

OWNER/USER INVESTMENT OPPORTUNITY
IN FULTON MARKET

FOR SALE

JAMESON.

1517 W CARROLL AVE.
CHICAGO, IL

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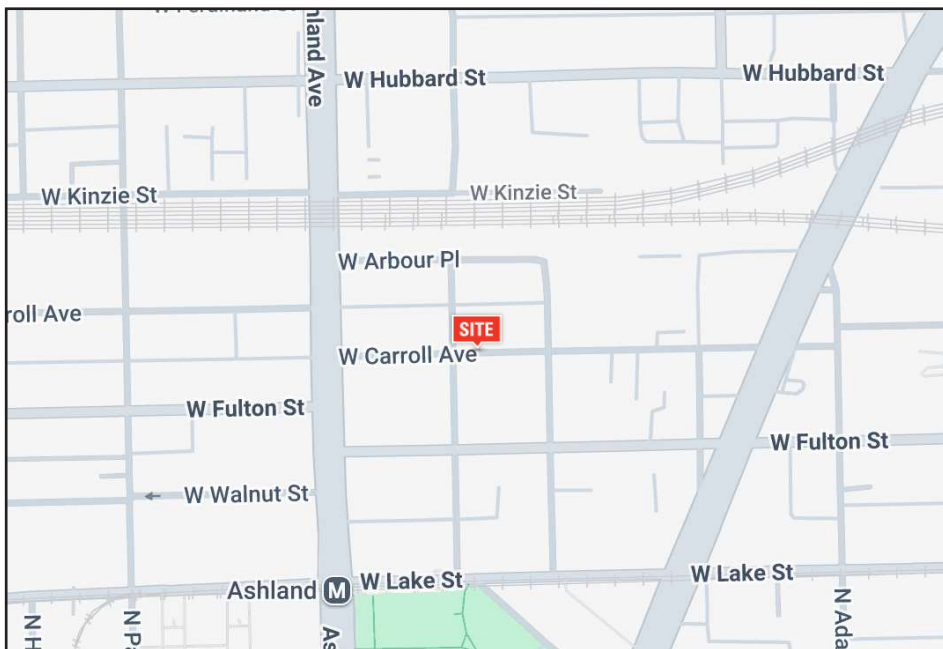
EXECUTIVE SUMMARY

Jameson Commercial is proud to offer a rare opportunity to acquire one of Chicago's most unique and recognized creative office assets, located in the heart of the highly coveted Fulton Market District. This 10,000 SF, three-level office and showroom building—named one of Crain's "15 Coolest Offices in Chicago"—delivers an unmatched combination of architectural appeal, flexible space, and premier location.

The property features 5,000 SF on the first floor, 2,500 SF of available second-floor space, and 5,000 SF of fully built-out lower-level space—providing up to 12,500 SF for immediate owner-user occupancy. The building will be delivered largely vacant, with the exception of one long-term tenant occupying half of the second floor under a brand-new 3-year lease. This arrangement offers immediate supplemental income while preserving significant flexibility for future expansion or customization.

Designed with modern finishes, soaring ceilings, and abundant natural light throughout, the property is perfectly suited for a wide variety of uses, including creative office, showroom, boutique retail, or a dynamic headquarters location. Ample street parking and proximity to some of the city's top restaurants, retailers, and public transit options further enhance the value of this irreplaceable location.

Whether you're an owner-user seeking a standout flagship space or an investor looking for long-term upside in one of Chicago's most vibrant and rapidly evolving commercial hubs, this property offers a truly compelling opportunity.



PROPERTY SIZE

15,000 SF (UP TO 12,500 SF
FOR NEW OWNER)

PARKING

LOADING ZONE PARKING

RE TAXES

\$67,483 (2023)

FOR SALE

\$3,100,000

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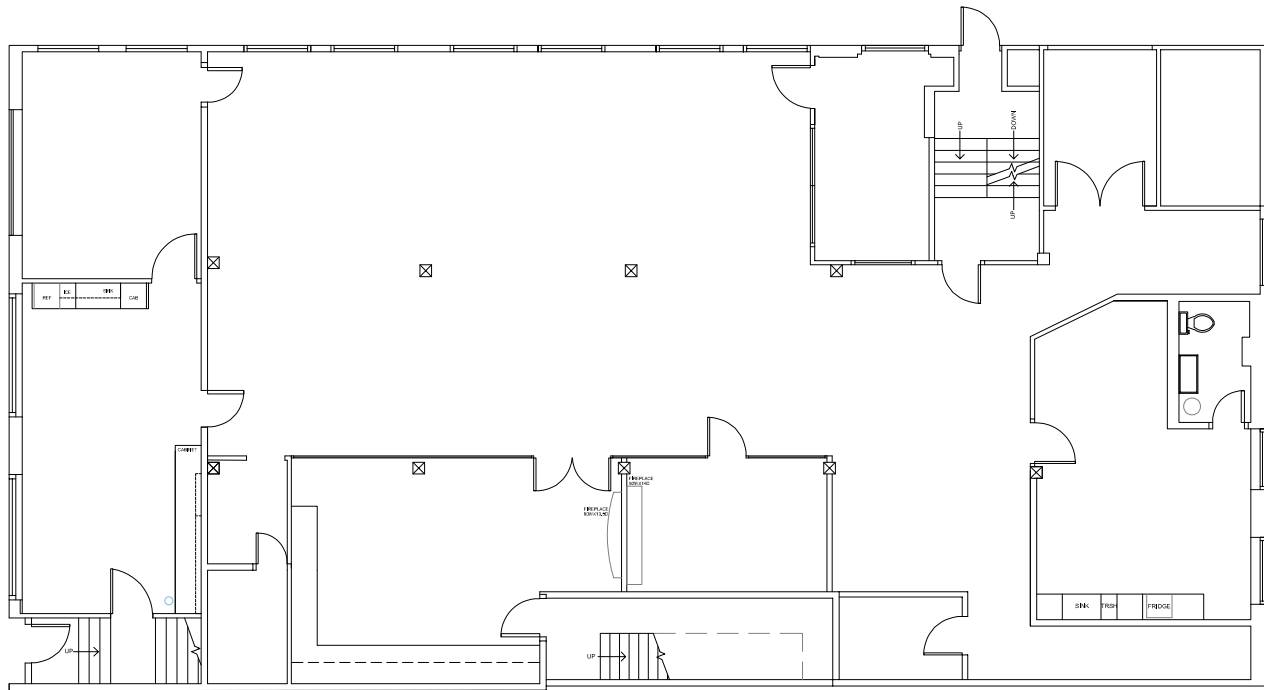
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FIRST FLOOR PLAN - 5,000 SF AVAILABLE

1517 W. CARROLL AVENUE

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FIRST FLOOR north
1' 4' 8' 16'

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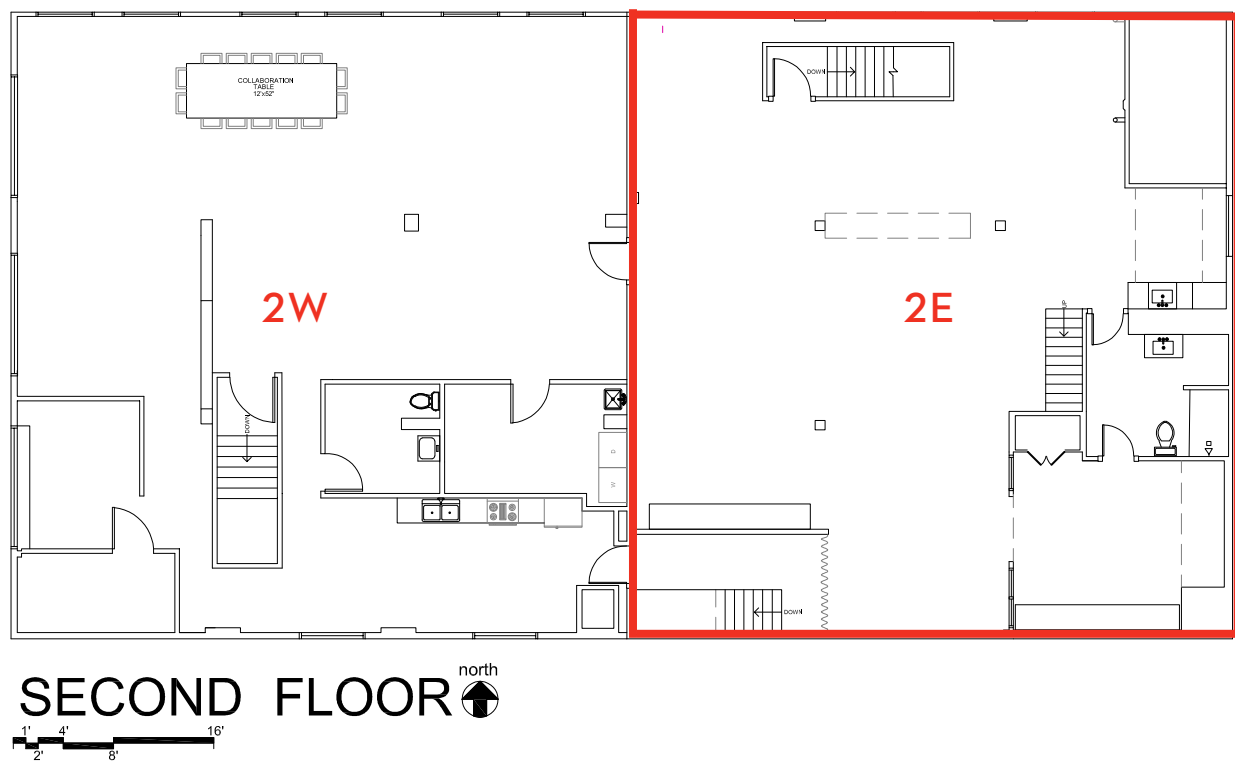
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2ND FLOOR PLAN - 2,500 SF AVAILABLE

1517 W. CARROLL AVENUE

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****THIS SPACE IS WELL SUITED FOR A LIVE/WORK USER BECAUSE IT HAS A LOFTED AREA THAT IS SEPARATED FROM THE MAIN SPACE.**

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FIRST FLOOR OFFICE SPACE - INTERIOR PHOTOS

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OFFICE SPACE - INTERIOR PHOTOS
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FIRST FLOOR OFFICE SPACE - INTERIOR PHOTOS

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FIRST CONFERENCE ROOM

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OFFICE SPACE - INTERIOR PHOTOS

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SUITE 2E



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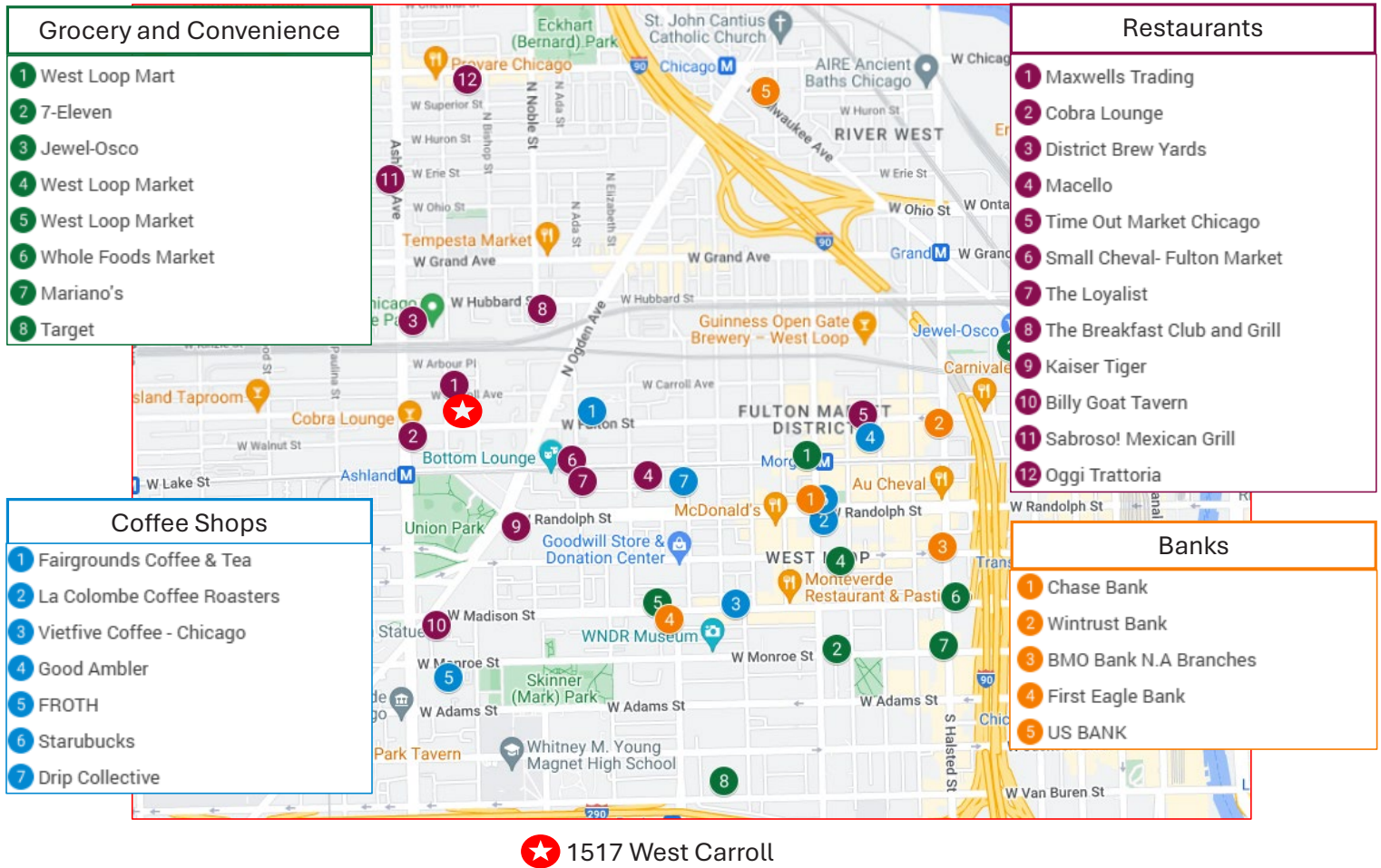


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TENANT RETAIL MAP

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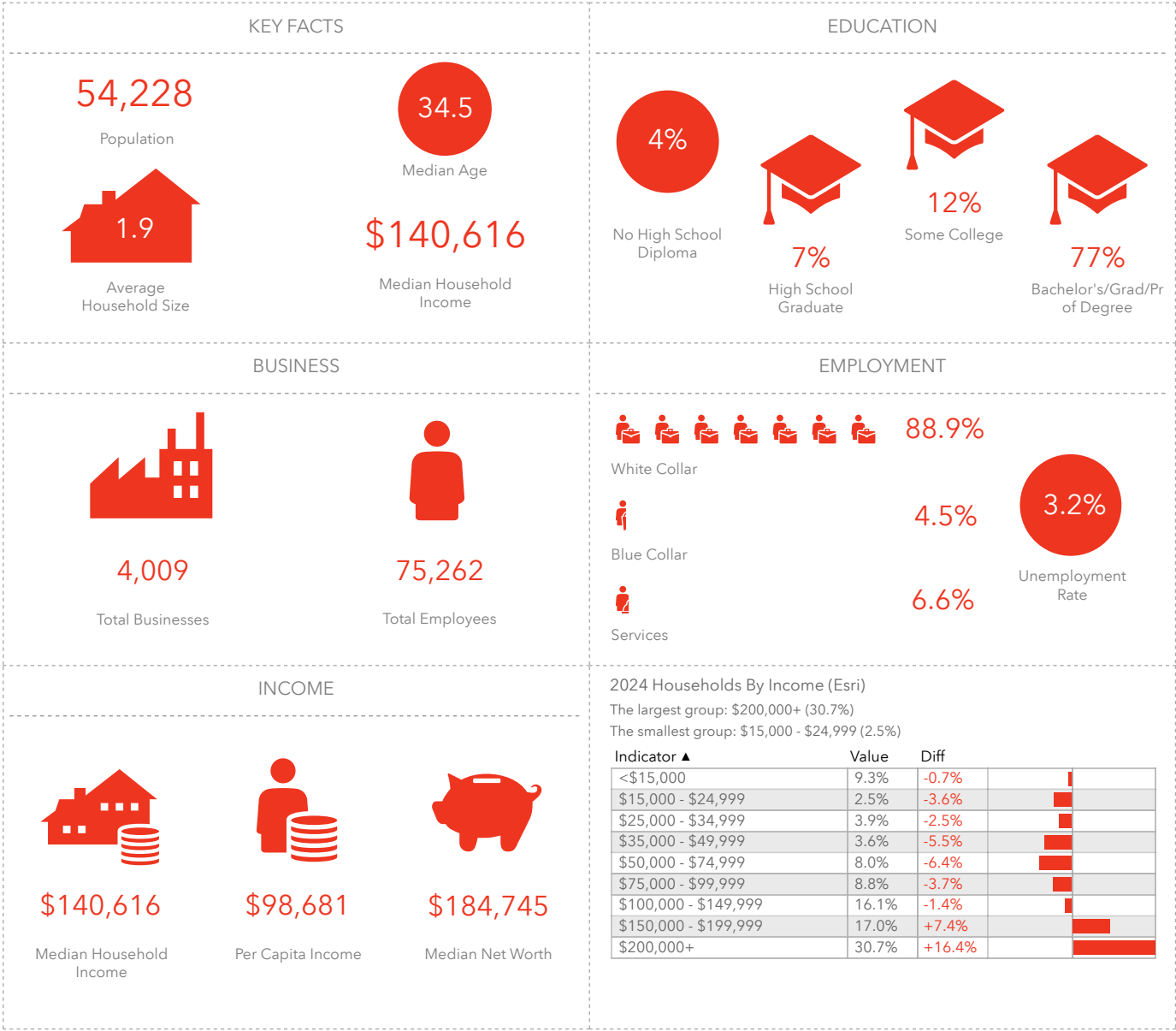
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DEMOGRAPHIC INSIGHTS - 0.1 MILE FROM SITE

1517 W. CARROLL AVENUE

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