

661 W Lake St

Chicago, IL 60661

Vintage Timber Loft Office Building in
West Loop / Fulton Market
Remodeled in 2025

For Lease

Suite 2N, 2800 SF



POWERED BY KWILL ADVISORS



Suite 2N

2800 SF

\$30.00 PSF Base Rent

Base Year RE Taxes: \$3.65 PSF

Base Year CAM: \$5.24 PSF

Suite Features

Space for 10 – 15 Employees

Four or Five Private Window Offices

Elevator Lobby Visibility

Herringbone Wood Floors

Kitchen / Break Room

Large Conference Room

Handsome Reception Area



Leasing Incentives

Ideal for General Office, Healthcare, and Personal Services

Landlord Allowance Available for Tenant Build Out

Expansion Possible

Capital Improvements	
New Security & Surveillance	Fresh, Bright Lighting
New E-Access System	Artist's Gallery
Remodeled Lobby & Common Areas	Future Roof Deck



Building Features

15,250 SF Three-Story Office Building

Low Property Taxes & Loss Factor

Passenger and Freight Elevators

Lower-Level Storage Available

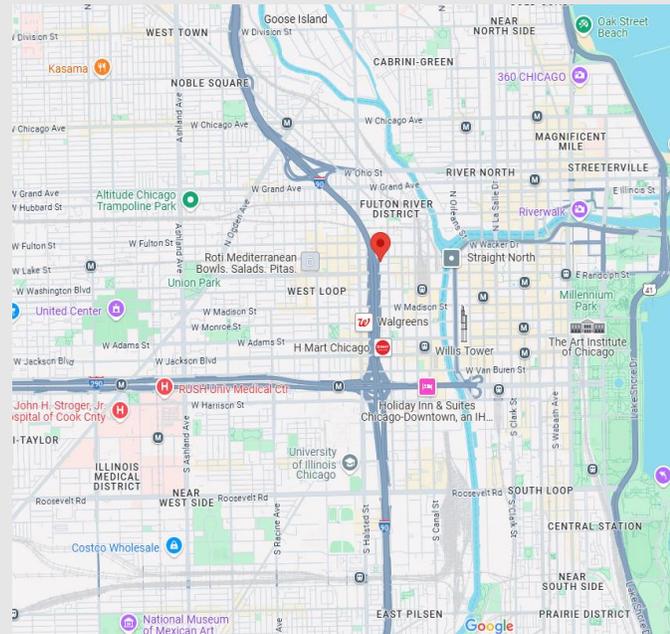
Unobstructed Western Views

New Committed Onsite Ownership



Location Advantages

- 8 Minute Walk from Ogilvie Transportation Center and Union Station Metra Trains
- 4 Minutes from Green and Pink Line CTA Trains
- Immediate Access to I-90 Expressway via Randolph and Lake Streets
- Free and Daily Fee Parking Nearby
- West Loop Convenience with Randolph Street and Fulton Market Restaurants & Nightlife



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Disclosure

Some owners of the Property also have an ownership interest in KWILL RE, LLC.