



## 4,000 Sq Ft. Office 1 Block West of Fulton Market By Far, the Lowest Rental Rate in the Area

### OFFERING SUMMARY

<b>Available Size</b>	4,085 SF (Office)
<b>Sprinkler</b>	Yes
<b>Zoning</b>	PMD-4
<b>Lease Rate</b>	\$5,000 Monthly (As-Is) Modified Gross
<b>RE Taxes</b>	\$3.58 PSF (2023)
<b>Operating Expenses</b>	\$1.33 PSF

### PROPERTY HIGHLIGHTS

- Great Fulton Market West location - less than 1-mile to I-90/94 and I-290
- New zoning initiative increases opportunity for retail, restaurant, event space, gym, etc.
- Minutes from Chicago's Central Business District
- Abundance of natural light
- Renovated in 2010 with new roof, HVAC, windows, masonry, bathrooms, and more
- Up to 6 parking spaces may be available
- Most economical space in West Fulton Market!
- Additional 7,680 SF flex space available next door

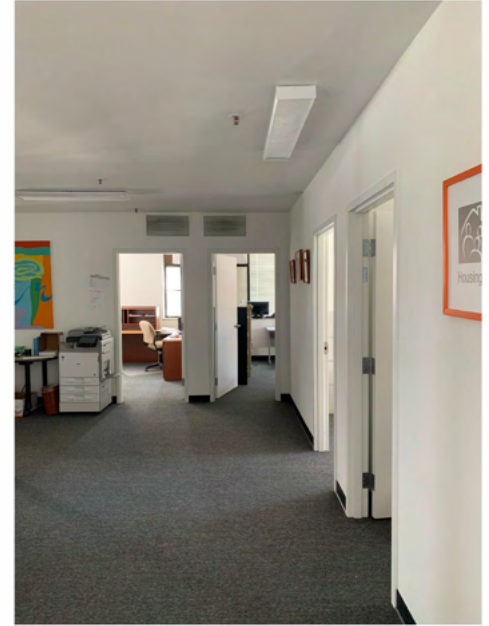
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OFFICE SPACE

# 1419 W CARROLL AVENUE

Chicago, IL

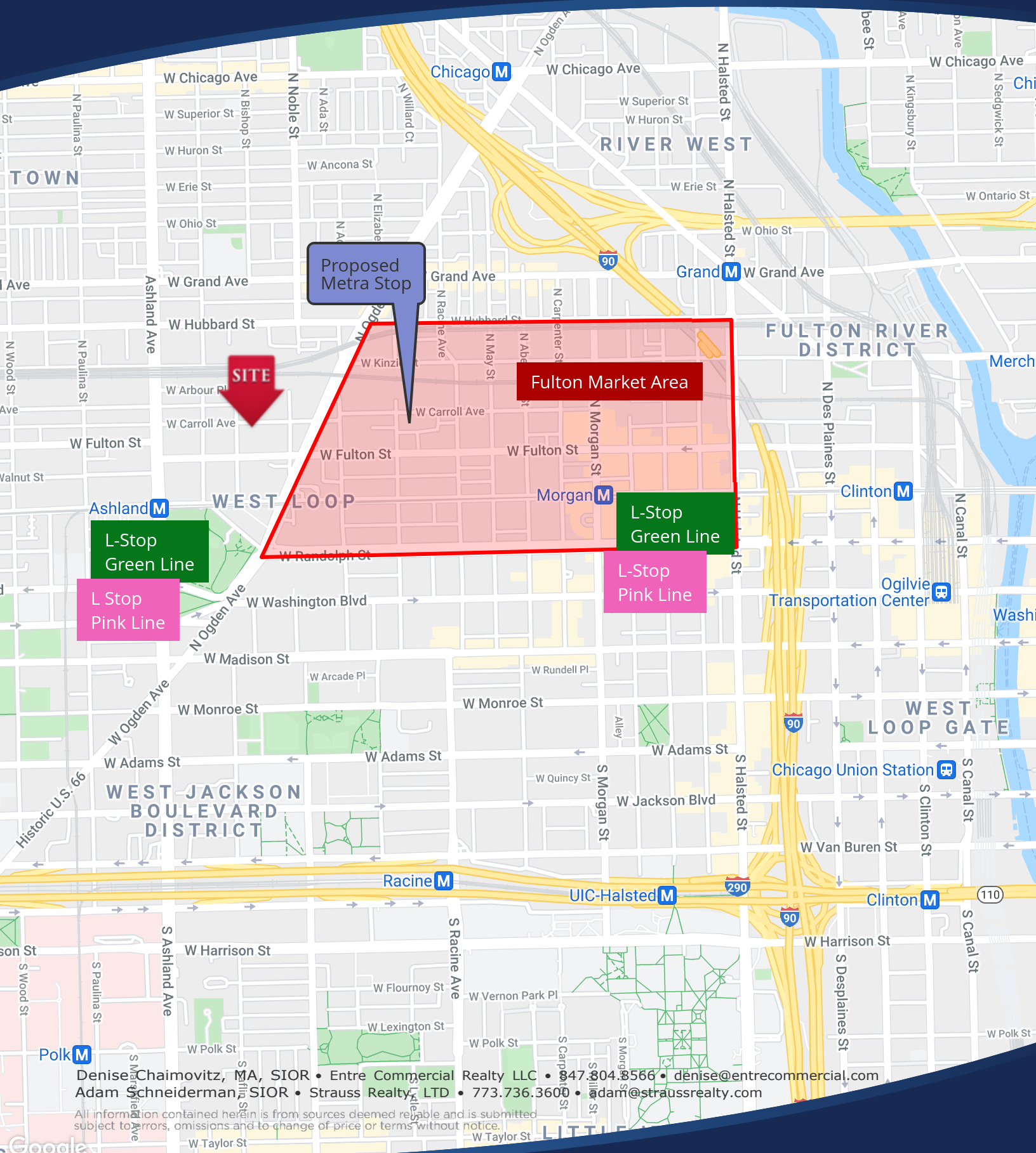


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Proposed Metra Stop

Fulton Market Area

L-Stop Green Line

L Stop Pink Line

L-Stop Green Line

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