

MODERN LOFT OFFICE & SHOWROOM

FOR SALE OR FOR LEASE

JAMESON.

1517 W CARROLL AVE.
CHICAGO, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002

MARIA MCKINSEY

BROKER ASSOCIATE
maria@chicagobroker.com
773.799.0007

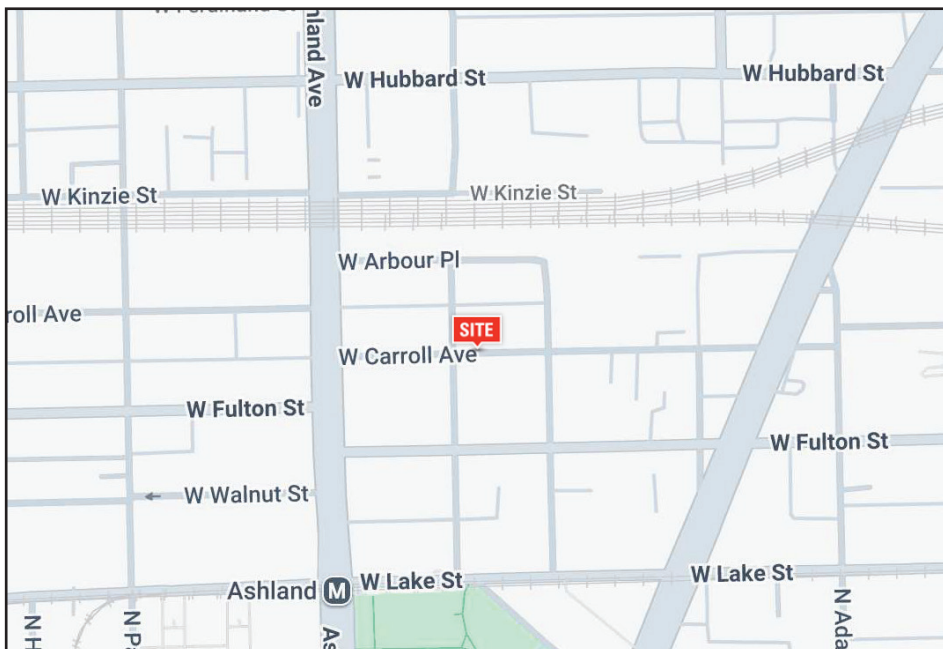
EXECUTIVE SUMMARY

Jameson Commercial is pleased to present this rare opportunity to acquire a 10,000 SF creative office and showroom building in the heart of Chicago's sought-after Fulton Market district. This three-level property offers 5,000 SF on the first floor, 2,500 SF of available space on the second floor, and an additional 5,000 SF of fully built-out lower-level space—providing up to 12,500 SF for immediate owner-user occupancy.

The building will be delivered predominantly vacant, except for one long-term tenant occupying half of the second floor on a new 3-year lease—offering supplemental income while preserving flexibility for future expansion or customization.

With modern interior finishes, high ceilings, and excellent natural light, the property is ideal for a wide range of uses including office, creative, showroom, or boutique retail. Ample street parking and an unbeatable location surrounded by acclaimed restaurants, retailers, and transit options make this a premier asset for businesses looking to grow in one of Chicago's most vibrant and rapidly evolving commercial corridors.

Whether you're an owner-user seeking a headquarters presence or an investor targeting long-term upside, this is a compelling opportunity in one of the city's most in-demand neighborhoods.



PROPERTY SIZE

10,000 SF

PARKING

LOADING ZONE PARKING

RE TAXES

\$67,483 (2023)

FOR SALE

\$2,950,000

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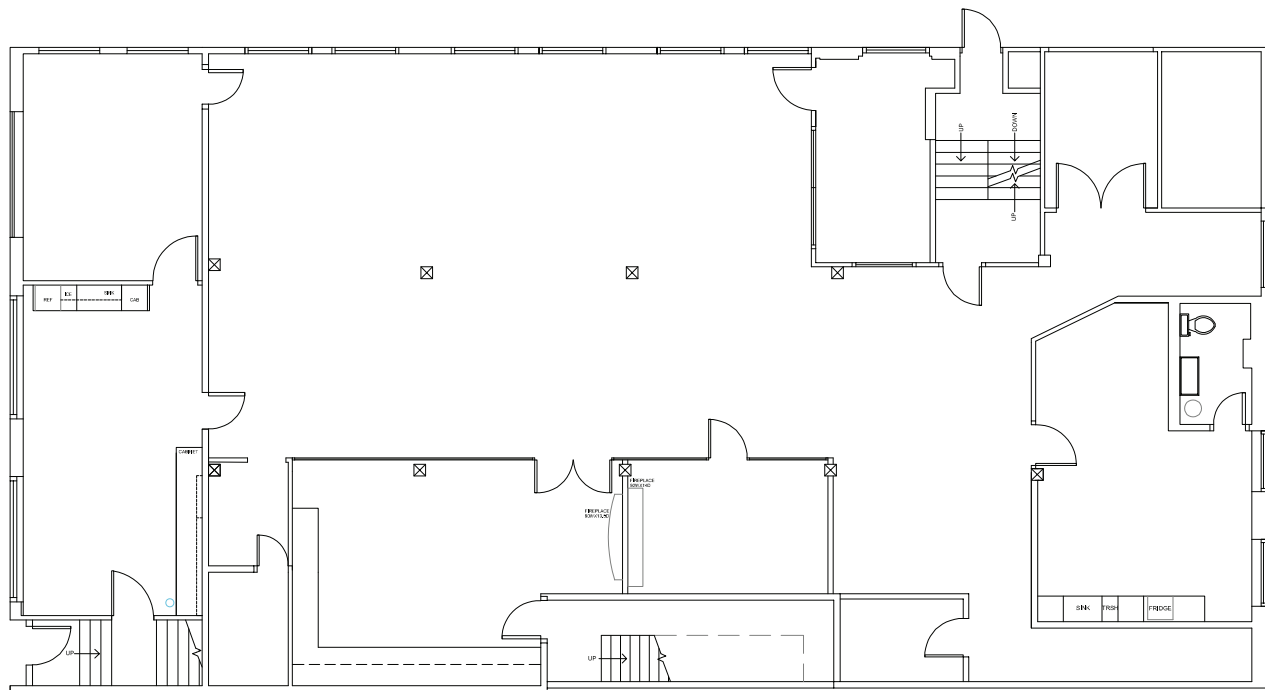
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FIRST FLOOR PLAN - 5,000 SF AVAILABLE

1517 W. CARROLL AVENUE

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FIRST FLOOR north
1' 4' 8' 16'

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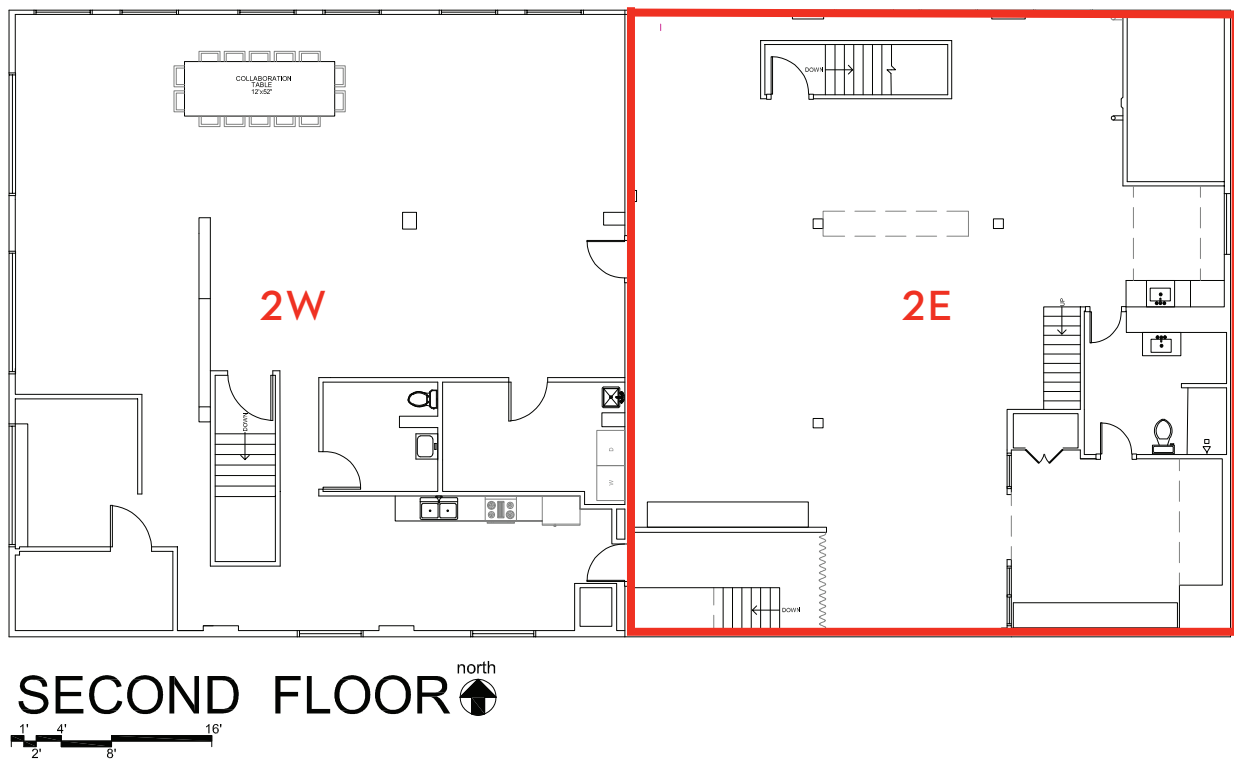
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2ND FLOOR PLAN - 2,500 SF AVAILABLE

1517 W. CARROLL AVENUE
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****THIS SPACE IS WELL SUITED FOR A LIVE/WORK USER BECAUSE IT HAS A LOFTED AREA THAT IS SEPARATED FROM THE MAIN SPACE.**

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FIRST FLOOR OFFICE SPACE - INTERIOR PHOTOS

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OFFICE SPACE - INTERIOR PHOTOS

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FIRST FLOOR OFFICE SPACE - INTERIOR PHOTOS

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FIRST FLOOR DINING

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OFFICE SPACE - INTERIOR PHOTOS

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SUITE 2E

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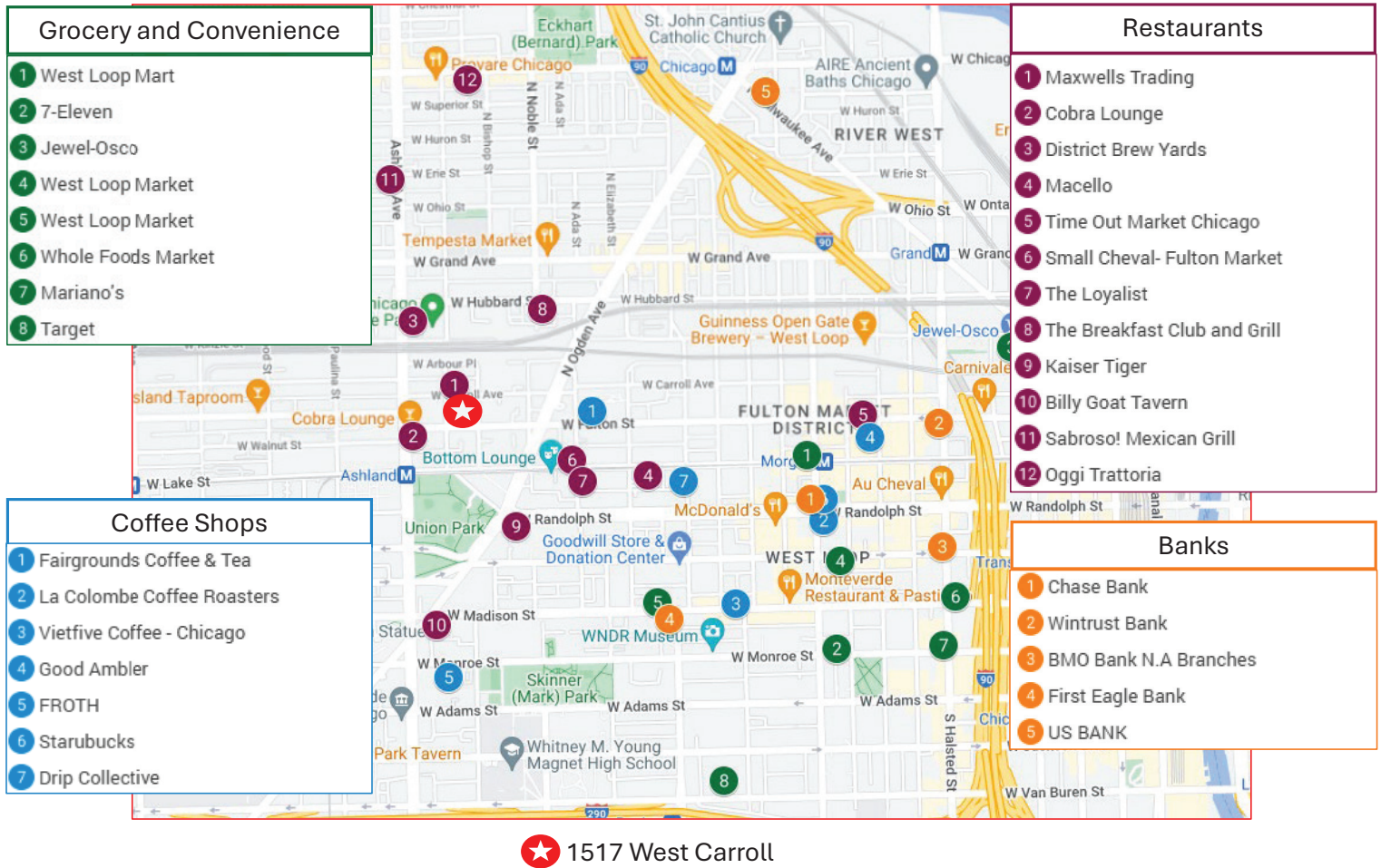
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TENANT RETAIL MAP

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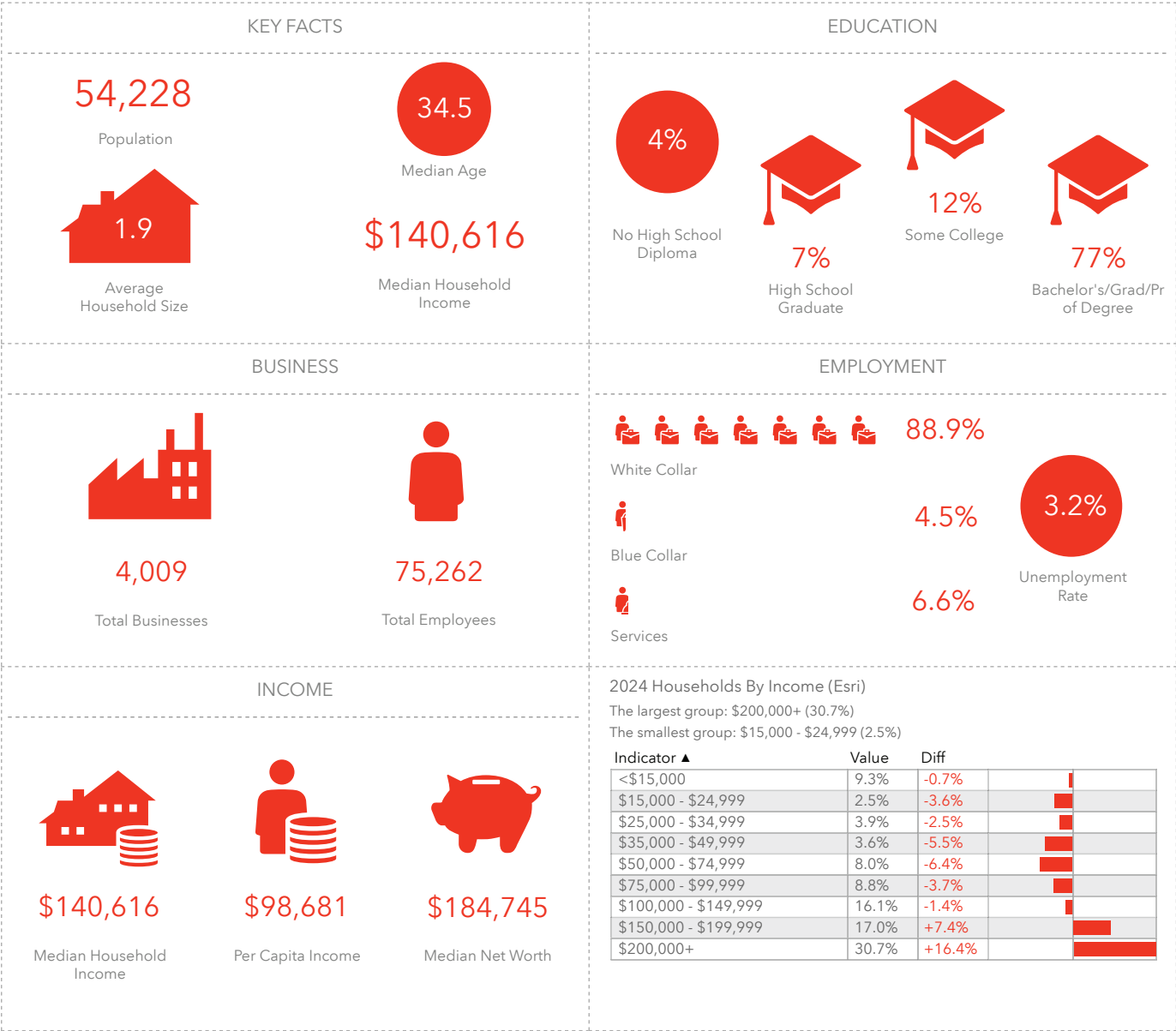
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DEMOGRAPHIC INSIGHTS - 0.1 MILE FROM SITE

1517 W. CARROLL AVENUE

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