

661 W Lake St

Chicago, IL 60661

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

For Lease

Suite 2S, 2500 SF



POWERED BY KWILL ADVISORS



Suite 2S

2500 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

Five Private Window Offices

Refurbished Hardwood Floors & Brick

Full Kitchen

Large Conference Room

Handsome Reception Area



Leasing Incentives

Ideal for General Office, Healthcare, PT, and Personal Services

Landlord Allowance Available for Tenant Build Out

Expansion Possible

Capital Improvements

New Security & Surveillance

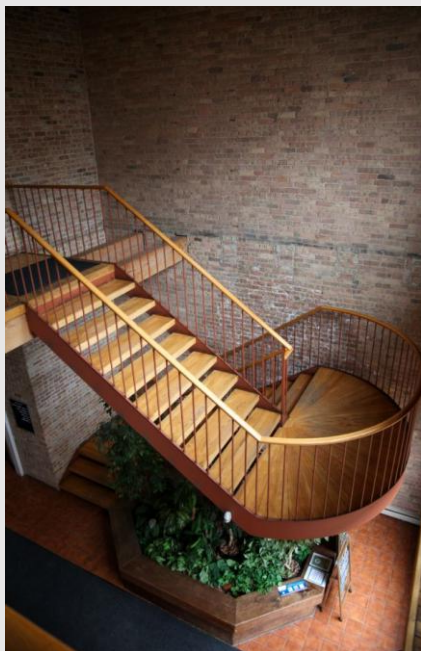
Fresh, Bright Lighting

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

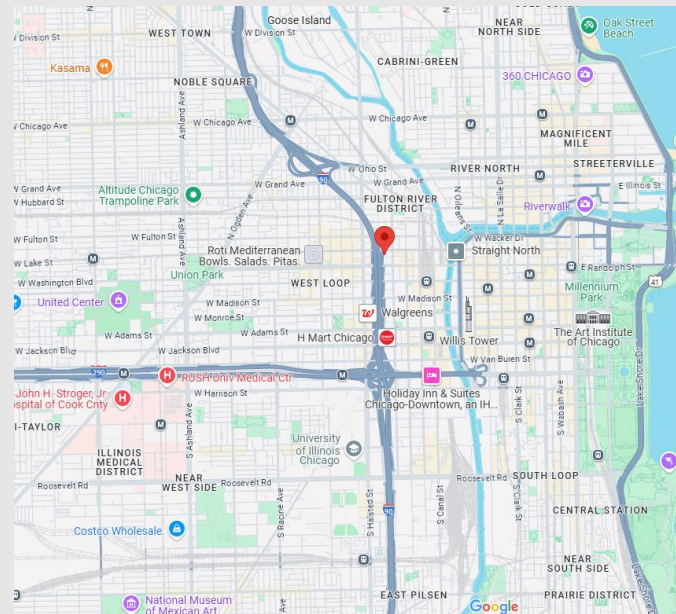
4 Minutes from Green and Pink Line CTA Trains

Immediate Access to I-90 Expressway via

Randolph and Lake Streets

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.