

2324 W FULTON STREET

CHICAGO, ILLINOIS



±11,500 SF OFFICE (DIVISIBLE TO 4,500 SF) // FLEX SPACE // TIMBER LOFT // TONS OF NATURAL LIGHT // AVAILABLE FOR SALE & LEASE IN CHICAGO'S KINZIE CORRIDOR

Matt Cowie

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HIGHLIGHTS

Total Building SF:	20,204 SF
Available SF:	±11,500 SF (divisible to 4,500 SF)
Asking Lease Rate:	Subject to offer
Asking Sale Price:	Subject to offer

Recently built out open office space

Tons of natural light throughout the space

Dedicated & secured parking on site

Close proximity to I-290 and I-90/94

Geothermal HVAC system

50 kw solar system dedicated to premises



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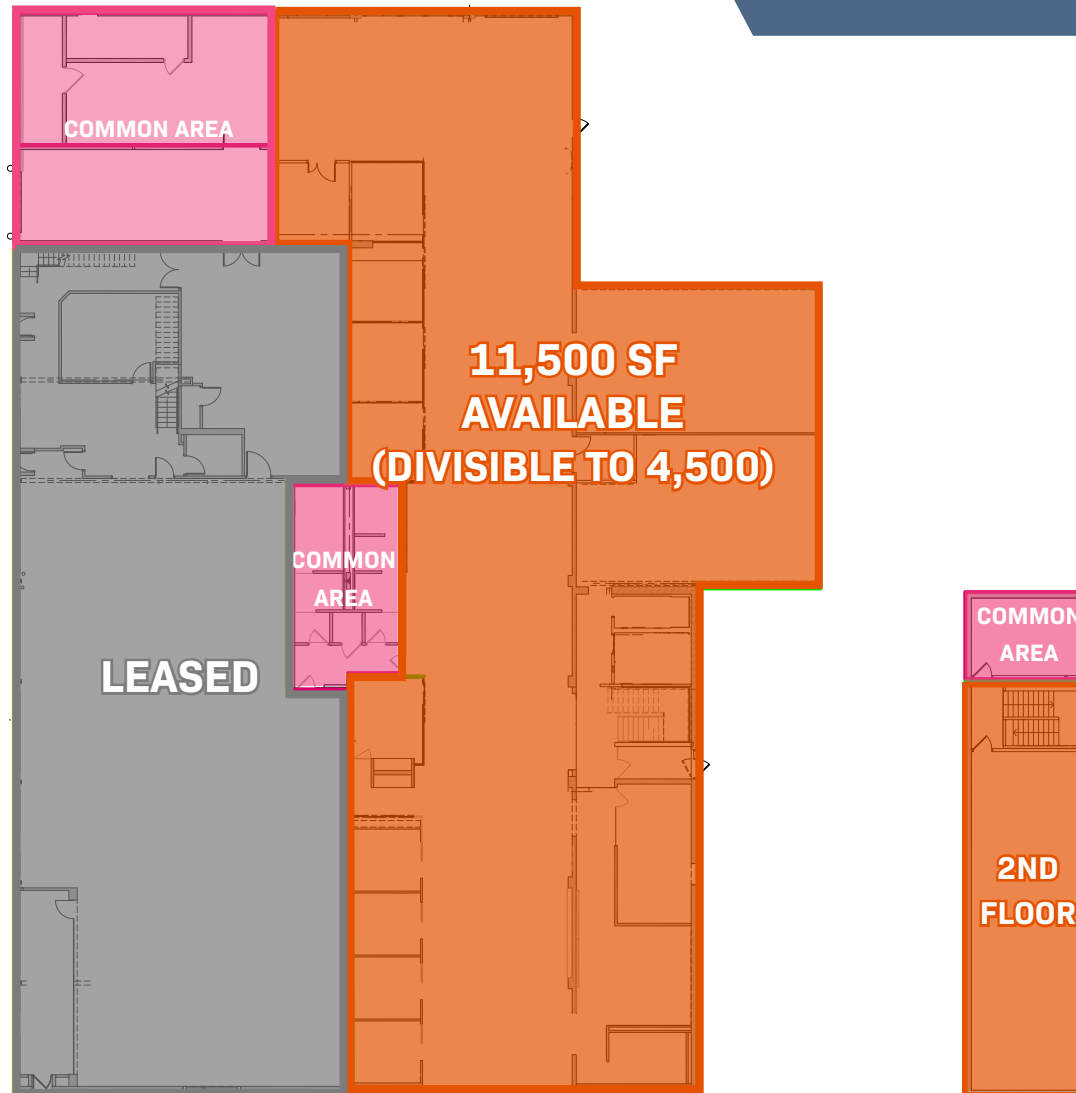
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FLOOR PLAN



Timber Loft Build-Out Ideal for Office & Flex Space



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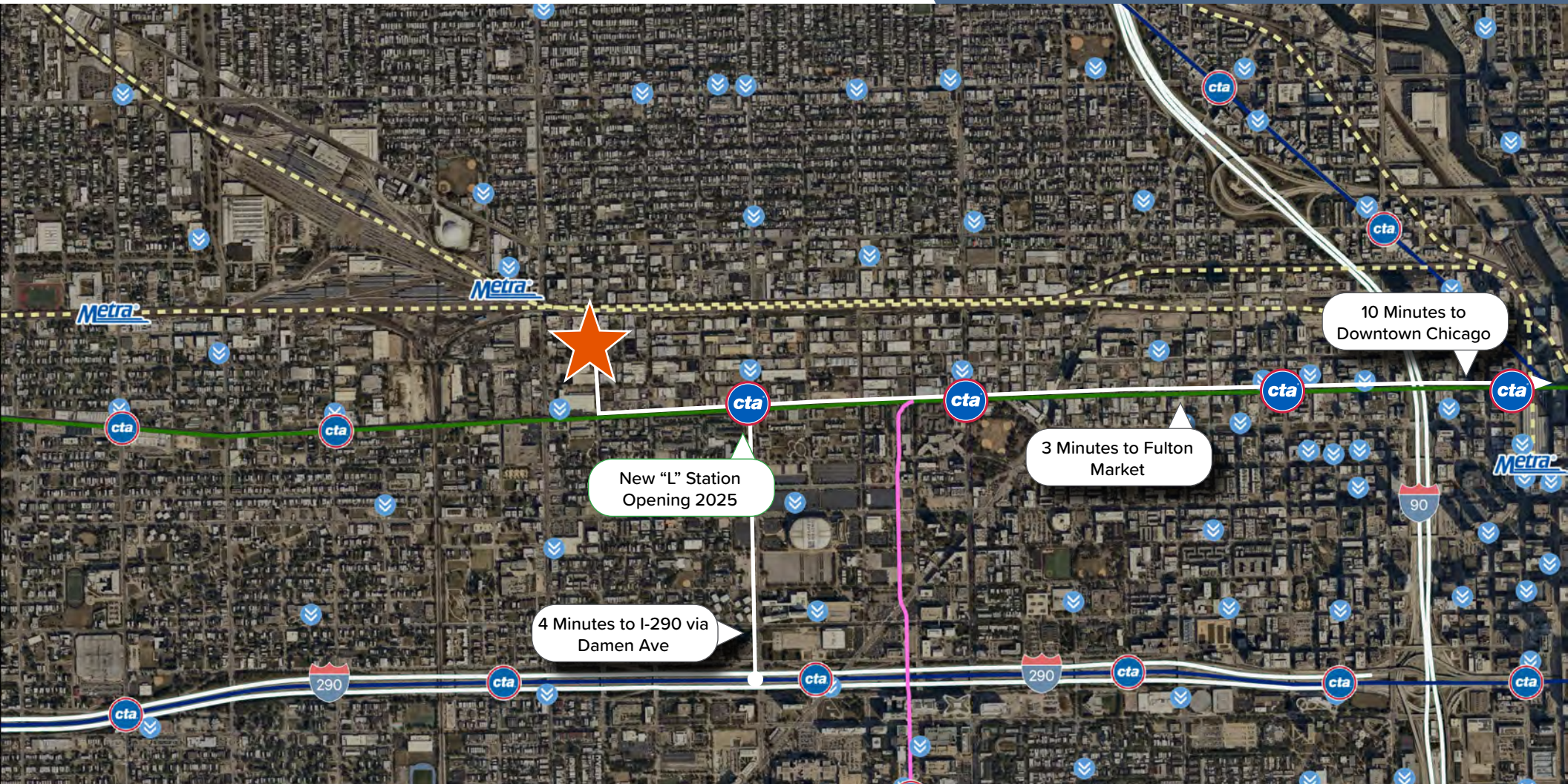
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ACCESS MAP



Offering Exceptional Access to Public Transportation, Expressways & Downtown Chicago



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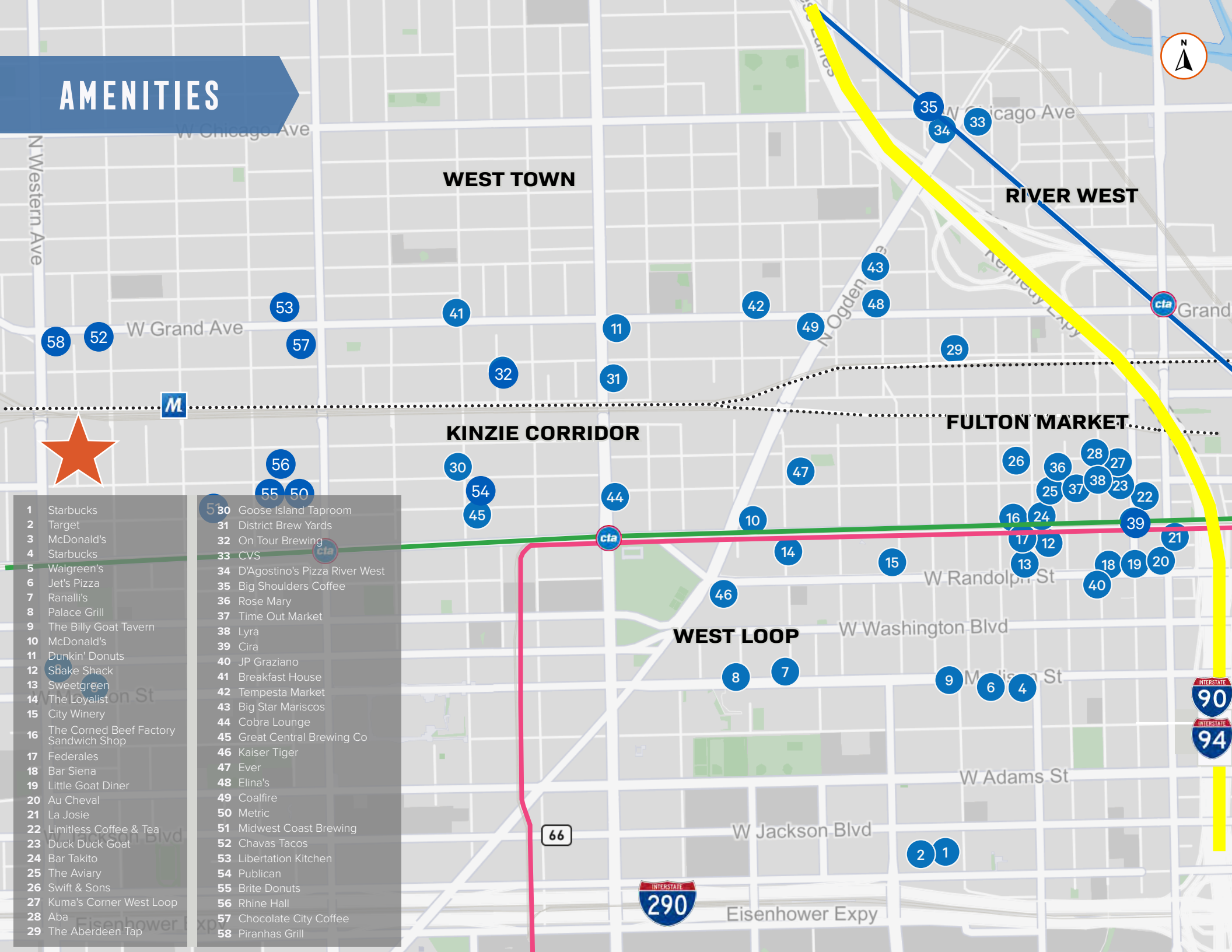
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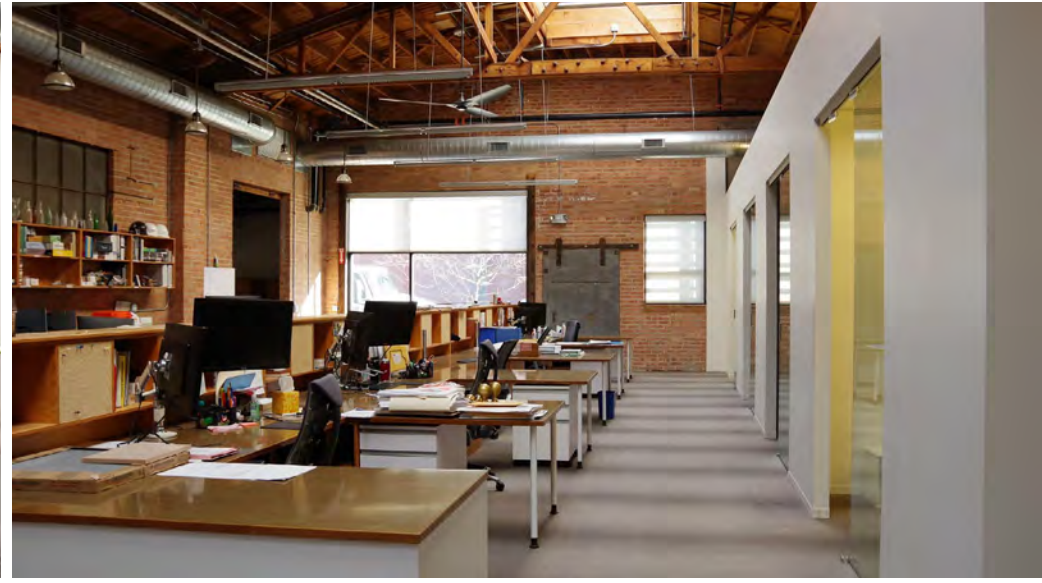
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AMENITIES



- 1 Starbucks
- 2 Target
- 3 McDonald's
- 4 Starbucks
- 5 Walgreen's
- 6 Jet's Pizza
- 7 Ranalli's
- 8 Palace Grill
- 9 The Billy Goat Tavern
- 10 McDonald's
- 11 Dunkin' Donuts
- 12 Shake Shack
- 13 Sweetgreen
- 14 The Loyalist
- 15 City Winery
- 16 The Corned Beef Factory Sandwich Shop
- 17 Federales
- 18 Bar Siena
- 19 Little Goat Diner
- 20 Au Cheval
- 21 La Josie
- 22 Limitless Coffee & Tea
- 23 Duck Duck Goat
- 24 Bar Takito
- 25 The Aviary
- 26 Swift & Sons
- 27 Kuma's Corner West Loop
- 28 Aba
- 29 The Aberdeen Tap
- 30 Goose Island Taproom
- 31 District Brew Yards
- 32 On Tour Brewing
- 33 CVS
- 34 D'Agostino's Pizza River West
- 35 Big Shoulders Coffee
- 36 Rose Mary
- 37 Time Out Market
- 38 Lyra
- 39 Cira
- 40 JP Graziano
- 41 Breakfast House
- 42 Tempesta Market
- 43 Big Star Mariscos
- 44 Cobra Lounge
- 45 Great Central Brewing Co
- 46 Kaiser Tiger
- 47 Ever
- 48 Elina's
- 49 Coalfire
- 50 Metric
- 51 Midwest Coast Brewing
- 52 Chavas Tacos
- 53 Liberation Kitchen
- 54 Publican
- 55 Brite Donuts
- 56 Rhine Hall
- 57 Chocolate City Coffee
- 58 Piranhas Grill

PHOTOS



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