

Fillmore Center | For Lease

# 4100 W Fillmore Street

Chicago, IL 60624



**AN ECONOMIC DEVELOPMENT & EMPLOYMENT HUB, READY FOR IMMEDIATE OCCUPANCY**





# Property Overview

126,098 SF of fresh, clean production, warehouse and office space on five floors –  
70,000 SF contiguous, divisible to 6,000 SF

**Level 500: Three-Tenant Floor - 7,8924 SF, 7,412 SF & 6,949 SF**

**Level 400: Two-Tenant Floor – 12,100 SF & 10,153 SF**

**Level 300: Single Tenant Floor – 24,612 SF**

**Level 200: Single-Tenant Floor – Kribi Coffee**

**Level 100: Entrance, Corridor, Loading, Tenants & 3,668 SF Available**



Where Opportunity and Innovation Converge





# What Tenants Can Expect

## Flexible Unit Sizes & Favorable Zoning:

5<sup>th</sup> flevel - divisible to 7,700 SF; 4<sup>th</sup> level - divisible to 10,100 SF; 2<sup>nd</sup> and 3<sup>rd</sup> levels are for 24,500 SF single-floor tenants

Clean spaces in a collaborative environment

Minimum 12 ft clear ceilings throughout

M1-2 Zoning (commercial / light industrial)

Approx. 24,500 SF per level; total building area is 126,098 SF across 5 floors

## Direct Access to Premium Amenities:

Loading docks and drive-in doors

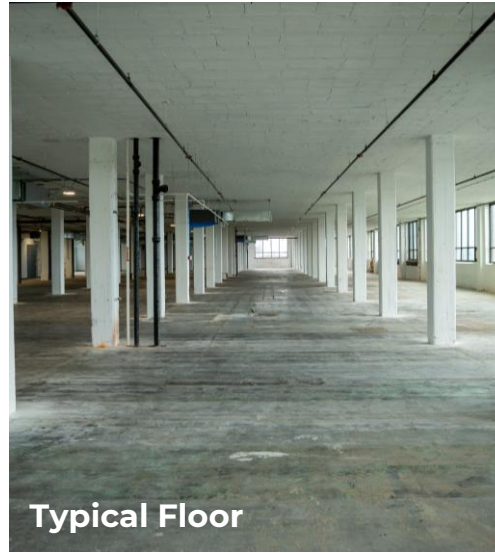
Passenger and freight elevators (84" high x 132" wide)

All new HVAC, electrical, and plumbing systems

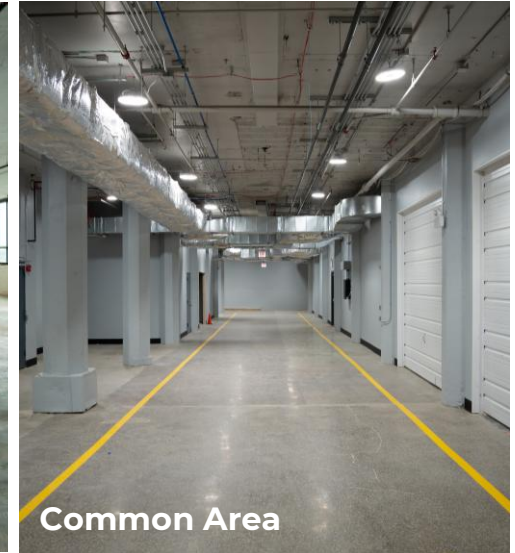
New energy-efficient windows

164 free private secured parking on-site

Minutes from I-290 via Kostner Ave and Independence Blvd; four miles to Downtown



Typical Floor



Common Area

## Key Economic Drivers:

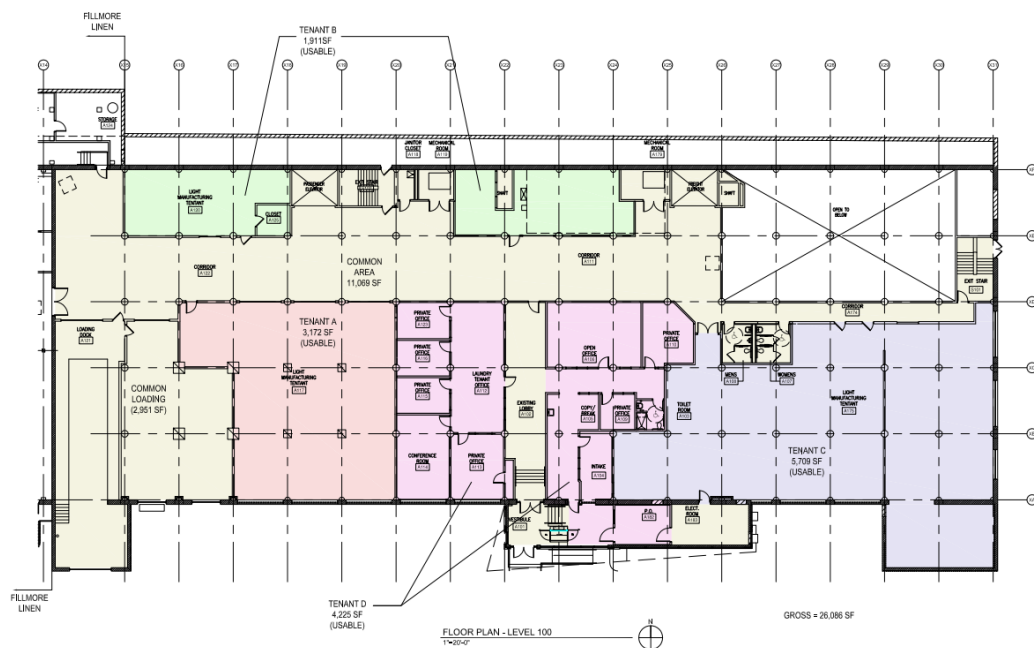
Nearby Tenants have common business objectives

Project will attract new Tenants to the community

Built 1932, \$15 million renovation completed in 2024

## Community Partnership

- New Market Tax Credits keep occupancy costs low
- Employment hiring and training support available
- Favorable lease terms available for employing Lawndale-Area talent



# Level 100 Plan

## Level 100: Entrance, Tenants, Corridor & Loading:

Unit 1A – Vacant 3,668 RSF

Unit 1B – Westfield Construction

Unit 1C – Chicago Bloom

Unit 1D - Steans Family Foundation – Fillmore Linens

## Individual Tenant Spaces:

All suites accessed through Level 100 common hallway

Full window line on west, south and east sides

All tenant spaces are demised with lighting

Build out allowance available to meet individual Tenant requirements

Restrooms on each floor

Approximately 300 AMPS per tenant

## Attractive Lease Terms:

Base Rent: \$5.50 PSF Net

Additional Rent: \$4.00 PSF

5+ Year Lease Terms

Free rent available while businesses are setting up

## Ideal For Light industrial Businesses With:

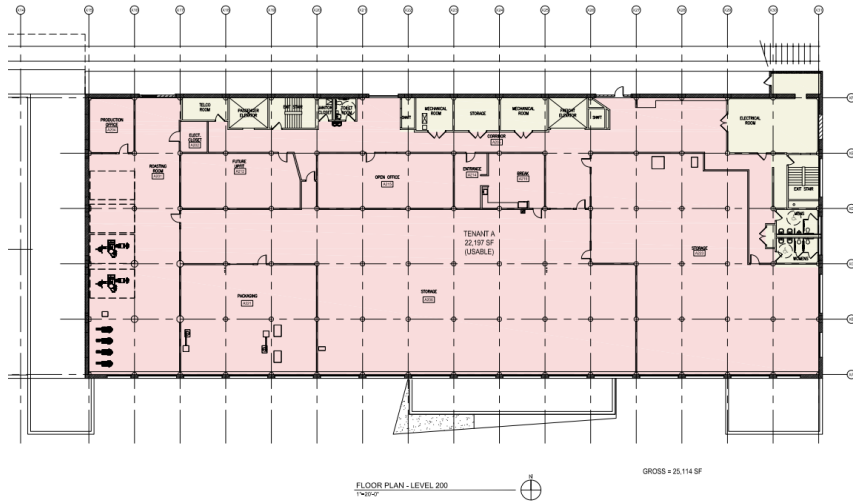
Manufacturing or distribution operations

Desire for creative, innovative space

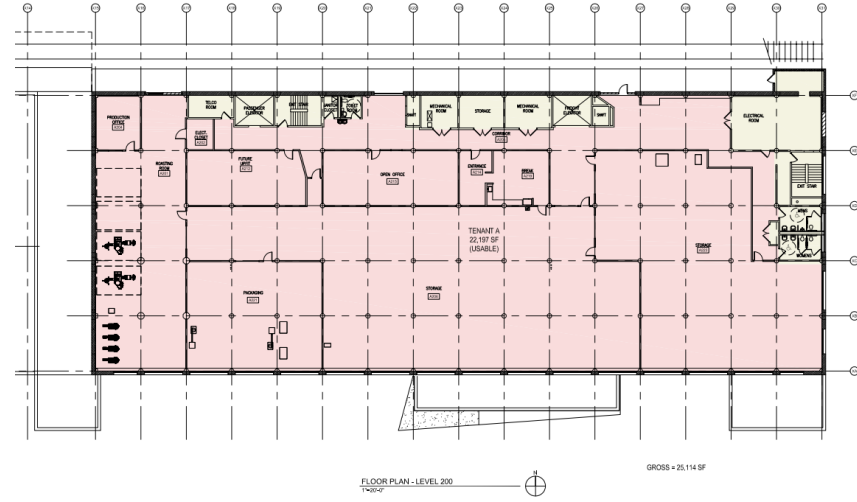
Mid-to-high employment counts



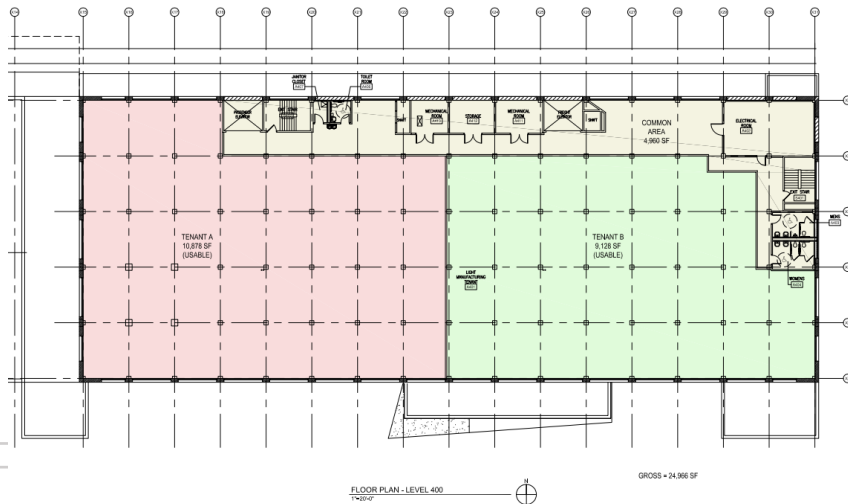
# Level 200 – 500 Plans



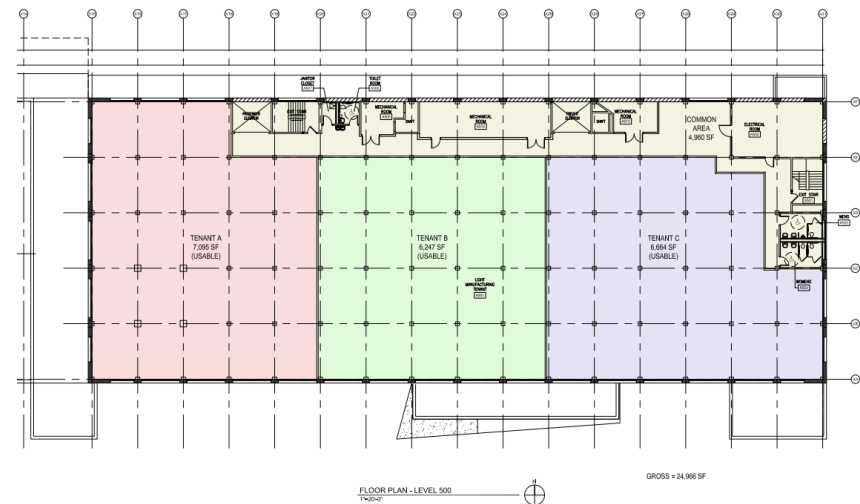
Level 200 – Full Floor - Unit 2A– Kribi Coffee 24,457 RSF



Level 300 – Full Floor - Unit 3A– 24,612 RSF



Level 400 – Two Tenant Floor  
Unit 4A: 12,100 RSF - Unit 4B: 10,153 RSF

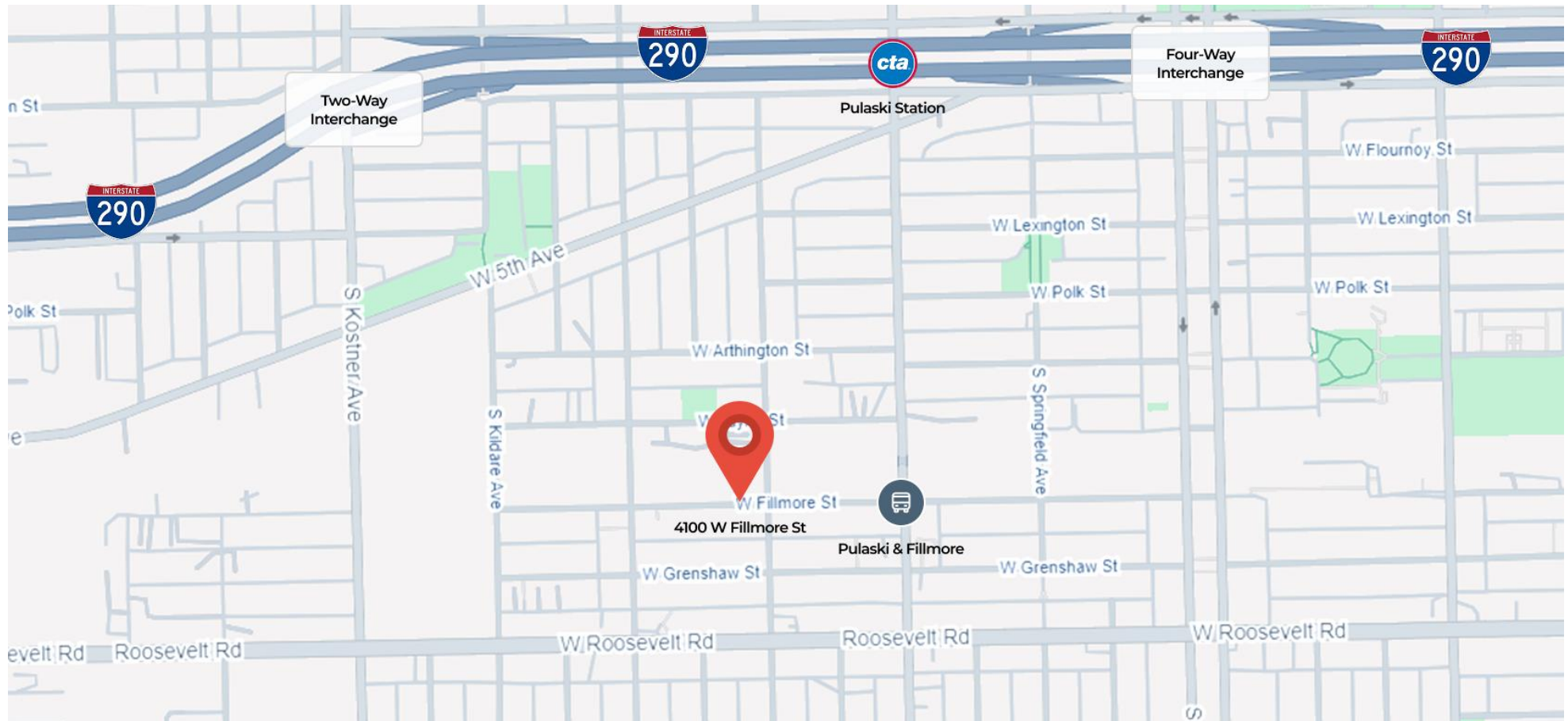


Level 500 – Three Tenant Floor  
Unit 5A: 7,892 RSF - Unit 5B: 6,949 RSF - Unit 5C: 7,412 RSF

\* Modest 9% common area add-on factor



# Property Access Points



## Drive Times


- Downtown / The Loop – ~12 mins (via I-290)
- West Loop / Fulton Market - ~10 mins
- O'Hare International Airport - ~45 mins
- Medical District (Rush, UIC Hospitals) – ~8 mins
- United Center – ~10 mins
- Midway International Airport – ~20 mins






# Workforce Overview

## North / South Lawndale (2025)

 Population: 100,042

Median Age: 32

 Education: 72% HS or better

 Households: 32,746

 Median Household Income: \$44,092

 Total Workforce: 41,845

 Unemployment Rate: 10.2

 Consumer Spending: \$4.6 B

## Diversity Breakdown

Black: 31%

Hispanic: 59%

White: 6%

Other: 4%

Source: Chicago Metropolitan Agency for Planning





# Existing Occupants

Filmore Linen Service Occupies  
45,000 SF on the 1<sup>st</sup> Floor West

Active Tenants Lease 38,000 SF on  
the 1<sup>st</sup> and 2<sup>nd</sup> Floors East



Fillmore Linen Service

Westfield Construction	Kribi Coffee – Entire Second Floor	
Vacant	Steans Family Foundation	Chicago Bloom

Note: Westfield Construction is behind the vacant space on the 1<sup>st</sup> floor.

Occupants:







## Contact Us

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