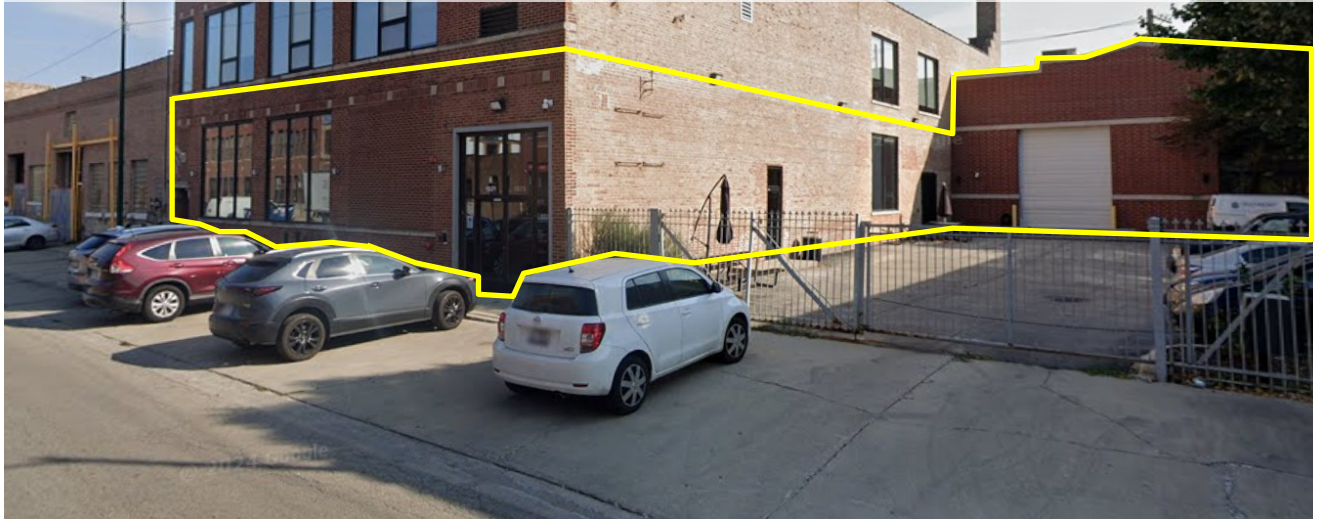


FULTON MARKET WEST NEWLY RENOVATED 1ST FLOOR LOFT OFFICE & INDUSTRIAL SPACE

±10,590 SF (Divisible)

±3,428 SF Warehouse/Storage | ±7,162 SF Loft Office | Plus ±650 SF Basement



	Size:	Price:	Description:
Office (1st Floor):	±7,162 SF	\$25.00 MG	Newly renovated lofty office space.
Industrial (1st Floor & Mezzanine):	±3,428 SF	\$25.00 MG	Warehouse and storage space. Can be indoor parking.
Total:	±10,590 SF	\$25.00 MG	There is an additional ±650 SF of basement space not incorporated in the square footage.

Located in **Kinzie Corridor / Fulton Market West**, a ±10,590 SF newly remodeled loft office and warehouse space is available for lease. **±7,162 SF of office space** and **±3,428 SF of industrial space**, plus ±650 SF basement space. Possible to divide. The office seats 40 employees with 6 private offices and a large conference room. The property has undergone renovation in recent years with high-end finishes, updated facilities, a large loading garage, and onsite parking. Great location surrounded by creative, manufacturing, and tech users, with unparalleled access to Chicago's downtown and the trendy district of **Fulton Market** (offering Michelin rated restaurants, shopping and entertainment). It offers great accessibility with direct access to **I-90/94 via Ogden**, and walking-distance convenience to the **Ashland CTA Green/Pink Line, Ashland bus stop**. Zoned PMD-4A. Alderman Burnett. Building has sprinkler system.



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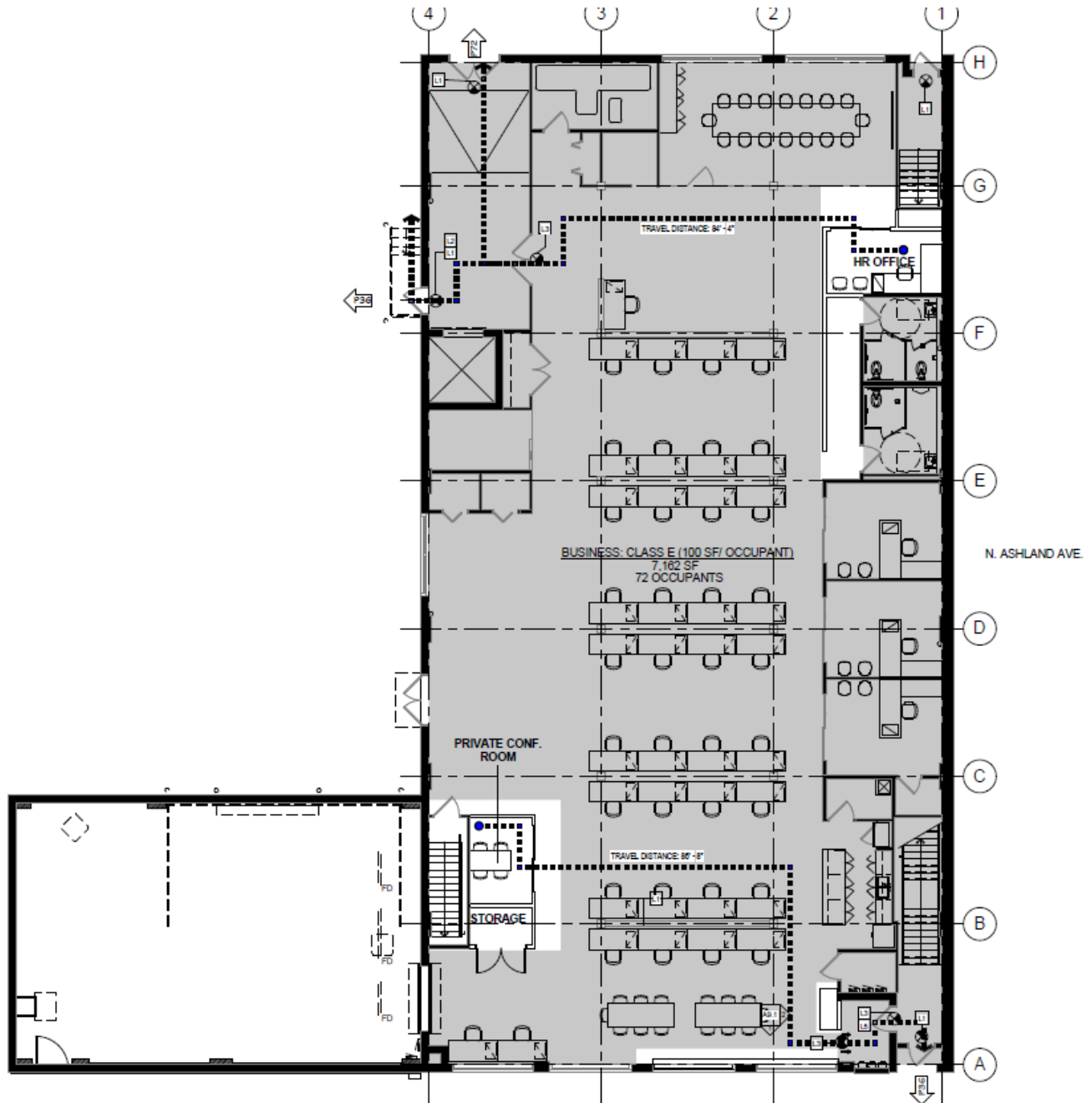
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FLOOR PLAN



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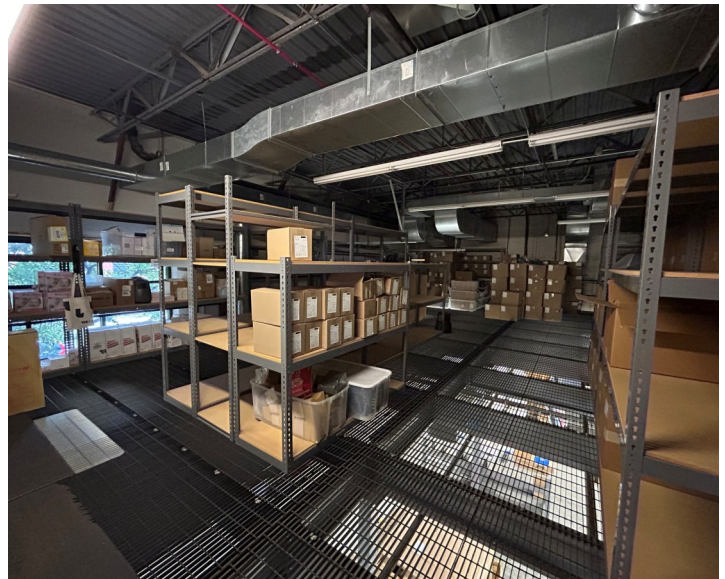
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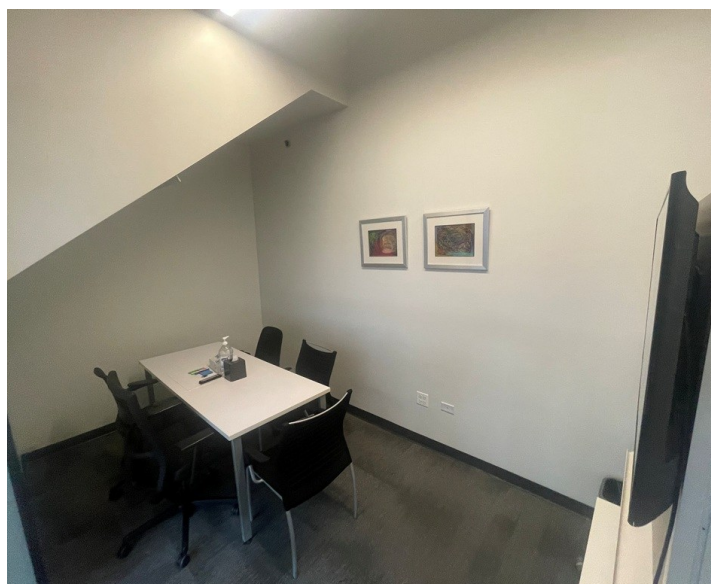
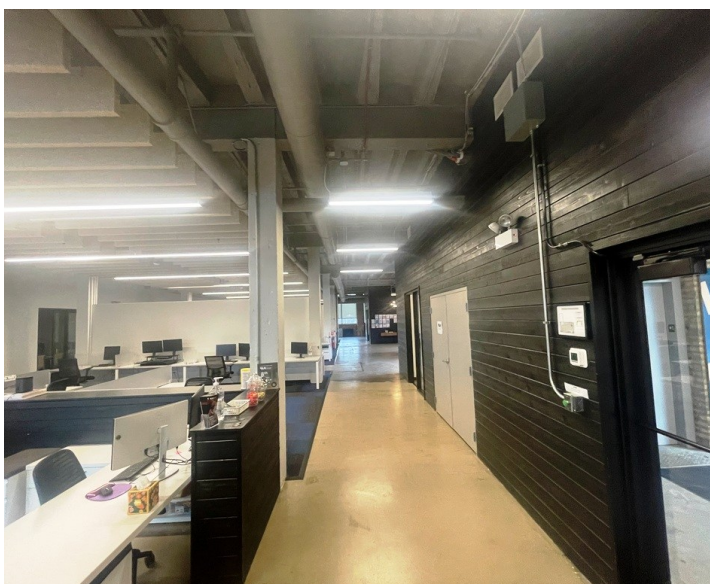
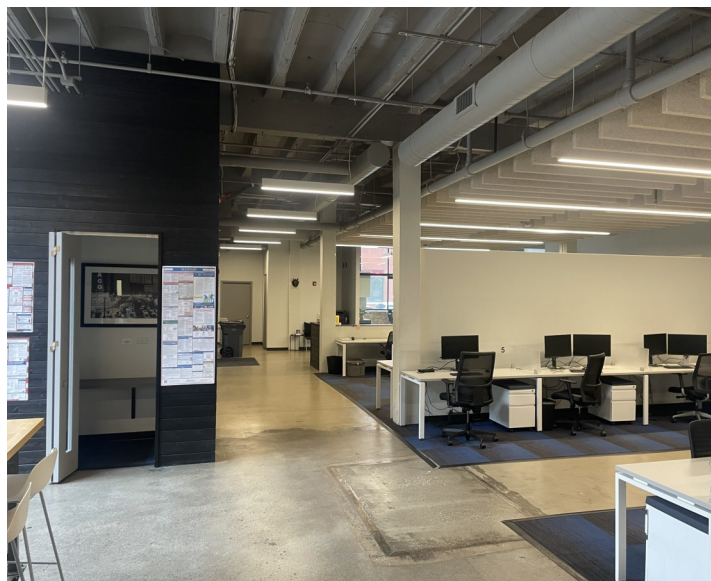
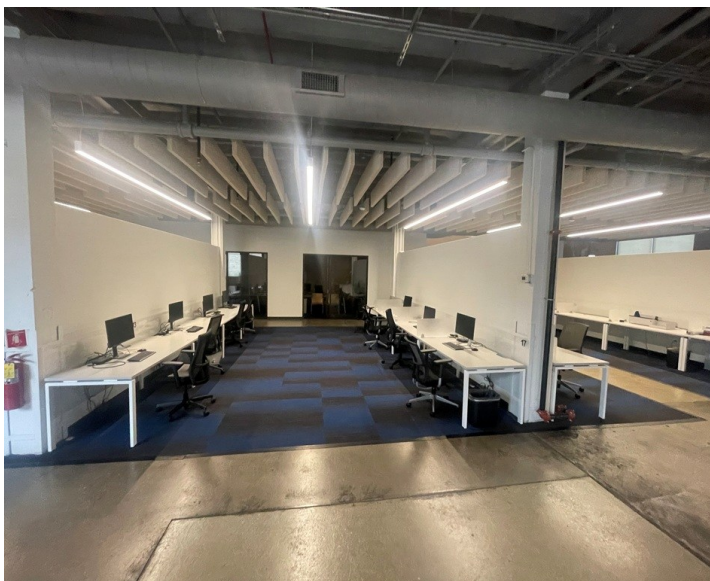
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ATTRACTIONS WITHIN 1 MILE RADIUS

Hotels:



SOHO HOUSE



NOBU HOTEL
CHICAGO



Hyatt House West Loop/Fulton Market

Corporations:



McDonald's Corporate Campus—485,000 SF



Google Corporate Campus—466,000 SF



Mondelez International—200,000 SF

Retail:

ANTHROPOLOGIE



free people



FOXTROT

Fitness & Entertainment:



WNDR



BROOKLYN BOULDERS
CLIMBING + COMMUNITY



Dining & Bars:



THE
LOYALIST



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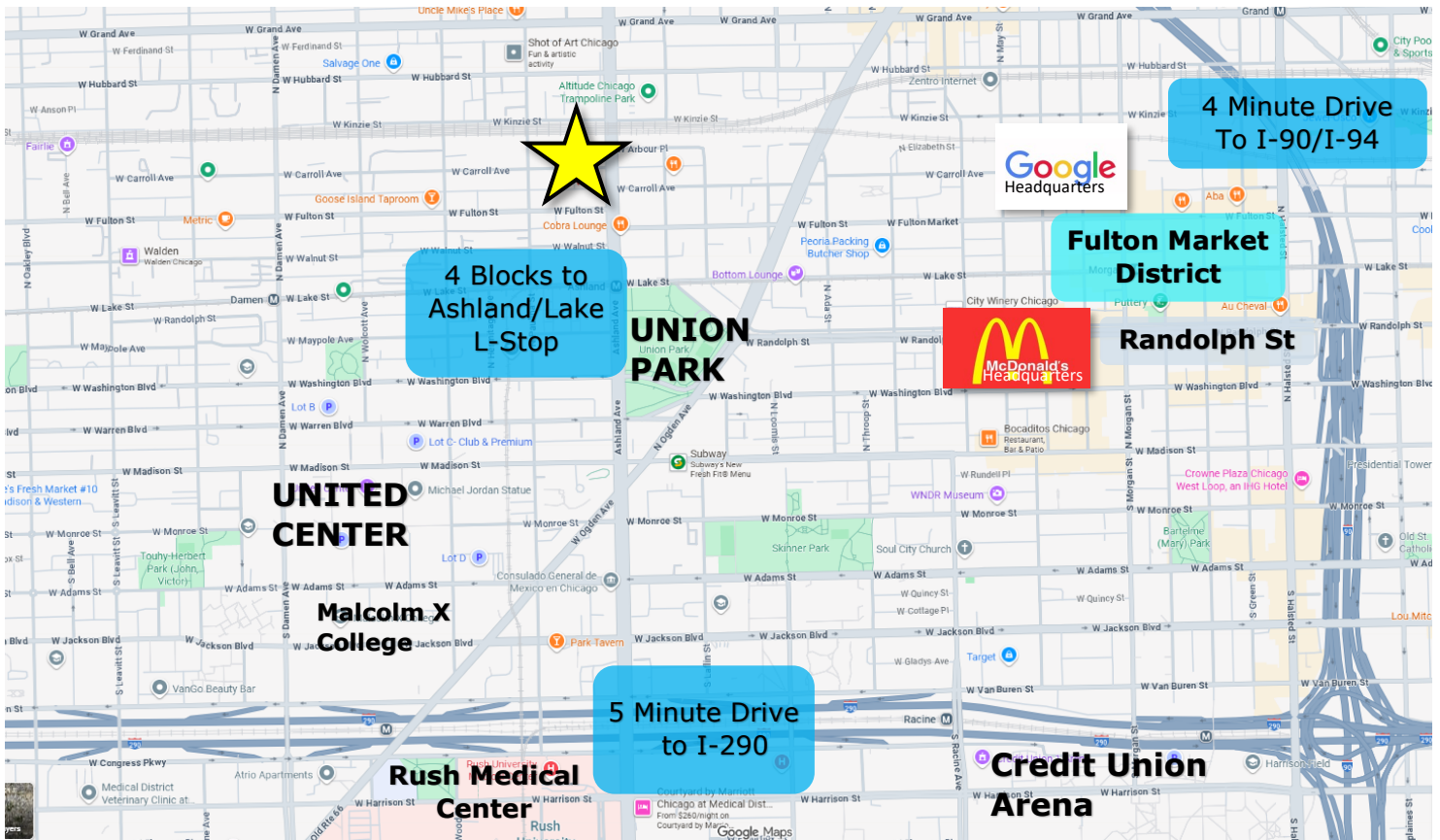
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LOCATION



- ⇒ 1621 W. Carroll is strategically located within the Fulton Market/West Loop expanding office market, making it an ideal choice for today's westward seeking workforce. Top companies such as Glassdoor, Mondelez International, **Google**, and **McDonald's** choose this area as the home of their corporate headquarters.
- ⇒ **Fulton Market District**, only half a mile away (10 minute walk), is Chicago's top location for high-end and Michelin rated restaurants. Restaurants include Swift & Sons, Ever, Elizabeth, The Loyalist, Green Street Smoke Meats, Boqueria, Rose Mary, LYRA, Au Cheval, Bar Siena, Gaijin, Aba, and so much more!
- ⇒ Shops, entertainment, fitness studios and hotels can all be found conveniently nearby. See attractions on next page.
- ⇒ **United Center**, **Union Park** and **Credit Union Arena** offer sports and entertainment.
- ⇒ Easy accessibility and transportation!
 - **Highways I-90/94 and I-290** are only a 5-minute drive away.
 - Walk 5-minutes to **Ashland/Lake Green/Pink Line L-stops**.



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