

Fulton Lofts

2140 W. FULTON ST.



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AVAILABLE SPACE: 18,035 RSF

MAX CONTIGUOUS: 5,861 RSF

1ST FLOOR: 5,200 RSF

2ND FLOOR: 5,861 RSF

3RD FLOOR: 6,992 RSF

ZONING: PMD 4A

SUB MARKET: KINZIE CORRIDOR | WEST TOWN

WARD | ALDERMAN: 27TH - ALDERMAN BURNETT

BUILDING OVERVIEW - FLEXIBLE OFFICE SUITES

Address: 2130-2140 W. Fulton St. | Chicago, IL 60612

Total Building Size: 49,682 Sq. Ft.

Property Type: Flex/Office

Year Built: 1891 / 1922

Year Renovated: 2019

Elevator: One (1) Passenger

Loading: One (1) Interior Truck Level Dock

Zoning: PMD 4A

Permitted Uses: Office & Flex

Features:

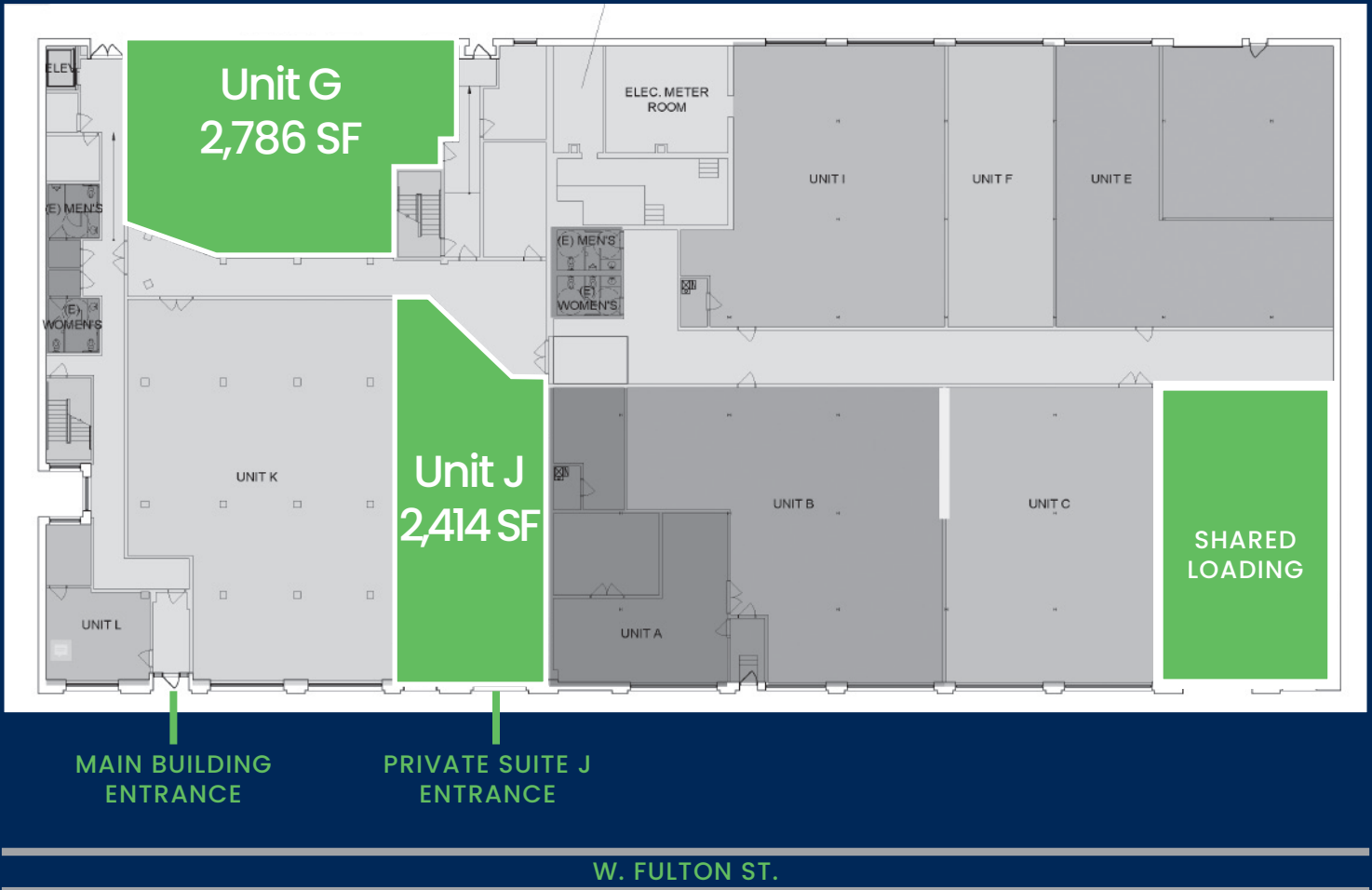
- Build to Suit options available
- Recently renovated building lobby and common area
- Exposed Brick, Heavy Timber Aesthetic
- Polished Concrete Floors & Hardwood Floor Options
- Kitchenettes
- Possibility for full floor
- Common interior truck level loading dock access
- Close proximity to new Damen CTA Station

SPACE OVERVIEW | 1ST FLOOR

Space Available:	2,414 RSF - Unit J 2,786 RSF - Unit G
Asking Rent:	\$22 RSF Modified Gross
Availability:	Immediate



UNIT J



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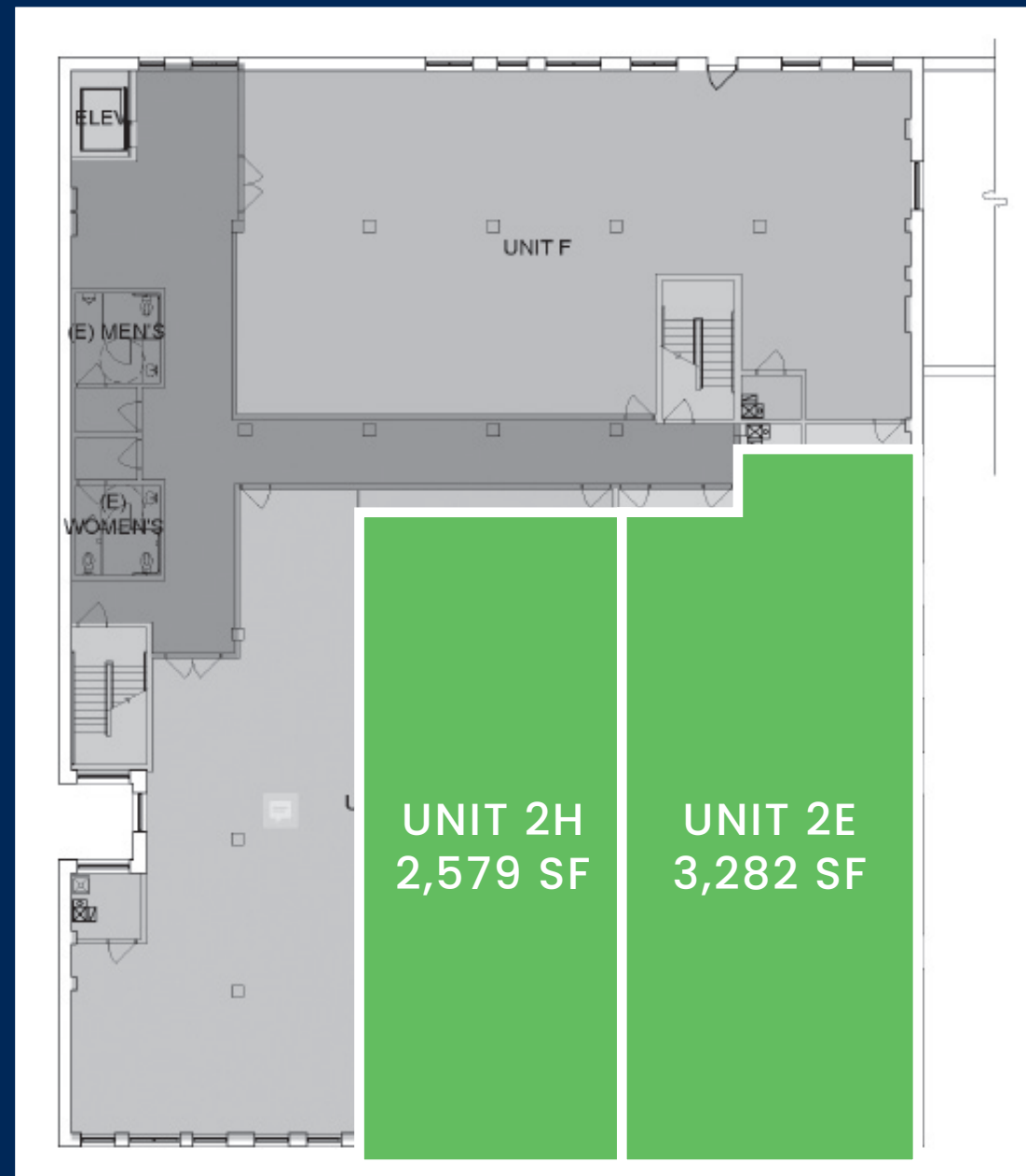
UNIT G

SPACE OVERVIEW | 2ND FLOOR

Space Available:	5,861 RSF
Max Contiguous:	5,861 RSF
Units Available:	Unit 2H: 2,579 RSF Unit 2E: 3,282 RSF
Asking Rent:	Option 1: \$20.00 per RSF / Gross - Existing Conditions Option 2: \$22.00 - \$24.00 per RSF / Gross - Landlord (light) Turn-Key Buildout
Availability:	Immediate
Ceiling Heights:	11'10"

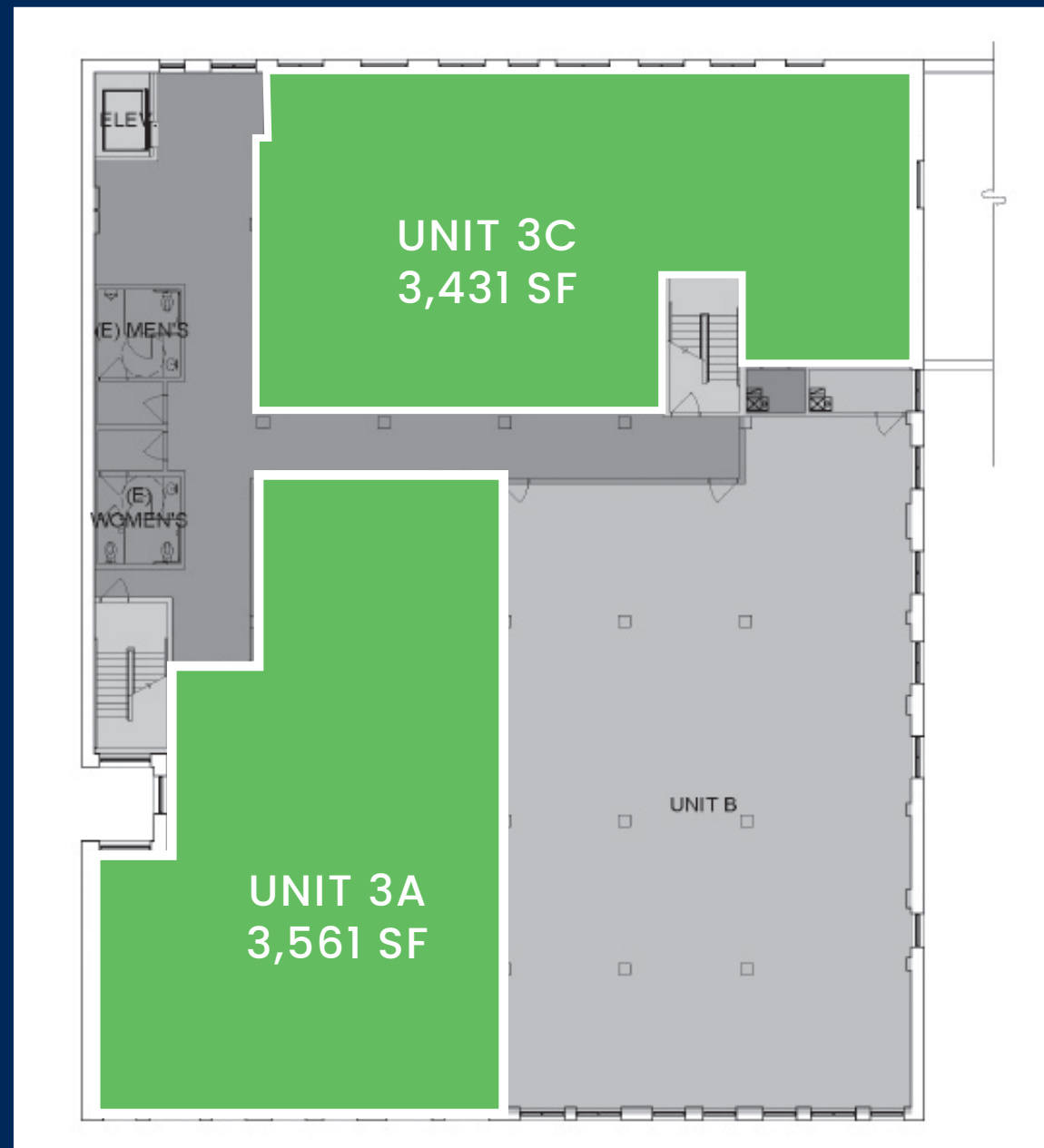


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SPACE OVERVIEW | 3RD FLOOR

Space Available:	6,992 RSF
Max Contiguous:	3,561 RSF
Units Available:	Unit 3A: 3,561 RSF Unit 3C: 3,431 RSF
Asking Rent:	Option 1: \$20.00 per RSF / Gross - Existing Conditions Option 2: \$22.00 - \$24.00 per RSF / Gross - Landlord (light) Turn-Key Buildout
Availability:	Immediate
Ceiling Heights:	16'4" - 12'



UNIT 3A

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UNIT 3C



LOBBY

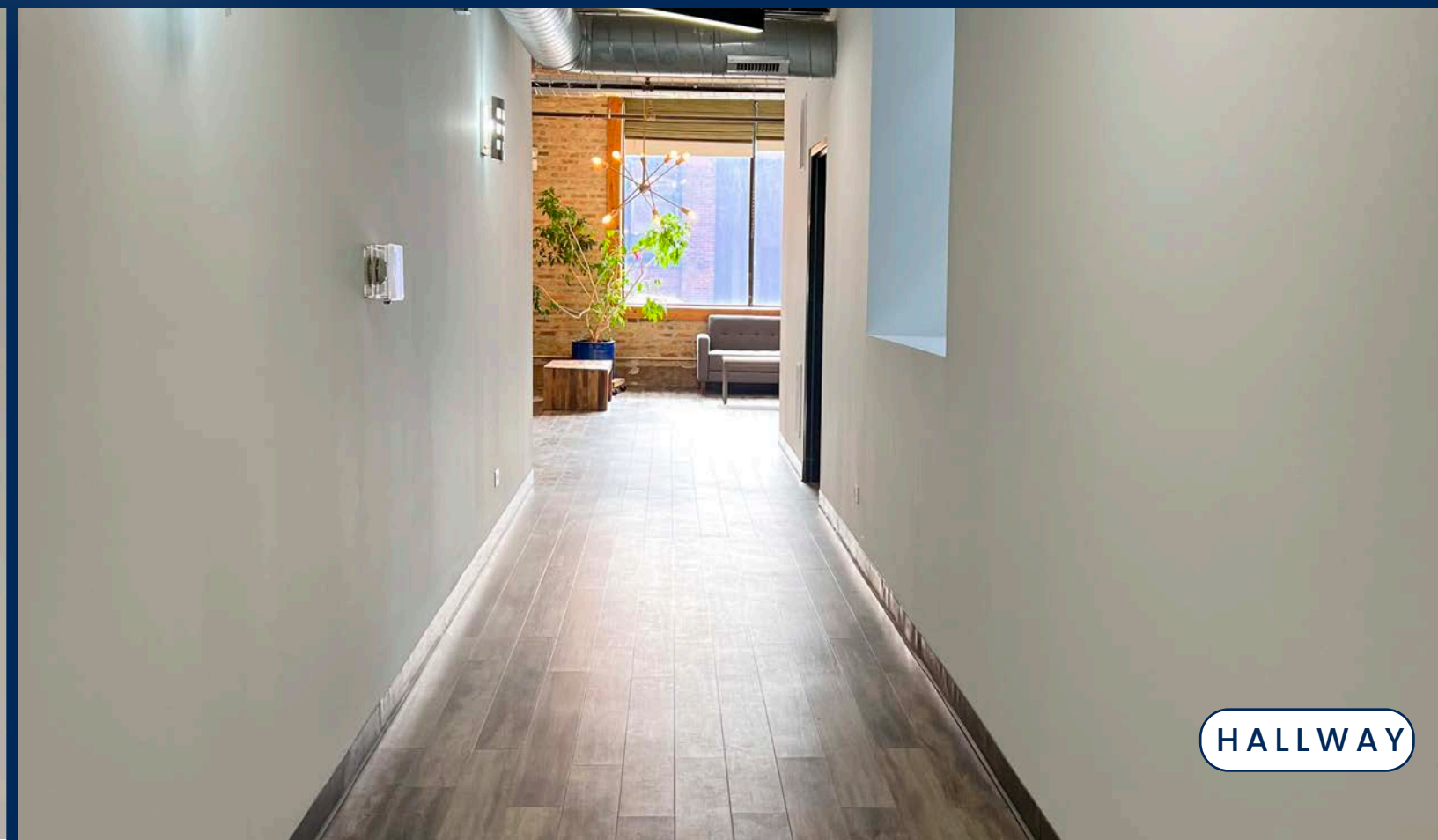


LOBBY

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LOADING ENTRANCE



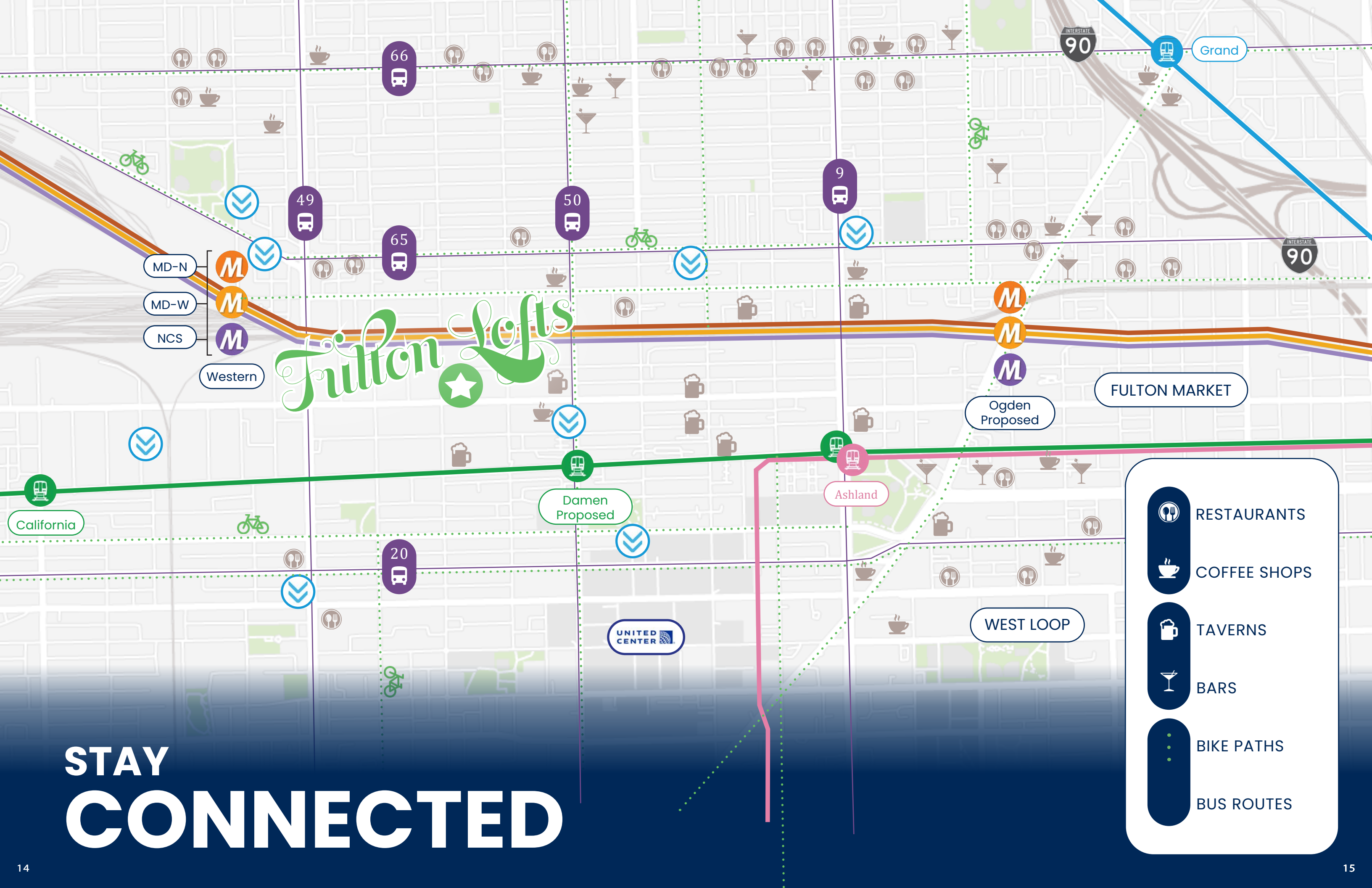
HALLWAY

WHAT'S IN WEST TOWN?



.25 MILE SUMMARY





STAY CONNECTED

-  RESTAURANTS
-  COFFEE SHOPS
-  TAVERNS
-  BARS
-  BIKE PATHS
-  BUS ROUTES

15-MINUTE COMMUTE





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