

845 W. WASHINGTON

CHICAGO, IL

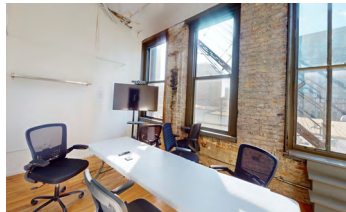
\$3.00/RSF/YEAR BONUS COMMISSION!



NEW
LOWER
RENTAL RATES
\$27.00/RSF/FS

Rare small space full-floor opportunity

Well-designed space in a small, well-located Fulton Market building



4TH FLOOR | 3,300 RSF

Delivery: Immediate

Asking Rate: \$27/RSF/FS

Term: Through 10/31/2027

**Term extension available through the building at market rents.*



Full floor



High ceilings with great natural light



High-end finishes with an open-gallery kitchenette



Restaurants and attractions within walking distance



Centrally located near public transportation

For more information or to arrange a tour, please contact:

BA BRADFORD
ALLEN

Craig Nadborne
(312) 994-5796

cnadborne@bradfordallen.com

The information contained herein was obtained from sources deemed reliable; however, it has not been independently verified, and no warranties, express or implied, are made as to the accuracy thereof. Any interested parties should have the experts of their choice inspect the property and verify all information.

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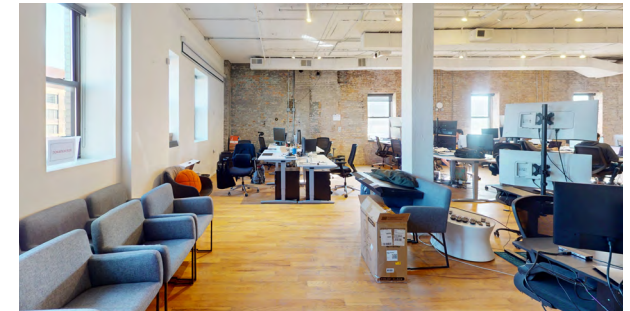
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TOUR VIRTUALLY



SUITE HIGHLIGHTS

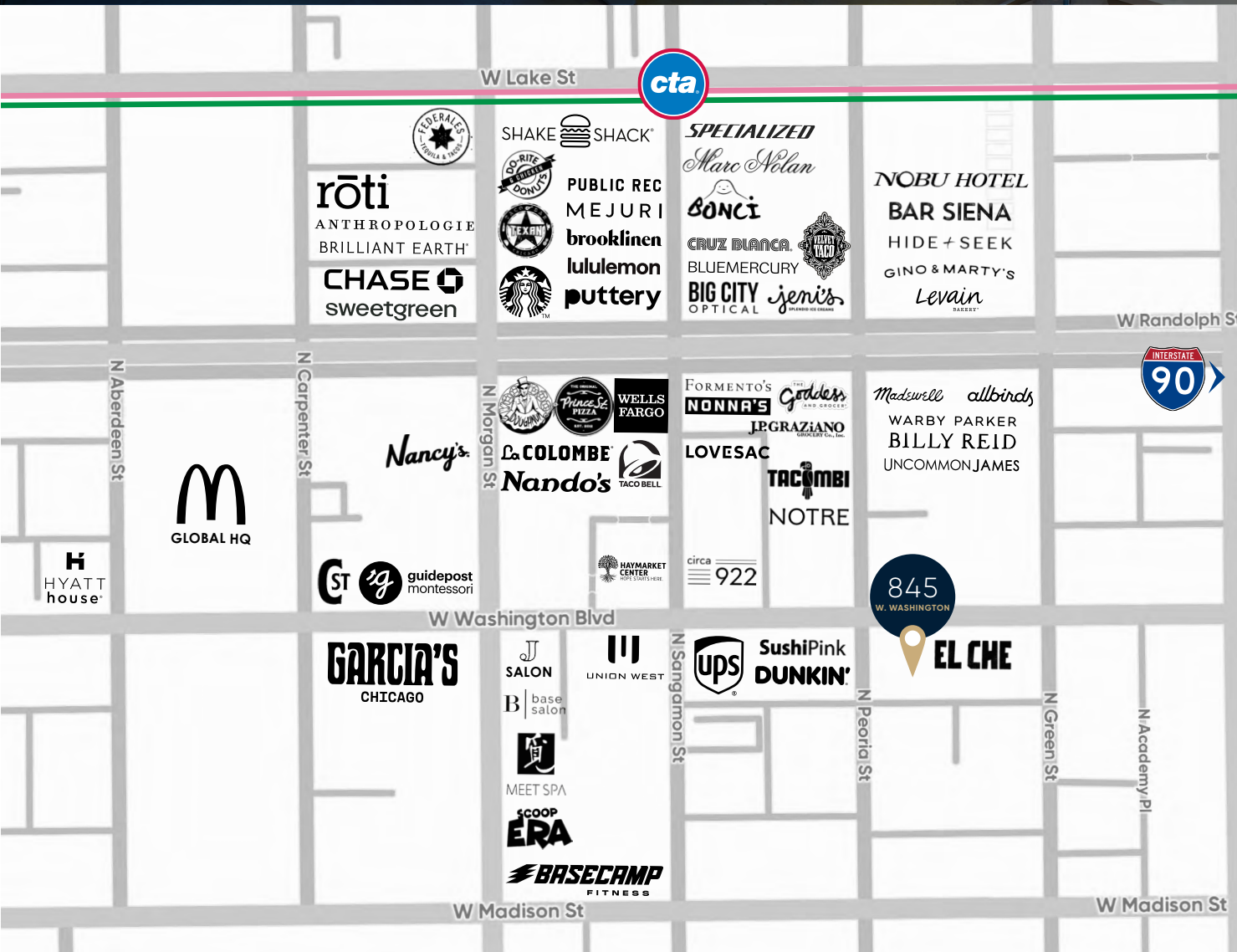
- FOB entry for tenants
- Well designed and functional
- Ample open floor plan that can accommodate cubes, desks, or benching
- Large north- and south-facing windows

SPACE FEATURES

- 1 conference room
- 1 huddle room
- 2 private offices
- 2 restrooms in the suite
- 12' + high timber loft ceilings

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AREA HIGHLIGHTS

- Great Fulton Market location
- Easy walk to Metra and CTA buses and trains
- Numerous parking lots within a 1- to 3-block walk
- Numerous restaurants and attractions within walking distance

IN A 1-MILE RADIUS:

150+
Retailers

6
Nearby Hotels

4,500
Residential Units
With 4,000
More Proposed

Over 10M
Of Office Space
(Delivered, Under
Construction, Planned)

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