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Flex & Office Space For Lease

The Machine Shop | North // 2145 W. Grand Avenue // Chicago, IL 60612



A design-driven creative environment.

THOUGHTFULLY RESTORED BRICK AND TIMBER LOFT-OFFICE & FLEX SPACE AVAILABLE FOR LEASE

Modern systems and curated amenities are seamlessly integrated within a historic structure, creating a design-driven workspace for creative office, tech, showroom, and studio users in Chicago's Kinzie Corridor.

DRAMATIC AESTHETICS

Exposed timber, steel, and brick paired with contemporary finishes create dramatic, brand-forward spaces for design and architecture studios, tech companies, showrooms, and other creative users.

INDUSTRIAL ORIGINS

Originally built in the early 1900s as a CTA trolley car repair and storage facility, the building's industrial legacy shaped its expansive floor plates, durable construction, and exposed structural elements, many of which remain visible today.

WELL SITUATED

Immediate access to CTA transit lines, direct connectivity to I-90/94, and close proximity to the West Loop's dining, retail, and amenity base position the building at the center of Chicago's creative office ecosystem.

MODERN ADAPTATION

Today, the reimagined building operates as an upscale, multi-tenant creative loft office environment while preserving its historic industrial architecture. Optimized for design-driven users that prioritize flexibility, character, and community.





PROPERTY HIGHLIGHTS

Upscale brick & timber aesthetic with high ceilings

Suite Sizes from 1,758 RSF to 15,559 RSF

Move-in ready suites available | Custom build-out available

Up to 29,749 RSF Available

C3-2 Zoning

CLEAR HEIGHT

| | |
|-----------------|---------------|
| Suites 209-213: | 10.5' - 12' |
| Suites 214-219: | 13.5' - 14.5' |

COLUMN SPACING

| | |
|-----------------|-----------|
| Suites 209-213: | 16' x 17' |
| Suites 214-219: | 15' x 20' |



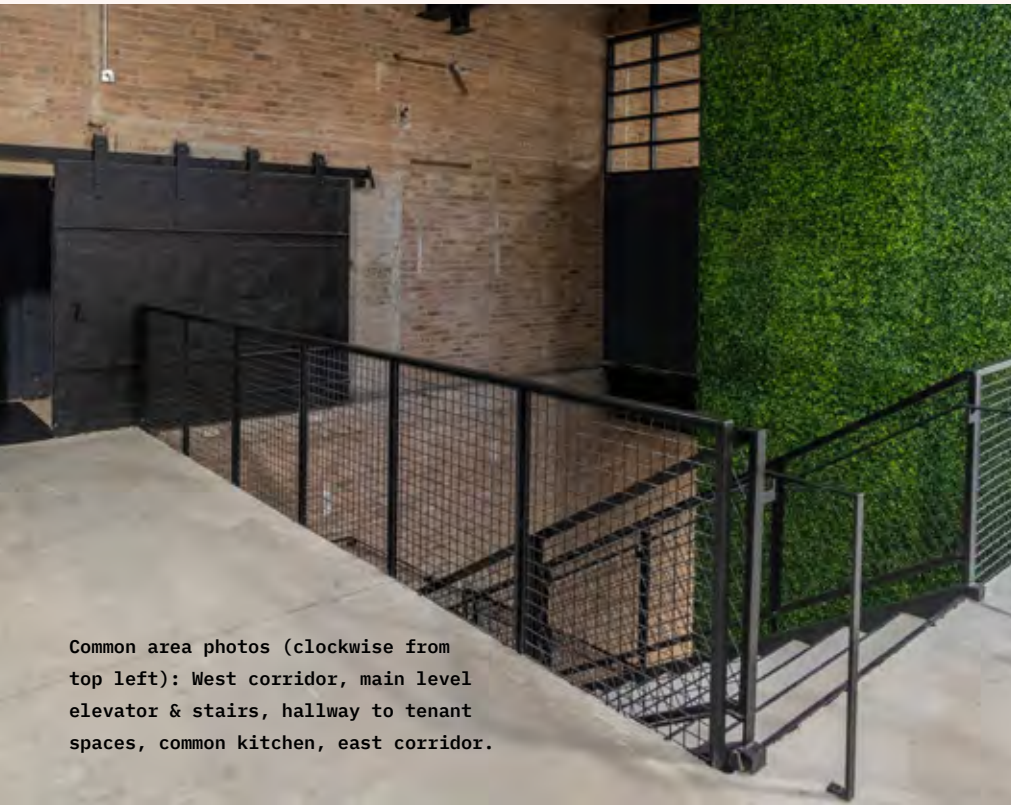
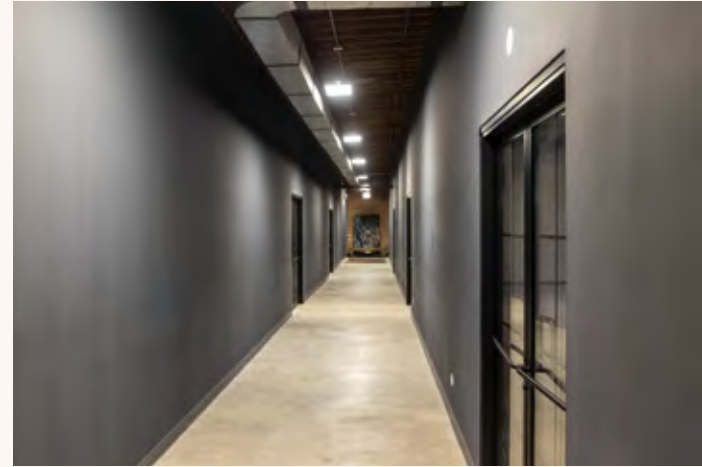
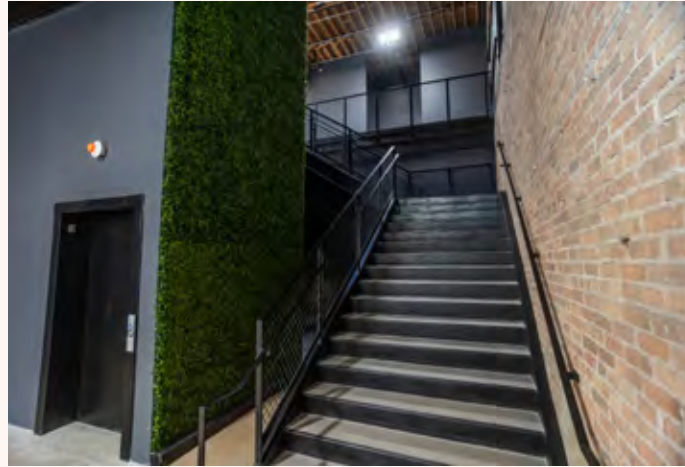
Details that matter.

**BUILDING & ON-SITE AMENITIES THOUGHTFULLY
CURATED FROM TOP TO BOTTOM**

Shared kitchen, furnished
lobby, and mailroom

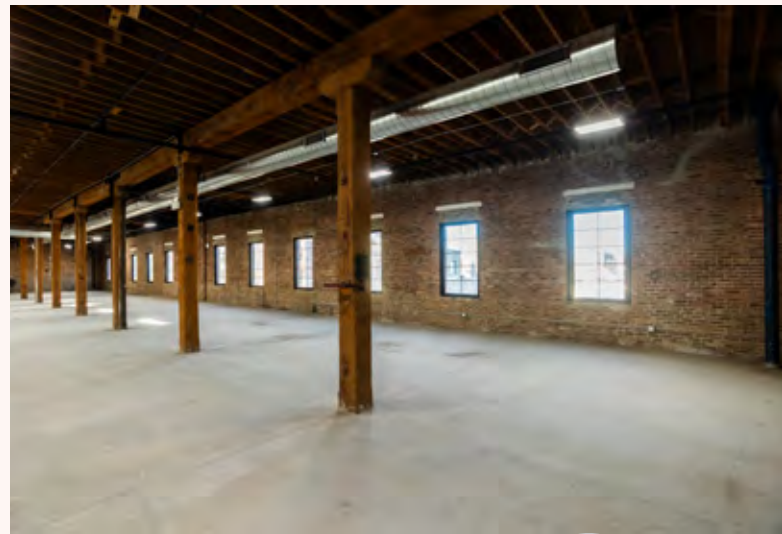
New HVAC, elevator, and
Butterfly access system

Freight elevator
available



Common area photos (clockwise from
top left): West corridor, main level
elevator & stairs, hallway to tenant
spaces, common kitchen, east corridor.





Where it begins.

Fully air conditioned, move-in ready suites can be customized to tenant requirements.



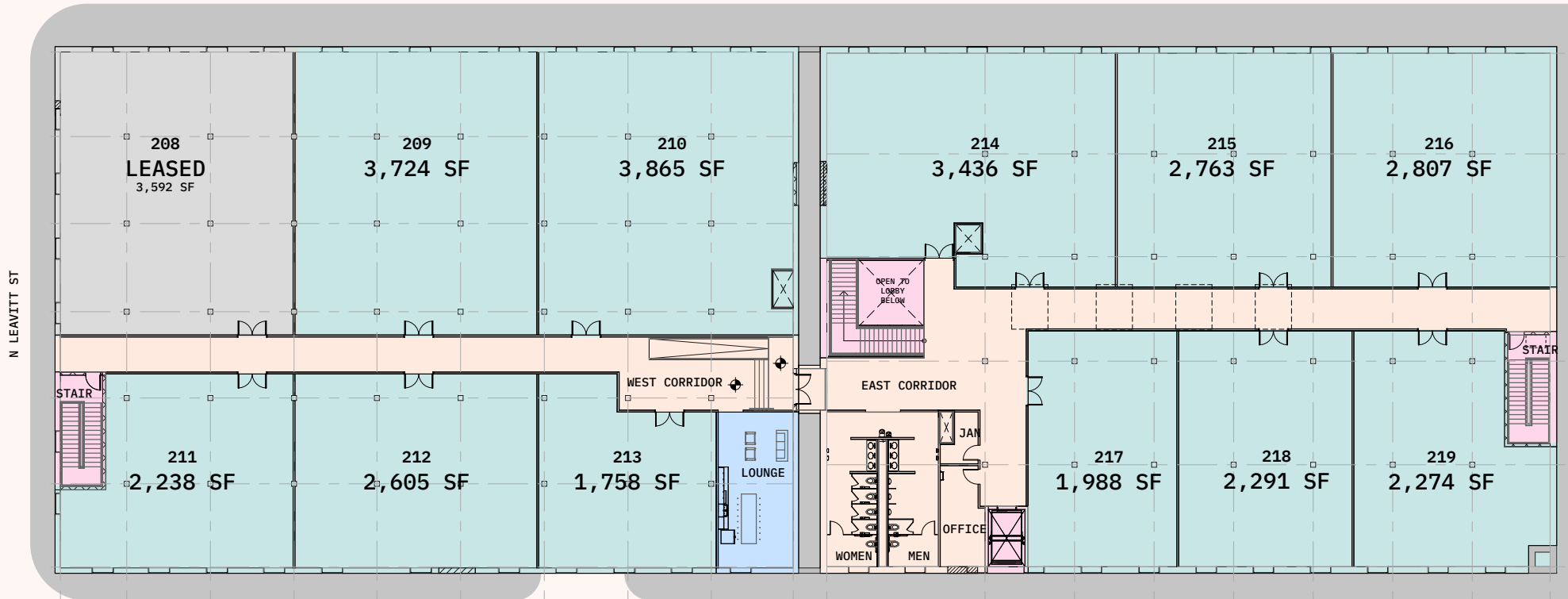
Flexible by design.

SPACES THAT EVOLVE WITH THE WAY WORK HAPPENS.

ASKING RENT: \$19.50 - \$21.50 PSF NNN

TAX & OPEX: \$4.75 PSF

W GRAND AVE



W FERDINAND ST

SECOND FLOOR PLAN

| SUITE | TENANT | SIZE |
|-------|-----------|-------|
| 208 | LEASED | 3,592 |
| 209 | Available | 3,724 |
| 210 | Available | 3,865 |
| 211 | Available | 2,238 |

| SUITE | TENANT | SIZE |
|-------|-----------|-------|
| 212 | Available | 2,605 |
| 213 | Available | 1,758 |
| 214 | Available | 3,436 |
| 215 | Available | 2,763 |

| SUITE | TENANT | SIZE |
|-------|-----------|-------|
| 216 | Available | 2,807 |
| 217 | Available | 1,988 |
| 218 | Available | 2,291 |
| 219 | Available | 2,274 |





A vision brought to life.

Existing Tenant – Custom Build-Out



In the mix.

SURROUNDED BY ENERGY, TRANSIT, AND THE WEST LOOP'S AMENITY BASE.



METRIC COFFEE (2 MIN DRIVE)

A locally favored coffee destination and everyday amenity for teams, casual meetings, and daily routines.



GOOSE ISLAND TAPROOM (3 MIN DRIVE)

A well-known neighborhood brewery suited for informal team gatherings and after-work meetups.



THE 1901 PROJECT (4 MIN DRIVE)

A transformative mixed-use redevelopment anchored by the United Center, delivering new dining, retail, public spaces, and long-term neighborhood investment.



RESTAURANT ROW (10 MIN DRIVE)

One of Chicago's most recognized dining corridors, offering a deep mix of lunch, dinner, and client-facing dining options.

GETTING TO THE MACHINE SHOP

Bike-friendly streets and nearby parking support flexible commuting options and CTA and Metra transit are easily accessible.

| | DRIVE | BIKE |
|--------------|--------|--------|
| West Town | 5 min | 10 min |
| Wicker Park | 9 min | 11 min |
| West Loop | 9 min | 13 min |
| River North | 12 min | 18 min |
| Logan Square | 13 min | 21 min |
| South Loop | 14 min | 31 min |

- * **Western Avenue Station** is a 10-minute walk with service on the MD-N, MD-W and NCS lines.
- * **CTA Grand Bus (65)** stops directly outside the building
- * **CTA Damen Bus (50)** is a 5-minute walk
- * **CTA Damen & Lake Green Line station** is a 13-minute walk



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FOR MORE INFORMATION OR TO SCHEDULE A TOUR CONTACT:

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