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TURN-KEY OFFICE SPACE AVAILABLE IN CHARMING GOOSE ISLAND BUILDING

PROPERTY INFORMATION

- 2,533 SF of office space available on two floors. Rent includes all utilities aside from Phone/Internet.
- 1,358 SF on 1st floor, 1,175sf on 2nd floor. The floors are available together or separately.
- Each level has multiple private offices, co-working space, kitchenette, and restroom.
- Tons of character and natural light with exposed brick, exposed ductwork, and skylights.
- The space is a perfect setup for anything from a startup to a well-established business looking for turn-key, versatile space at a fair price.

- Prime accessibility at this location with very close proximity to I-90, Milwaukee Ave, Chicago Ave, and Division St.
- Chicago Blue Line CTA is very close by, along with all the restaurants and retail that Goose Island has to offer.
- Scheduled access to the overhead door is possible to help facilitate move ins/deliveries.

ZONED

B3-3

ALDERMAN/WARD Burnett Jr./27th

PRICE

Upon Request

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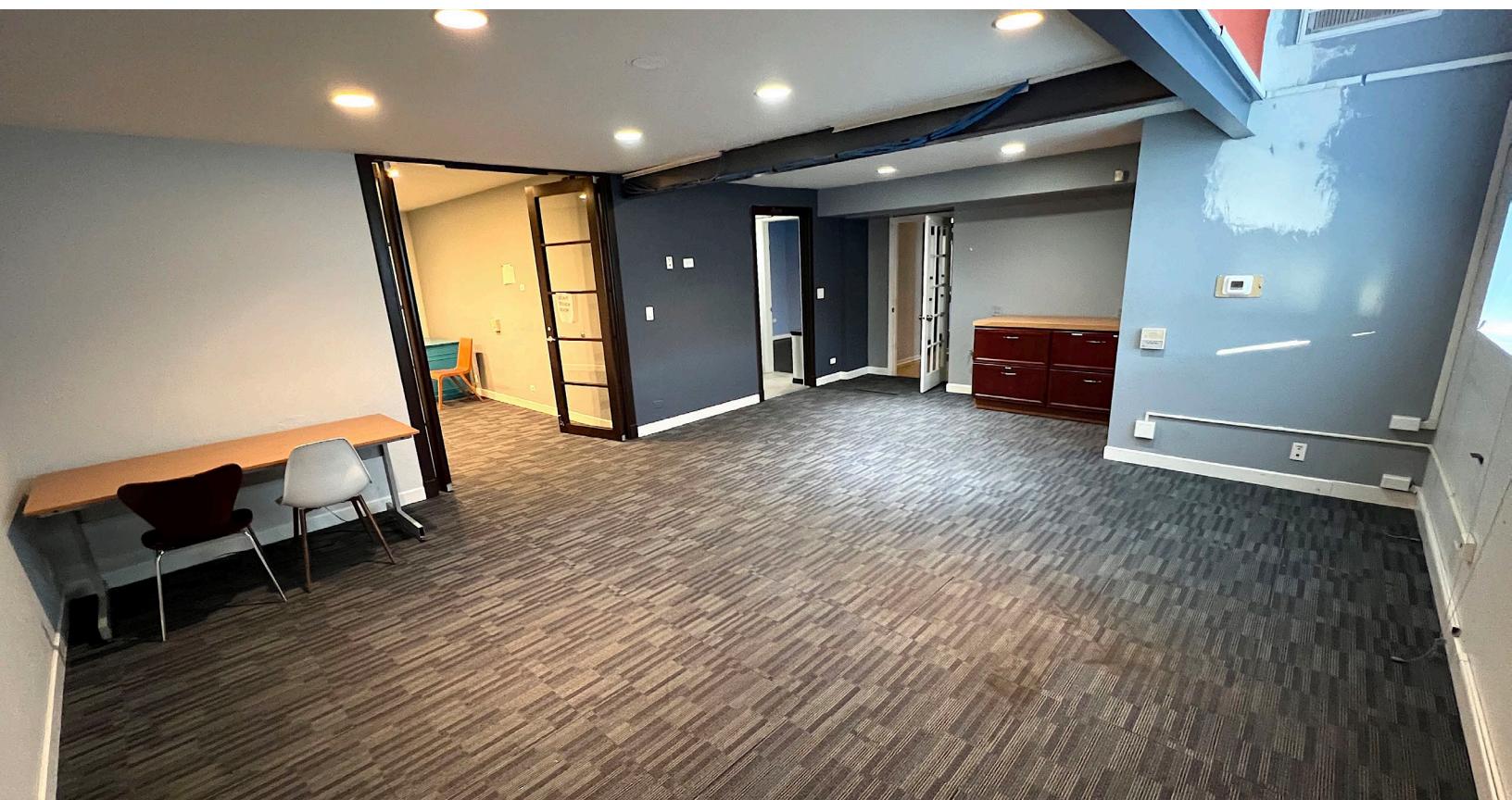
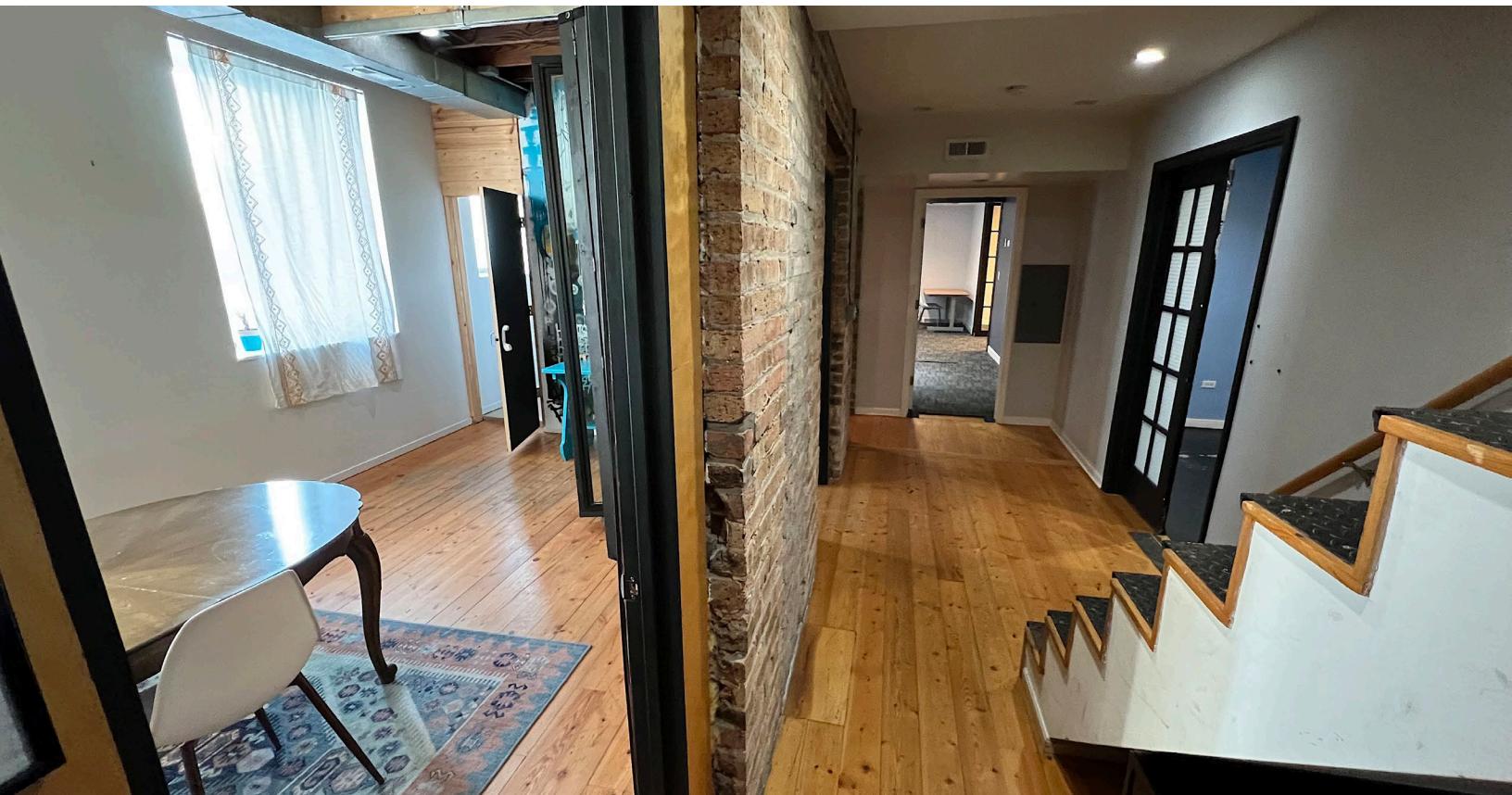
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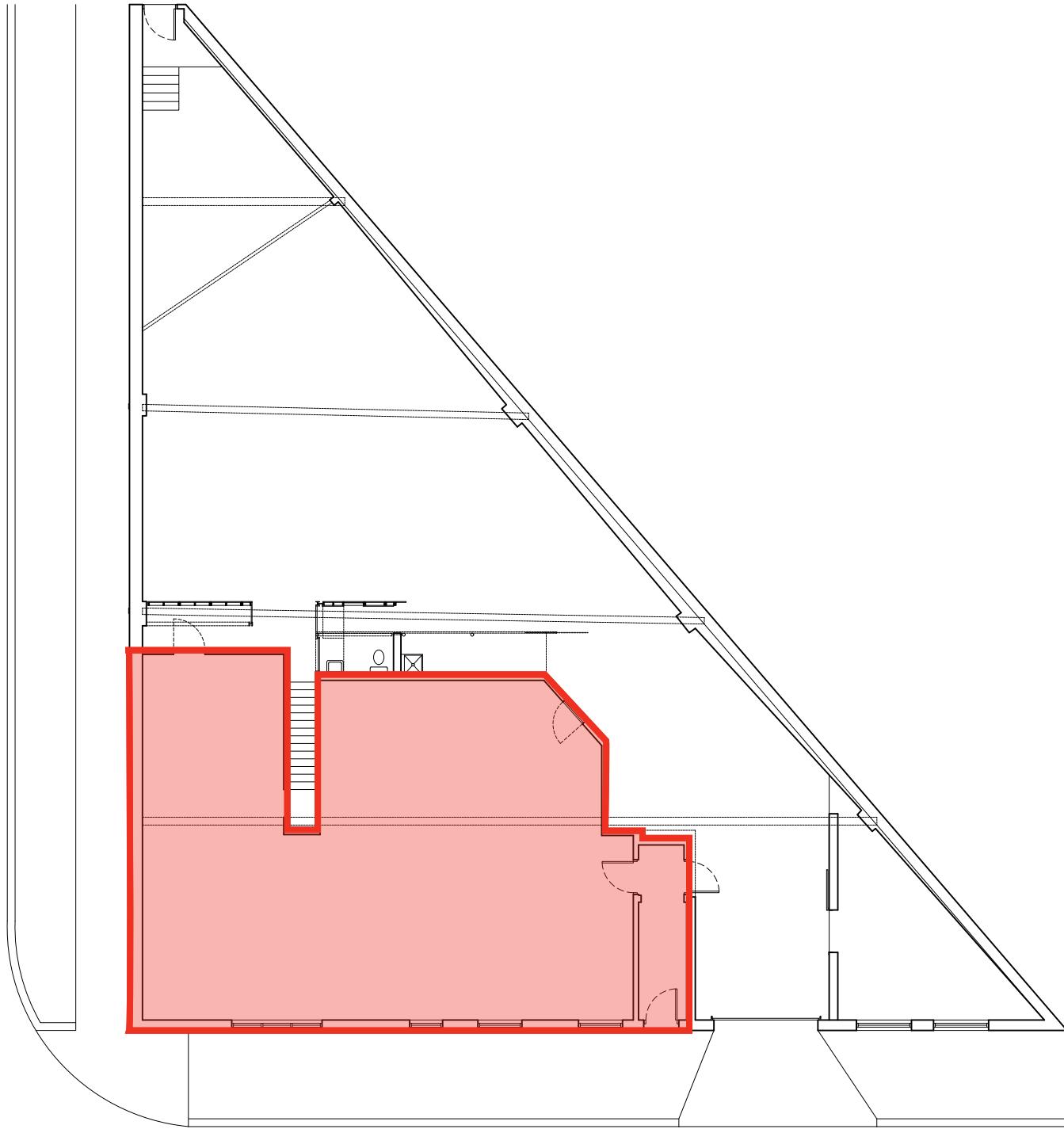
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GOOSE ISLAND

Surrounded by the Chicago River on the city's North Side, Goose Island is in the midst of a major revival.

The 160-acre island has captured the attention of real estate developers and investors who have plans to transform the industrial hub into a vibrant destination for businesses and residents alike. Goose Island's beginnings date back to the mid-1850s, when William B. Ogden, Chicago's first mayor, commissioned the dredging of the canal presently known as the North Branch Canal.

Industrialization quickly followed thanks to the island's access to water. Over the last several years, some of the island's industrial buildings have been adapted and repurposed to meet the needs of modern businesses and their office workers. Wrigley's Global Innovation Center is located here along with other businesses including CB2.

With its prime location, it's easy to see why Goose Island is garnering so much attention. The patch of land is surrounded by a number of thriving residential neighborhoods including Lincoln Park, Bucktown, Wicker Park, and Old Town, providing convenient access to a variety of shops, restaurants, and entertainment.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

48,450

3 MILE

490,139

5 MILE

1,031,215

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$160,241

3 MILE

\$151,496

5 MILE

\$126,689