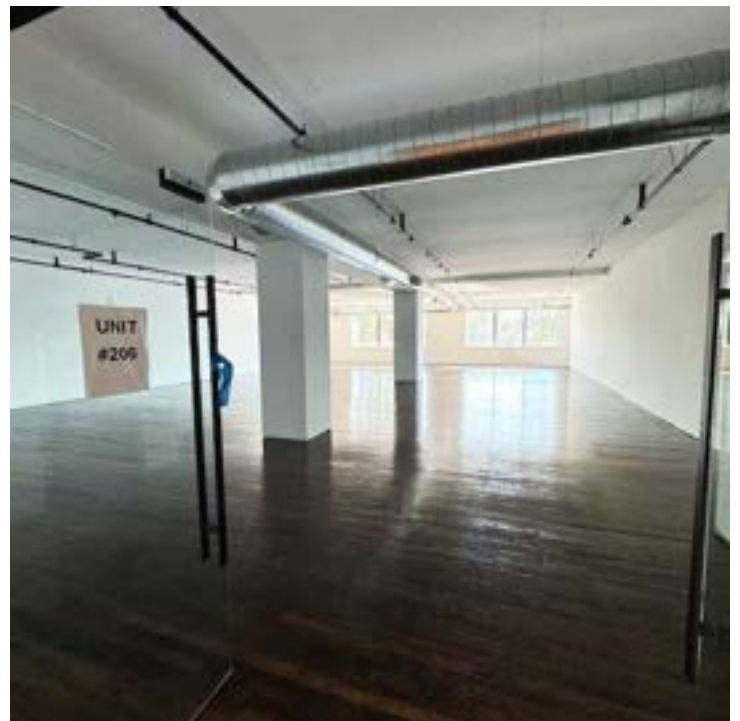
OFFICE BUILDING FOR LEASE

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space: (SF)	1,926 - 4,890 29,000 (contig)	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	SIZE (SF)
201	2,292 SF
202	2,989 SF
203	2,384 SF
204	1,926 SF
205	2,019 SF
206	2,749 SF
207	2,369 SF
208	2,378 SF
209	2,383 SF
210	2,547 SF
211	2,450 SF
212	2,514 SF
3rd Floor	4,890 SF



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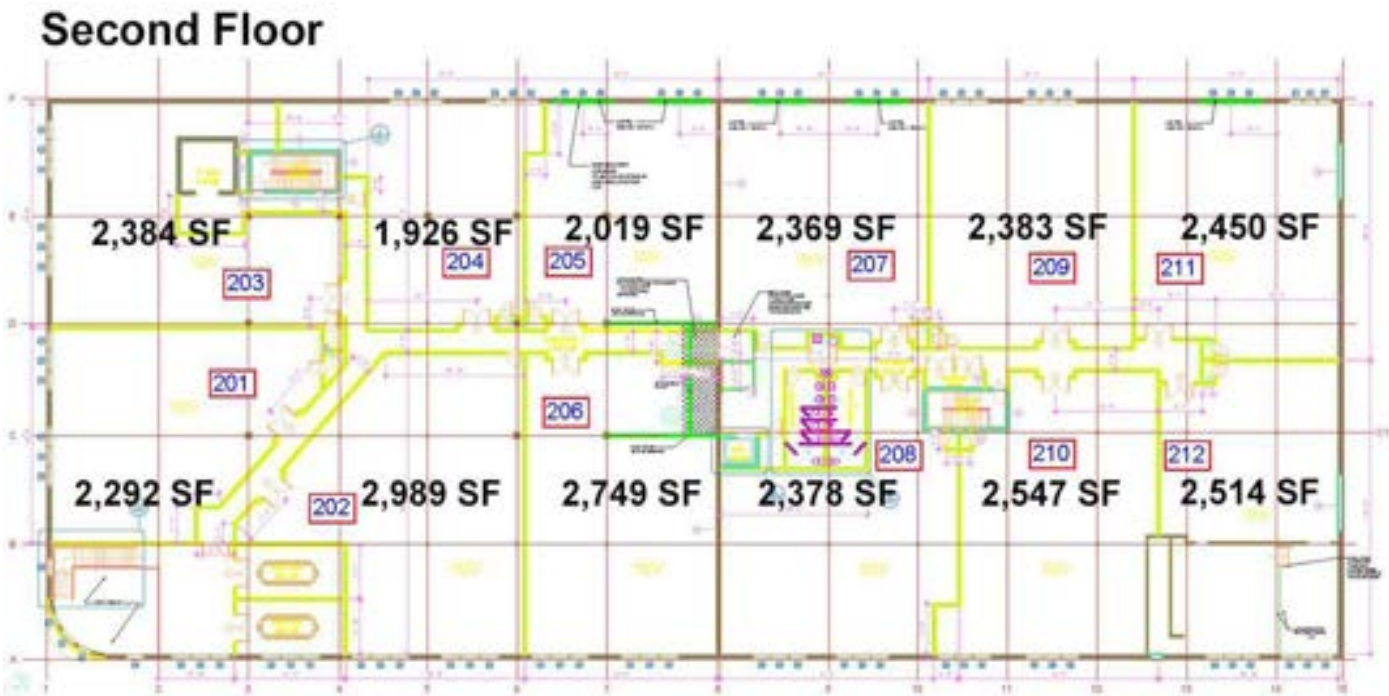
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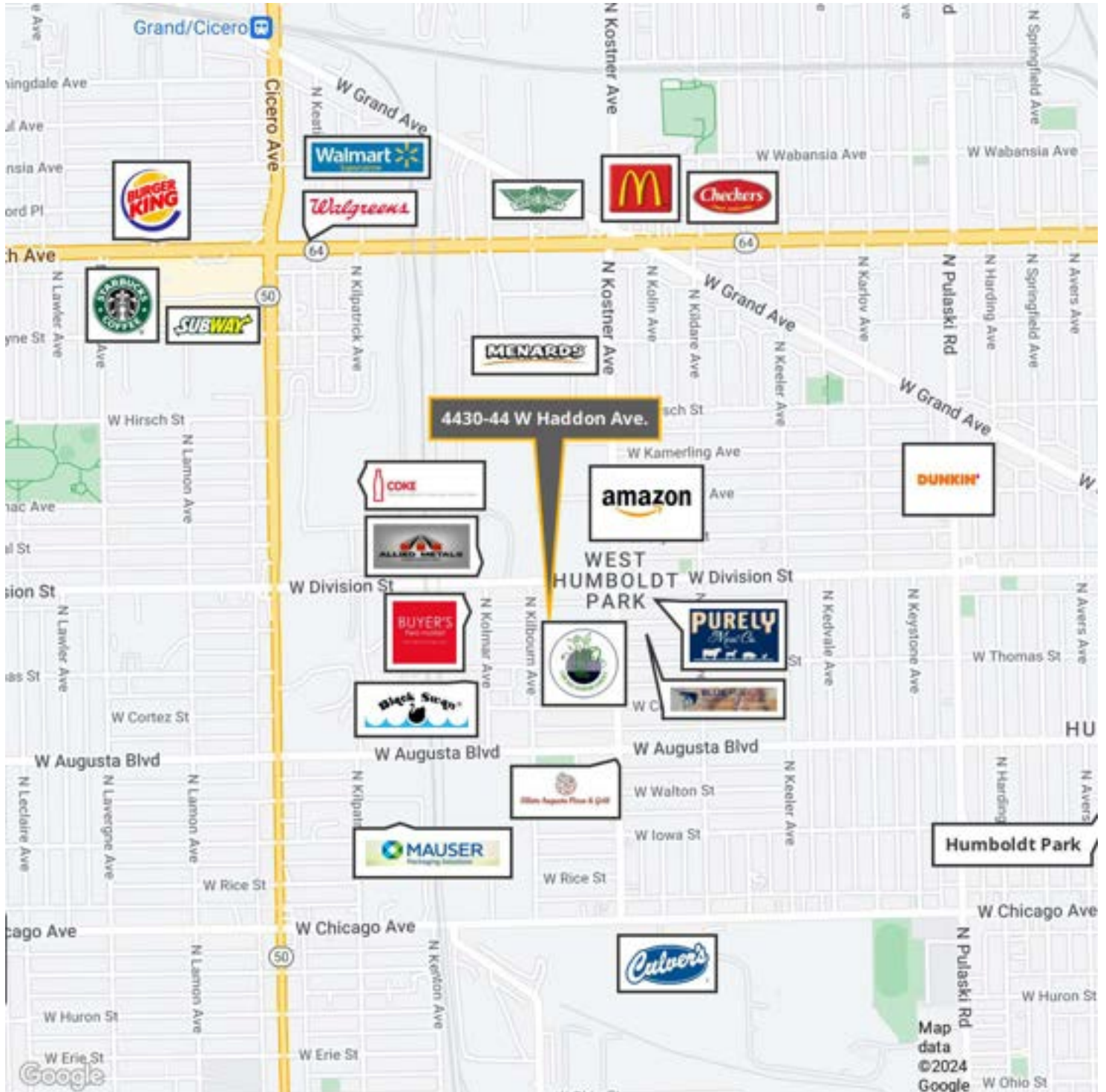
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4443-4444 W Haddon Ave

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	14,368	163,201	441,650
Total Population	41,467	433,187	1,124,573
Average HH Income	\$65,761	\$88,573	\$112,593

Map data ©2024 Google

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