

MODERN OFFICE FLEX SPACE IN HUMBOLDT PARK

4430-4444 W HADDON/1133 N KILBOURN, CHICAGO, IL

LM
Lagestee-Mulder
Commercial Real Estate

OFFICE SPACE FOR LEASE



PROPERTY OVERVIEW

We are happy to announce the full rehabilitation of 4430-4444 W Haddon, a 77,000-SF office building offering modern flex space in the Humboldt Park neighborhood on Chicago's west side. This 2 ½ story, loft-style property, located at the southeast corner of North Kilbourn Avenue and West Haddon Street, offers built-to-suit suites ranging from 1,973-29,058 SF. Tenants will also enjoy the convenience of a secured parking lot with 35-50 spaces available on West Haddon Street, right across from the building.

The Humboldt Park neighborhood is buzzing with new redevelopment projects, such as the newly constructed 140,000-square-foot Amazon distribution building at 1260 North Kilbourn and a to-be-built 33 million, 60-unit housing development with a ground-floor grocery store on West Chicago Avenue. Moreover, the area boasts a vibrant business community, with national companies like Mauser Packaging Solutions, Black Swan Manufacturing, Allied Metals, Coke Solutions, and Menards calling it home. This is a unique opportunity to lease brand-new, fully rehabbed space in the Humboldt Park neighborhood!

OFFERING SUMMARY

Lease Rate:	Subject to Offer (BTS)
Smallest Space:	1,973 SF
2nd Floor Contiguous Space:	29,058 SF
3rd Floor Space:	4,890 SF
Power:	Heavy
Parking:	Secured Exterior Lot
Amenities:	Conference Rm Elevator Freight Elevator Sprinklered Rooftop Deck

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PROPERTY DETAILS

LOCATION	West Humboldt Park, 3 miles from I-290
TOTAL BUILDING SIZE	77,000 SF, 2.5 story loft-style building, fully remodeled 2023-2024
APPLICATIONS	Office, Flex, or Showroom space
CEILING HEIGHTS	12-14 feet
SAFETY SYSTEMS	Fully sprinklered
POWER	Heavy 3-phase power throughout
CONSTRUCTION	Concrete and brick
PARKING	31-50 parking spaces - fenced lot
HEATING	Gas
VISIBILITY	Excellent visibility on N. Kilbourn and W. Haddon

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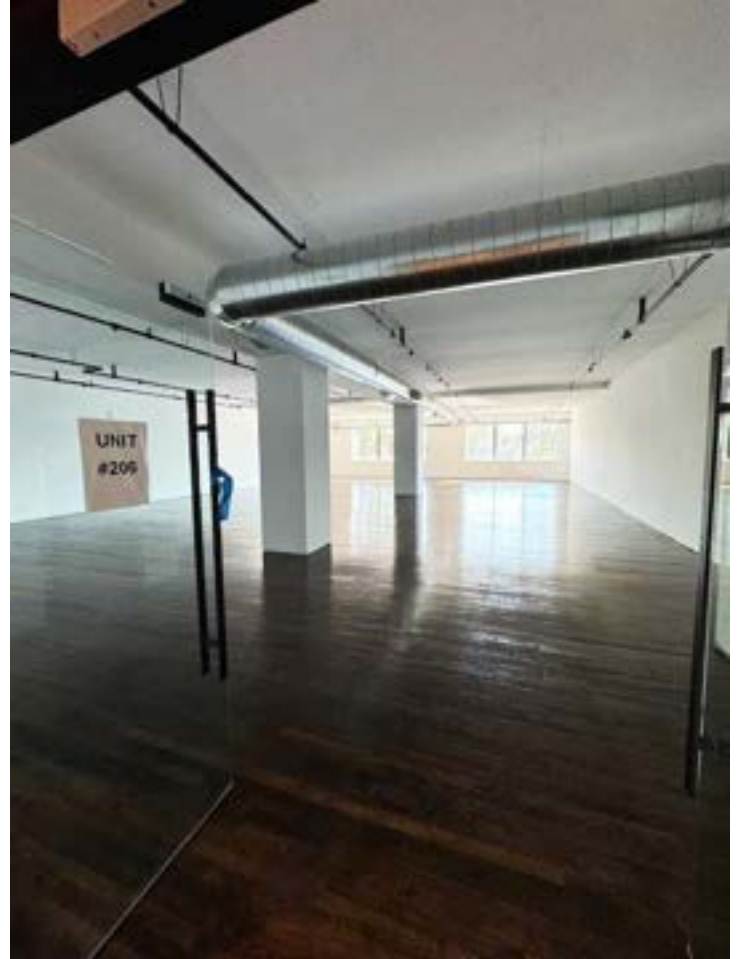
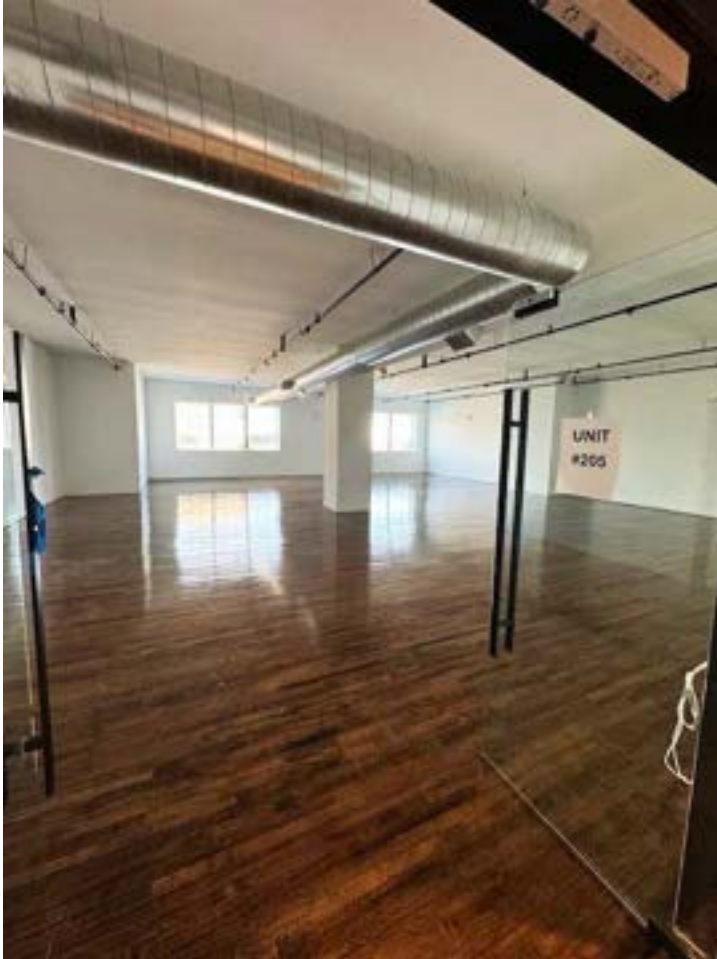
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OFFICE BUILDING FOR LEASE



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
2nd Floor	Available	1,973 - 29,058 SF	Modified Gross	Negotiable
3rd Floor	Available	4,890 SF	Modified Gross	Negotiable

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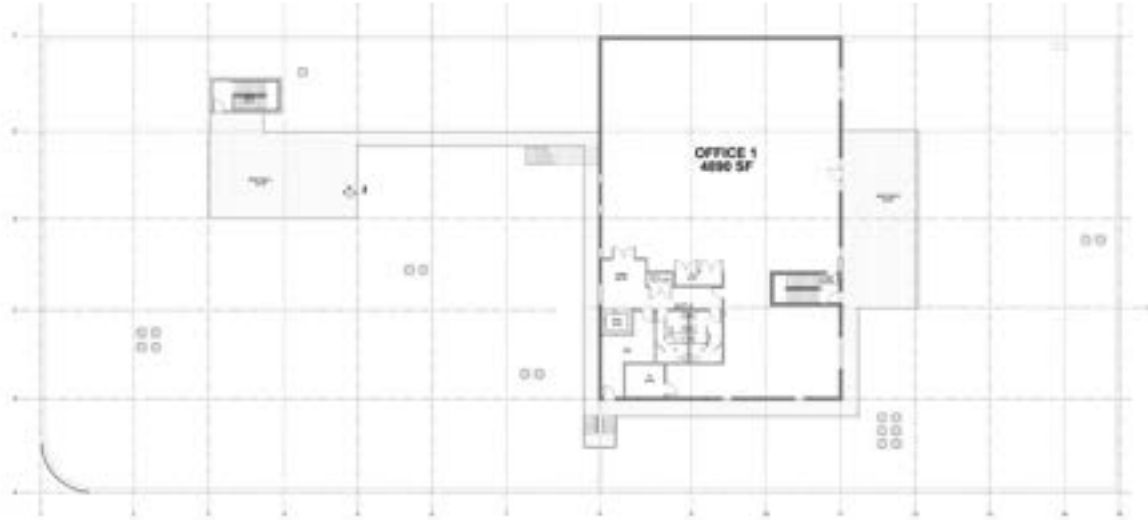
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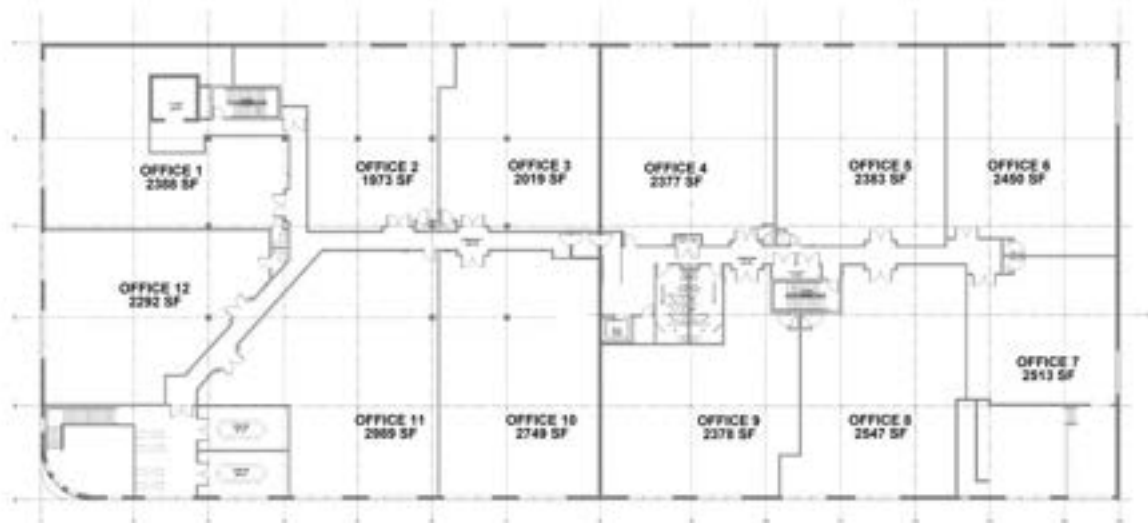
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OFFICE SPACE FOR LEASE



LEVEL 3



LEVEL 2

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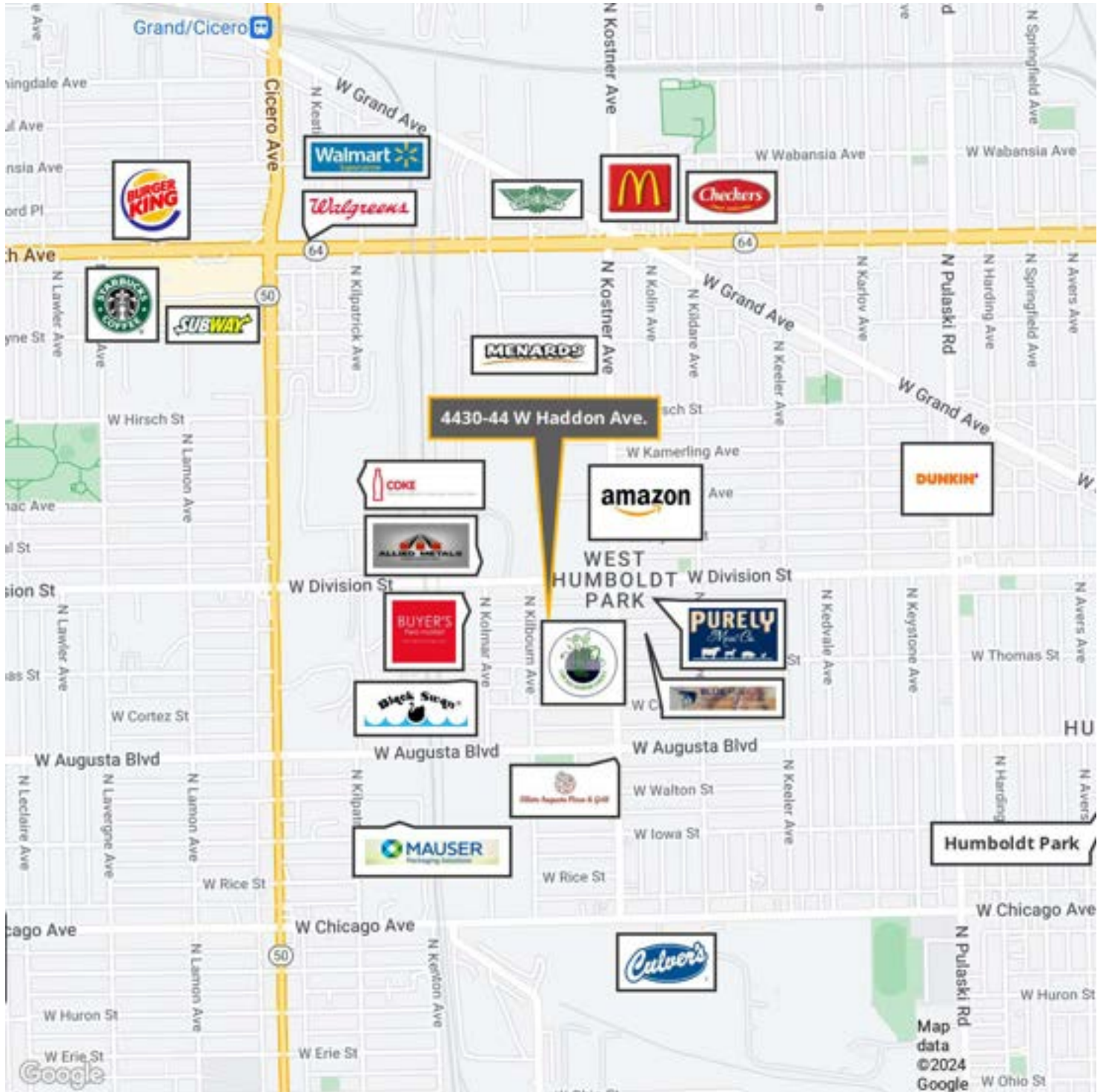
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Map showing the location of Humboldt Park in Chicago, IL. The map highlights the Humboldt Park area in red. An inset image shows the modern office building at 4443-4444 W Haddon Ave.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	14,368	163,201	441,650
Total Population	41,467	433,187	1,124,573
Average HH Income	\$65,761	\$88,573	\$112,593

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