



MODERN LOFT OFFICE & SHOWROOM

# FOR SALE OR FOR LEASE

JAMESON.

1517 W CARROLL AVE.  
CHICAGO, IL

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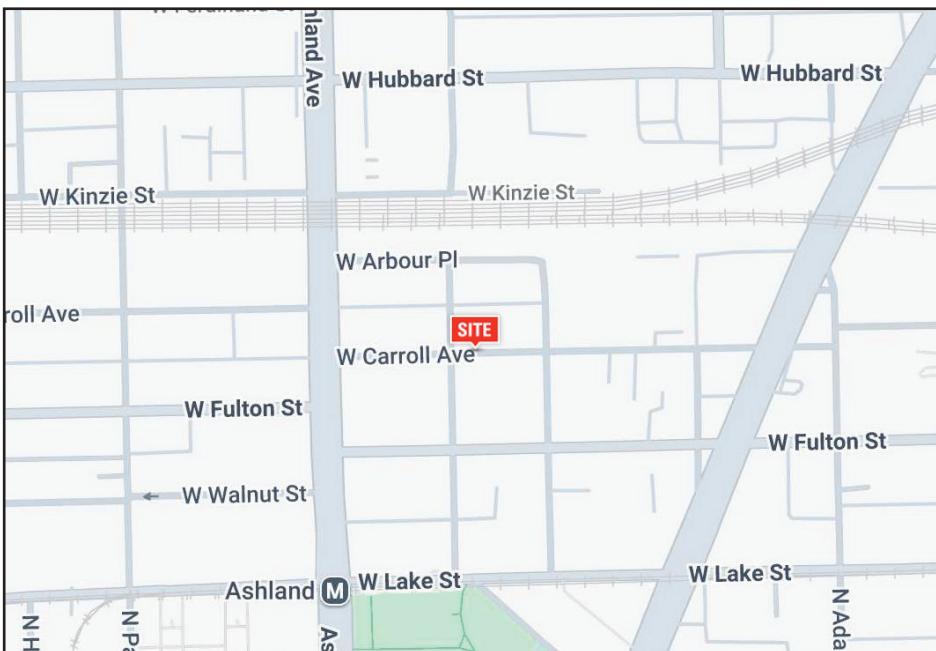
# EXECUTIVE SUMMARY

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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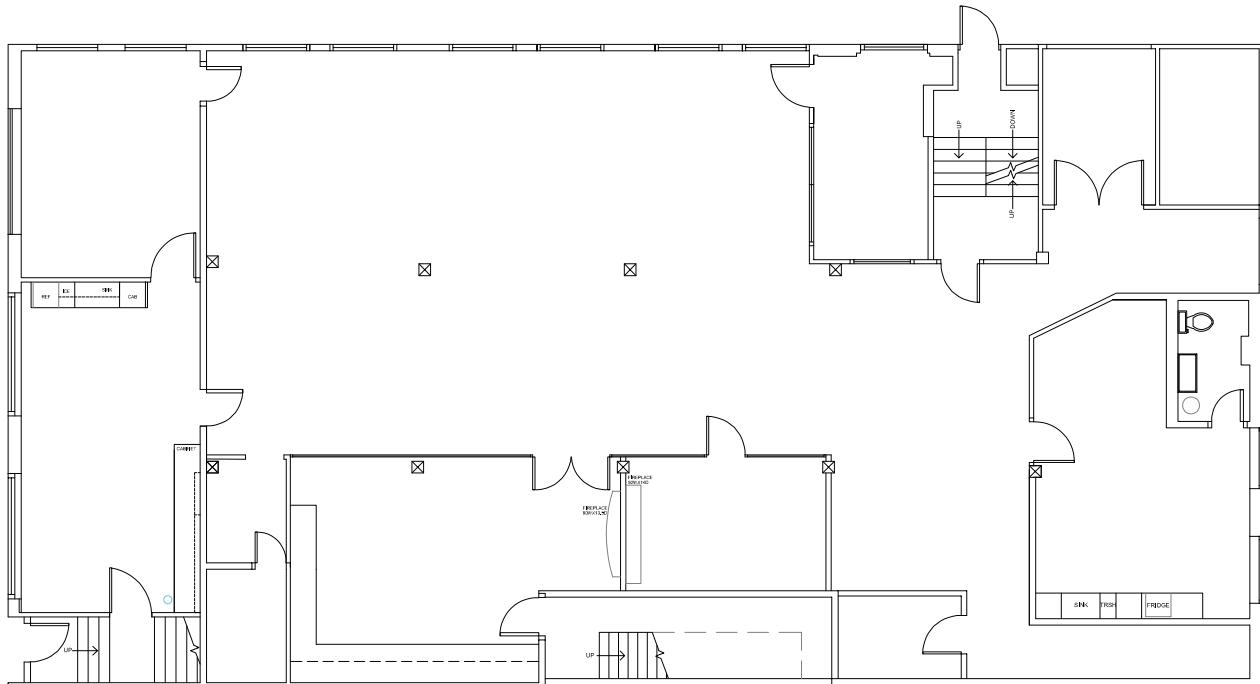
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## FIRST FLOOR PLAN - 5,000 SF AVAILABLE

1517 W. CARROLL AVENUE  
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FIRST FLOOR 

1' 2' 4' 8' 16'

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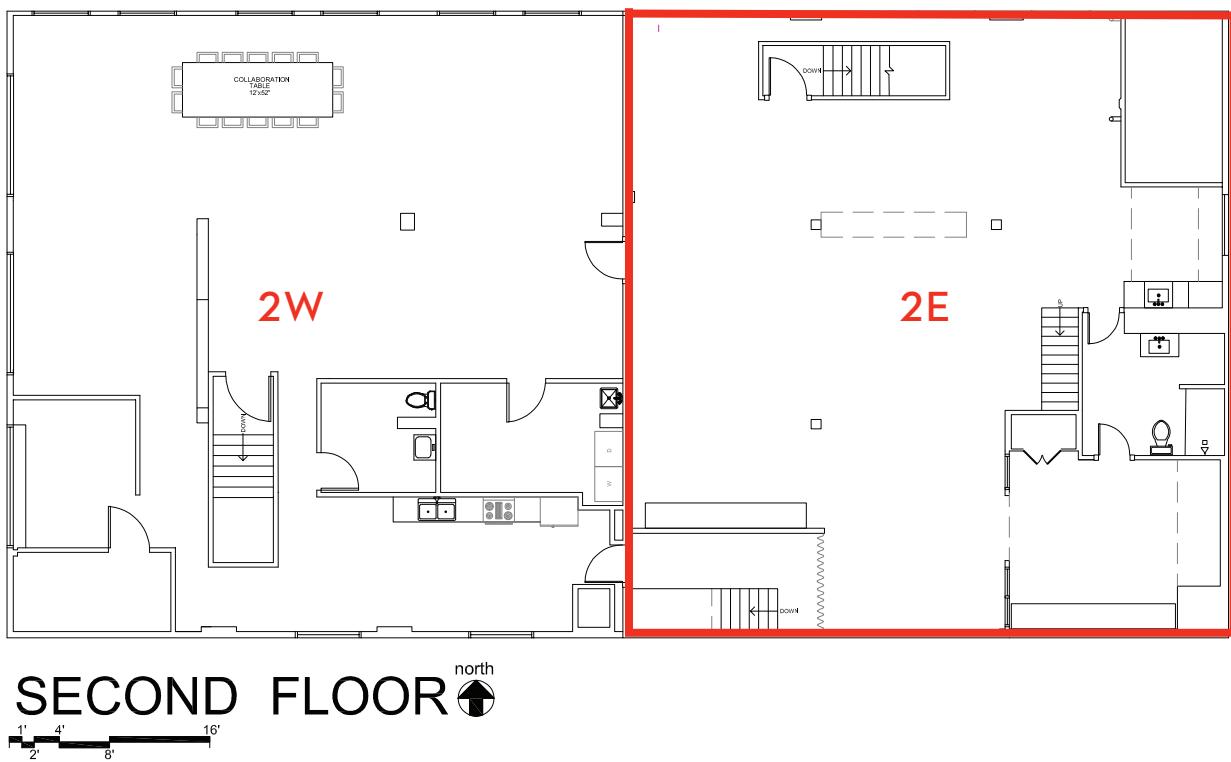
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## 2ND FLOOR PLAN - 2,500 SF AVAILABLE

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

1517 W. CARROLL AVENUE  
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# OFFICE SPACE - INTERIOR PHOTOS

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FIRST FLOOR STUDIO



FIRST FLOOR STUDIO

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# FIRST FLOOR OFFICE SPACE - INTERIOR PHOTOS

1517 W. CARROLL AVENUE  
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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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# TENANT RETAIL MAP

## 1517 W. CARROLL AVENUE

### CHICAGO



1517 West Carroll

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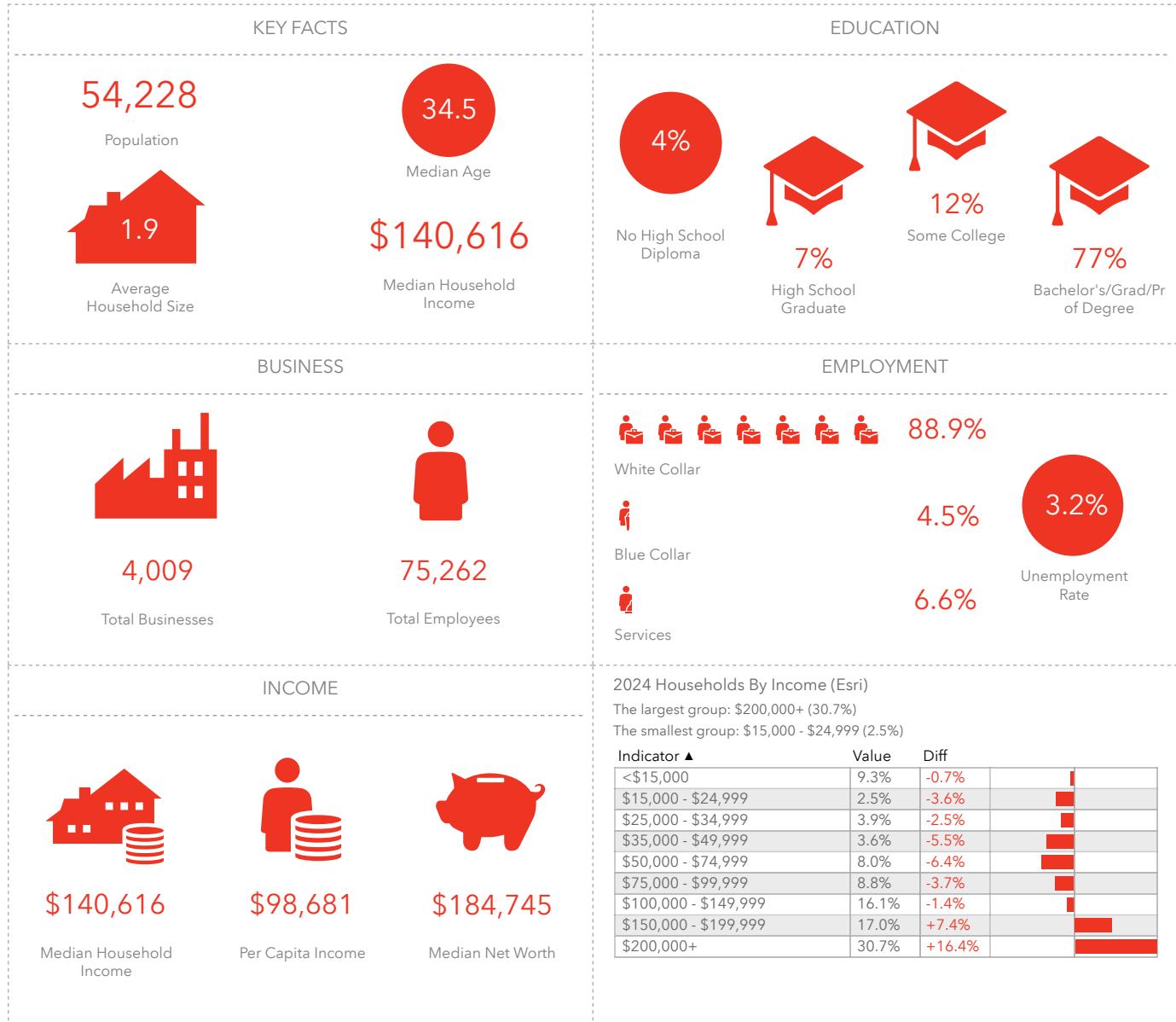
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# DEMOGRAPHIC INSIGHTS - 0.1 MILE FROM SITE

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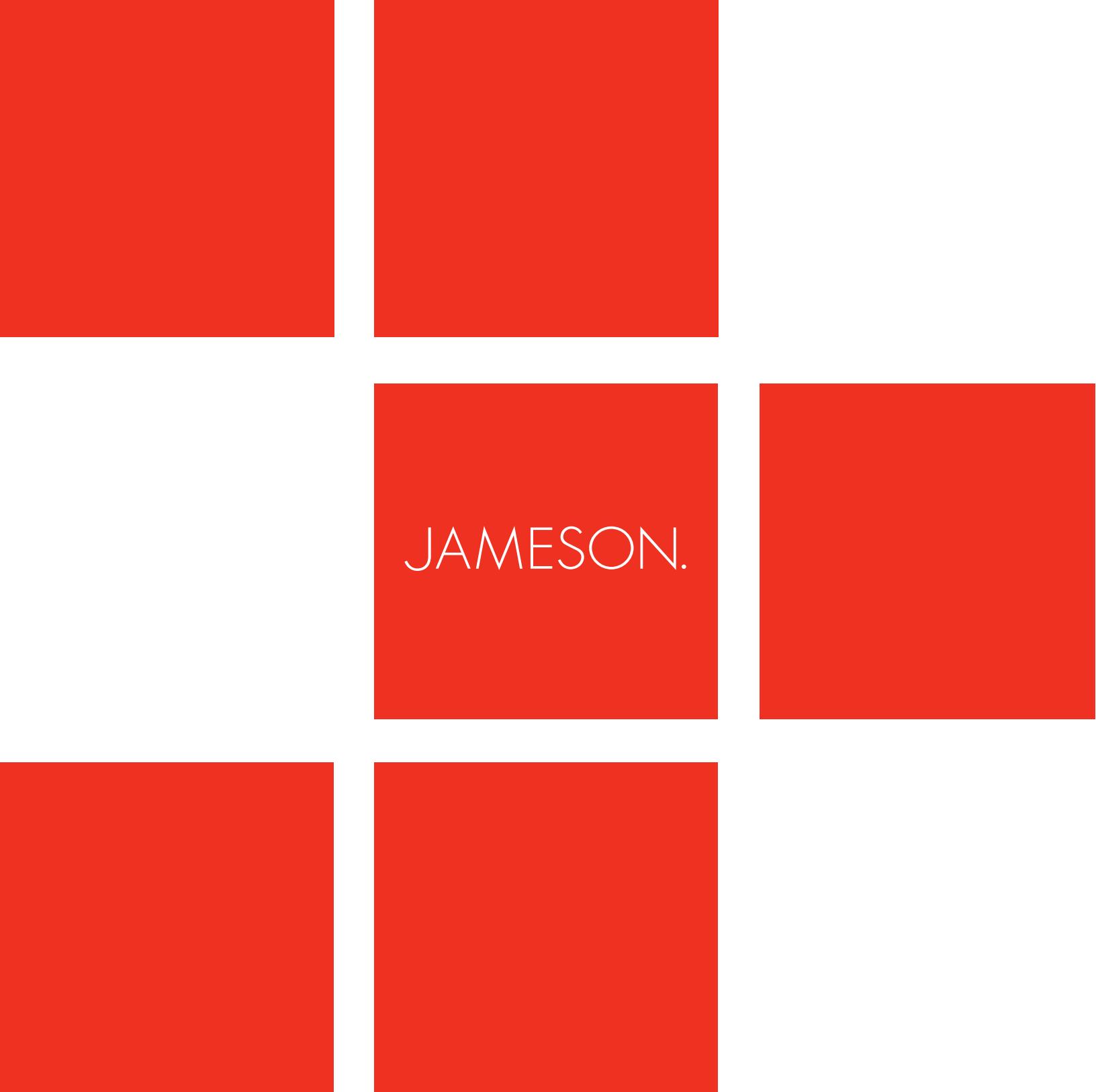


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