

# 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

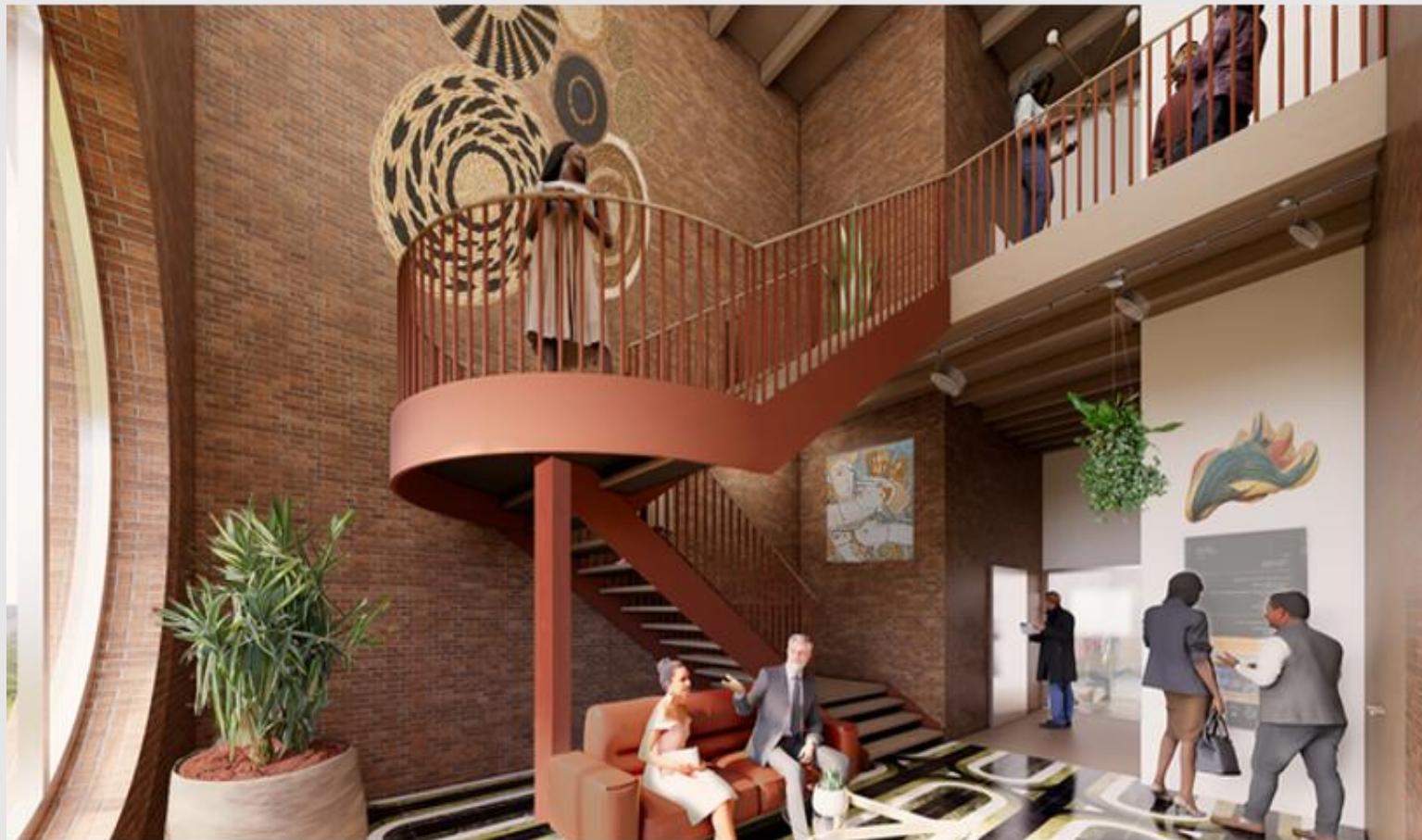
Ideal for General Office, Healthcare, PT, and Personal Services

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

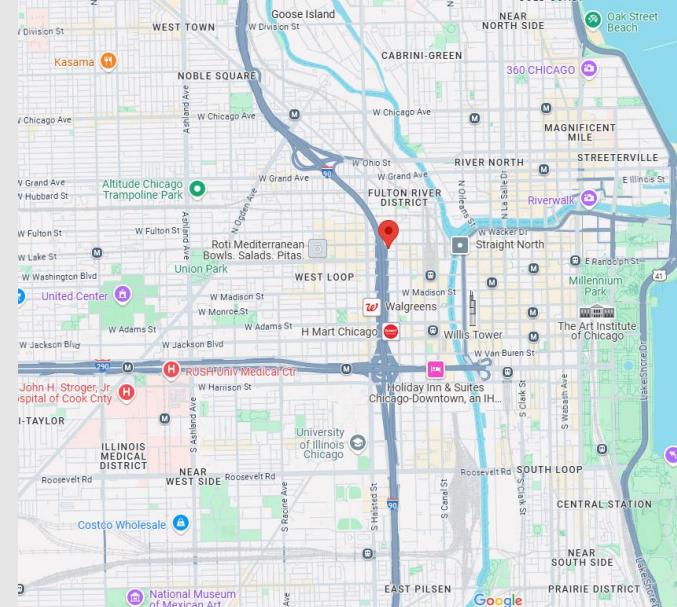


- 15,250 SF Three-Story Office Building
- Low Property Taxes & Loss Factor
- Passenger and Freight Elevators
- Lower-Level Storage Available
- Unobstructed Western Views
- New Committed Onsite Ownership



## 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.