

THE BRNDHAUS PL-ZEN™

1727 W 21ST ST, CHICAGO, IL, 60608



LEASE BROCHURE

KELLER WILLIAMS ONECHICAGO
2211 N. Elston
Chicago, IL 60614

PRESENTED BY:

MANNY REGALADO
Executive Vice President
O: 312.471.6425
C: 312.730.2029
mregalado@kwcommercial.com

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CHICAGO, IL

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THE BRNDHAUS PL-ZEN

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

PROPERTY OVERVIEW

ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/YR
AVAILABLE SF:	1,000 - 6,000 SF
PARKING:	Private Spaces
LOT SIZE:	0.5 Acres
YEAR BUILT:	1914
BUILDING SIZE:	25,000 SF
COMPLETE RENOVATION:	2021
ZONING:	C1-2
SUBMARKET:	Pilsen
TRAFFIC COUNT:	2,412 VPD

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

KW Commercial is pleased to present 1727 W 21st St, Chicago, home of THE BRNDHAUS PL-ZEN™, A 25,000 SF property and premium creative professional building located in the heart of Pilsen. THE BRNDHAUS PL-ZEN™ is offering the availability to lease 1,000 to 6,000 SF of ground level space. A completely and newly renovated 1914 warehouse and former pallet factory, the building includes high-end fixtures and finishes, a 14'-17'H original steel bow truss ceiling, ample space for your uninterrupted needs, secured private parking lot, and a host of other premium features and amenities.

PROPERTY HIGHLIGHTS

- 1,000 - 6,000 SF Ground Floor Available
- Complete Renovation 2021
- New Central Air & Heat, Plumbing, and Electrical
- Polished Concrete Floors, Exposed Brick, and Modern-Industrial Design
- 14'-17' Bow Truss Ceiling
- Column-Free Open Plan Under Bow Truss, Plus Private Rooms
- Private Parking Space Available
- 24-Hr Security Cameras, 12' Private Fence

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LEASE RATE

\$25.00 SF/YR

LOCATION INFORMATION

Building Name	THE BRNDHAUS PL-ZEN
Street Address	1727 W 21st St.
City, State, Zip	Chicago, IL 60608
County/Township	Cook/West Township
Submarket	Pilsen
Cross Streets	17th St. & Paulina St.
Range	14
Section	19
Side Of Street	South
Road Type	Paved
Market Type	Large
Nearest Highway	I-90/94 & I-290
Nearest Airport	Chicago Midway International Airport / Chicago O'Hare International Airport

BUILDING INFORMATION

Building Size	25,000 SF
Price / SF	\$25.00 SF/YR
Year Built	1914
Last Renovated	2021
Occupancy %	50%
Tenancy	Multiple
Number Of Floors	2
Gross Leasable Area	1,000 - 6,000 SF
Construction Status	Complete Renovation 2021
Condition	Excellent
Roof	Bow Truss Roof
Free Standing	Yes

PROPERTY DETAILS

Property Type	Retail / Office
Property Subtype	Manufacturing
Zoning	C1-2
Lot Size	0.5 Acres
Submarket	Pilsen
Traffic Count	2,412
Traffic Count Street	21st St. & Wood St.
Traffic Count Frontage	2412

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Parking Description	Surface, private parking.

UTILITIES & AMENITIES

Central HVAC	New
Gas / Propane	City
Power	Yes

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PROPERTY OVERVIEW

THE BRNDHAUS PL-ZEN™ (Pronounced: The•Brand•House Pil•sen) is a 25,000 sf property and premium creative professional building offering rental opportunities for Office Space, Retail, Restaurant, Film and Photo Production, Showrooms, Pop-ups, and Corporate/Private Events are available, as well as exclusive partnerships, sponsorships, and brand activations.

THE BRNDHAUS PL-ZEN™ is a global brand innovation and content factory dedicated to the development, consumer co-creation, incubation, and activation of brands, situated on seven lots in the heart of PL-ZEN – CHI, IL. The newly renovated indoor/outdoor site features exquisite modern-meets-industrial design detail throughout. The BRNDHAUS aligns creative leaders, thinkers, and doers within a mercurial working and gathering environment that is modern, premium, and forward-looking, and is inhabited by advertising, architecture, branding, fashion, film, and media arts professionals.

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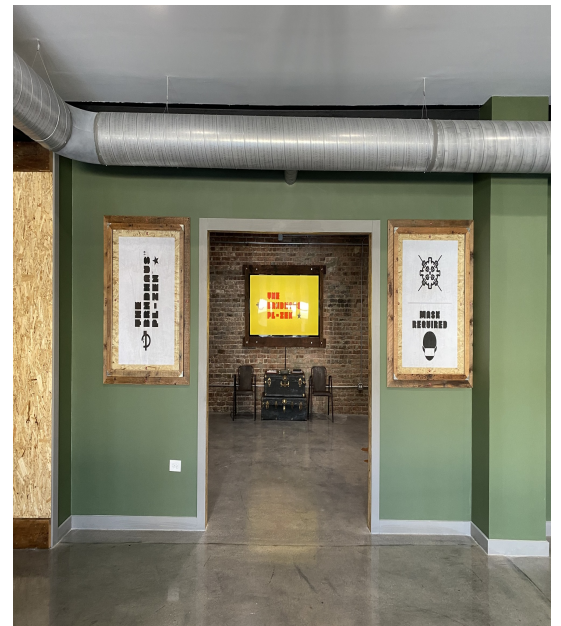
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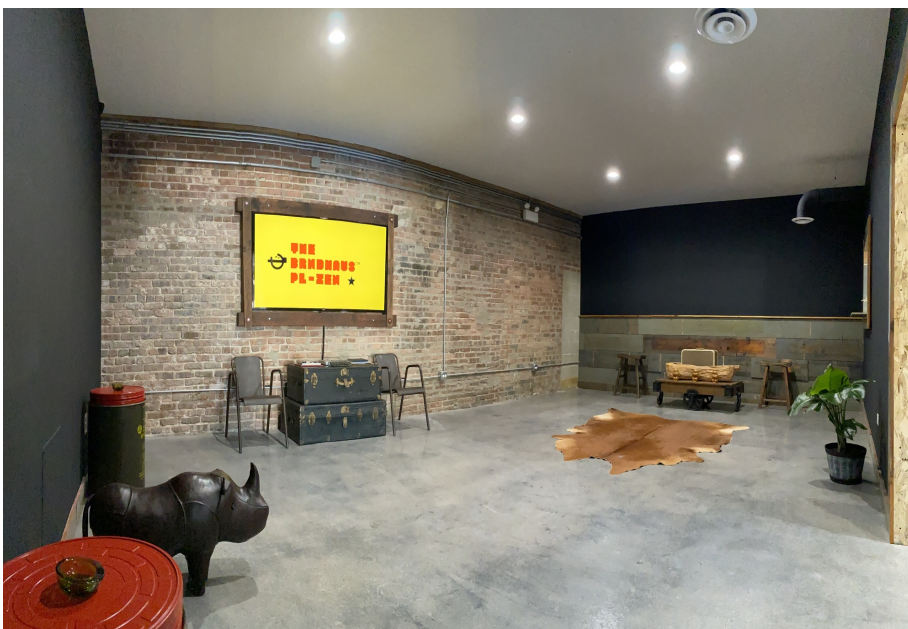
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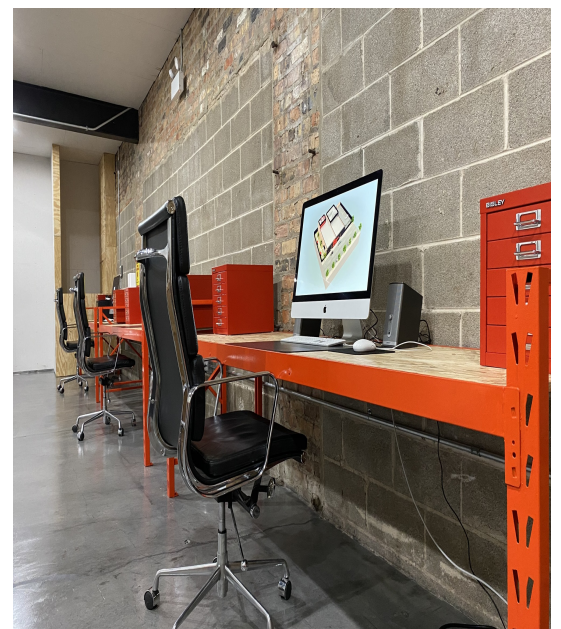
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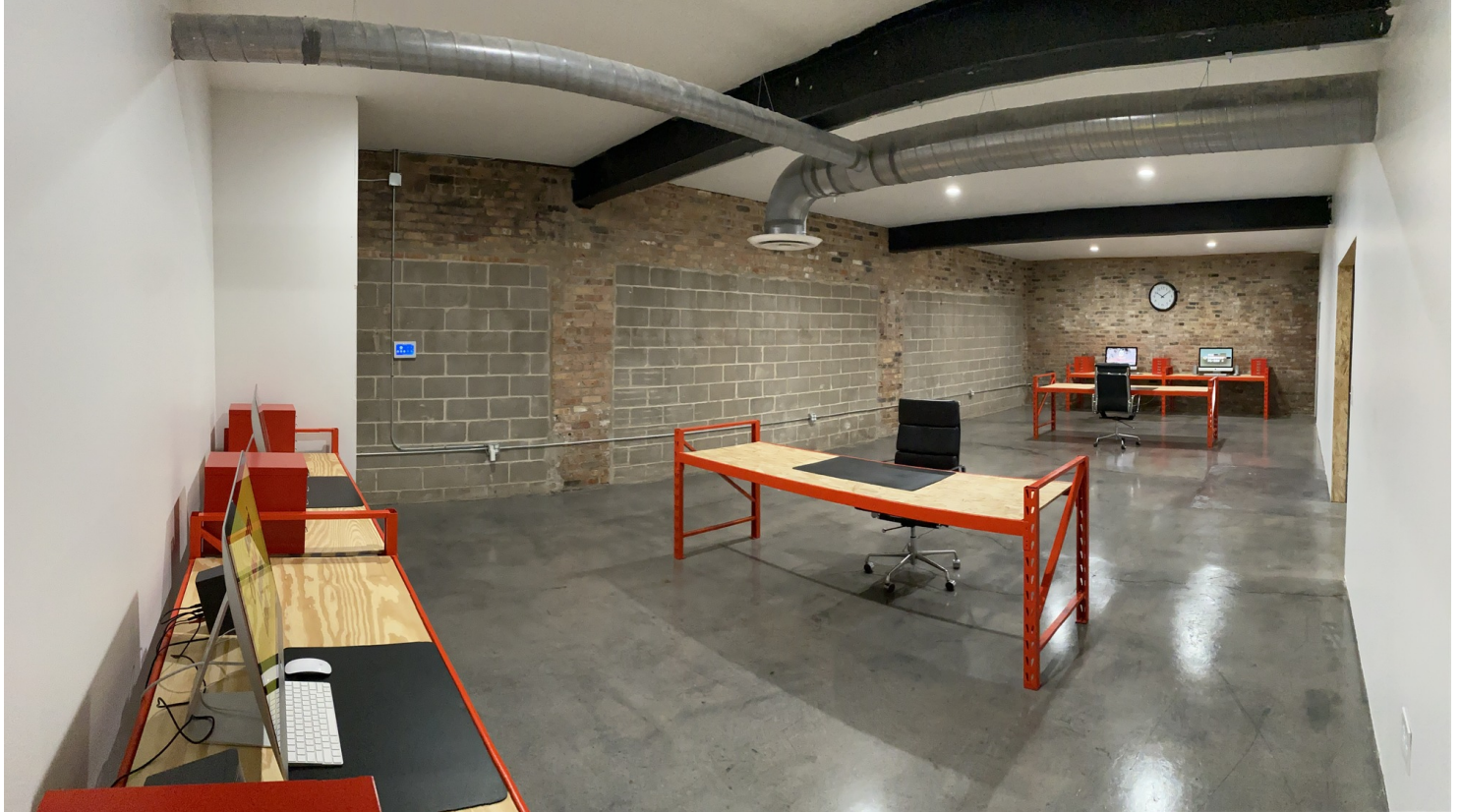
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LOCATION INFORMATION

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PILSEN - LOCATION OVERVIEW

REGIONAL MAP

REGIONAL MAP II

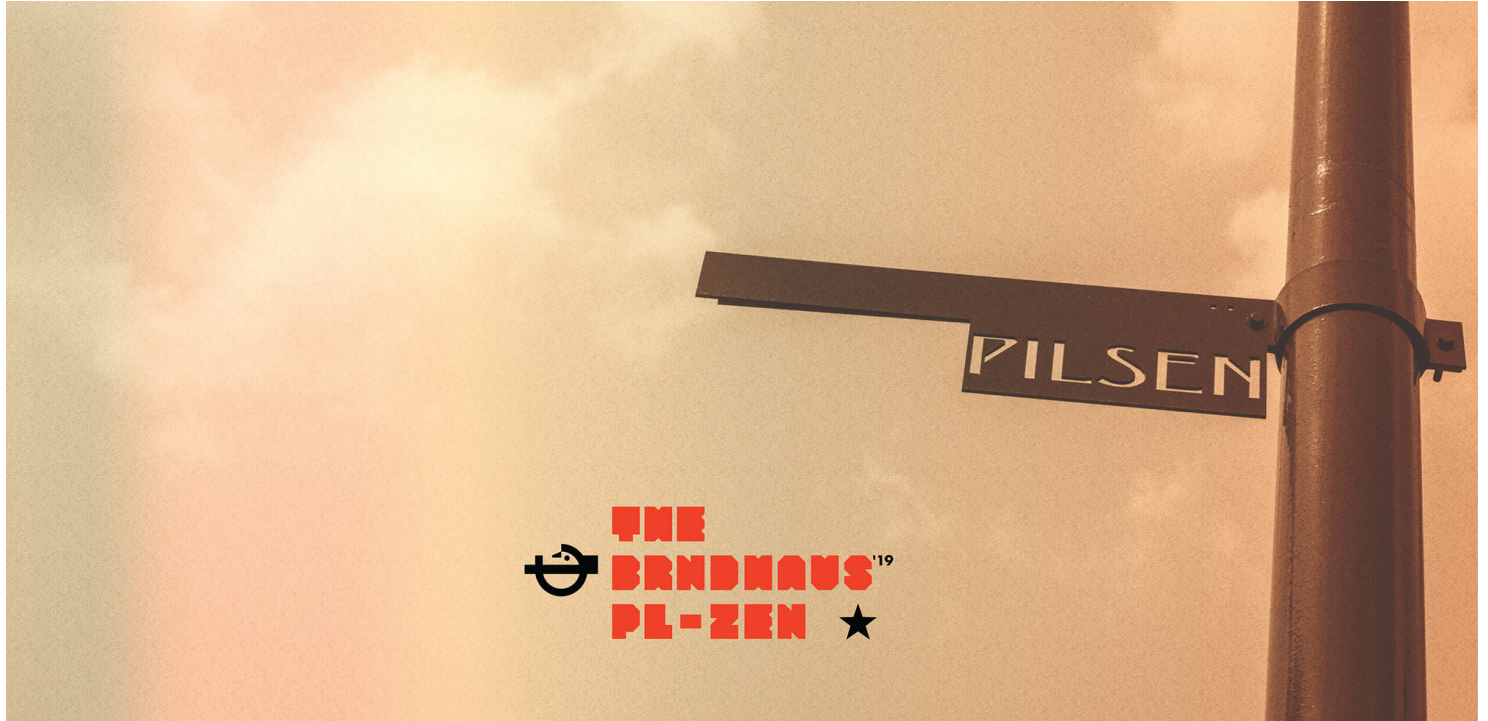
LOCATION MAPS

AERIAL MAP

RETAILER MAP

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LOCATION OVERVIEW

Why we love it Rich in Latino culture, Pilsen is a neighborhood that overflows with music, art, culinary tradition, and nightlife. It's home to award-winning restaurants, iconic music venues, and sensational murals as far as the eye can see. Maybe that's why it was named one of the "12 Coolest Neighborhoods Around the World" by *Forbes*.

Insider tips The first thing you'll notice about Pilsen is the colorful street art. The buildings are covered in massive paintings that hint at the thriving arts community that exists here. The neighborhood's monthly 2nd Fridays Gallery Night, where galleries and artist studios open their doors free of charge, gives you an opportunity to discover emerging local artists.

Pilsen is also a haven for offbeat boutiques, hip eateries, and cool music venues standing alongside bodegas, panaderias, and family-owned restaurants serving authentic Mexican cuisine. Don't miss the National Museum of Mexican Art while you're there. This free museum immerses visitors in Mexican culture through a stunning collection of textiles, folk art, prints, photos, and more.

Pilsen is also home to one of the city's most beloved music venues, Thalia Hall, where you can catch indie rockers, famed comedians, and live DJs in a striking space modeled after the Prague Opera House. The venue shares a historic building with Dusek's Board & Beer (award-winning tavern fare), Punch House ('70s vibes and large format drinks), and Tack Room (live piano music in the building's former carriage house).

Explore like a local Satisfy your sweet tooth with gorditas dulces at Panaderia Nuevo Leon. Try modern versions of Vietnamese family recipes at HaiSous. Dig into flavorful tacos on freshly made tortillas at the no-frills Taqueria El Milagro.

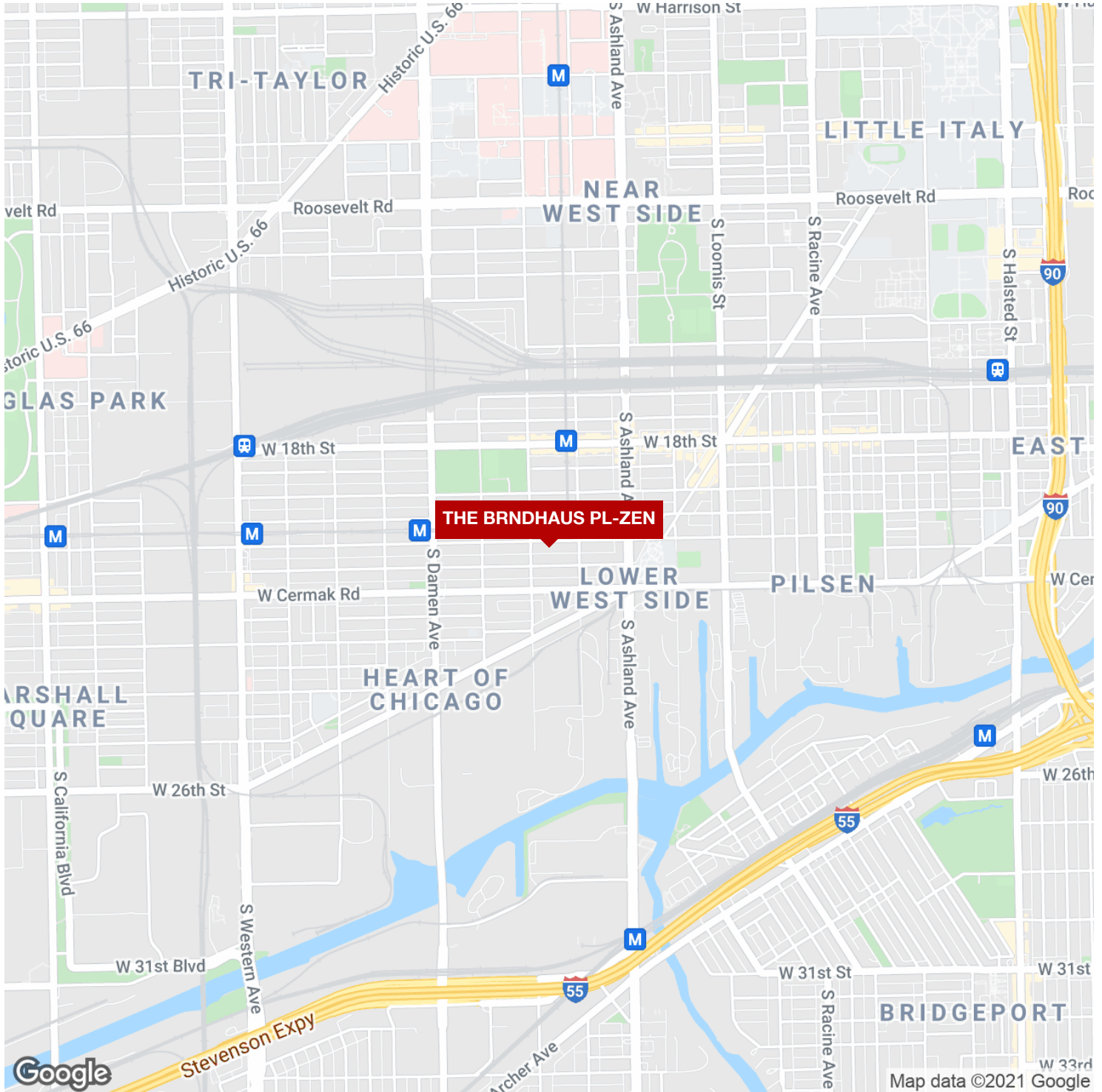
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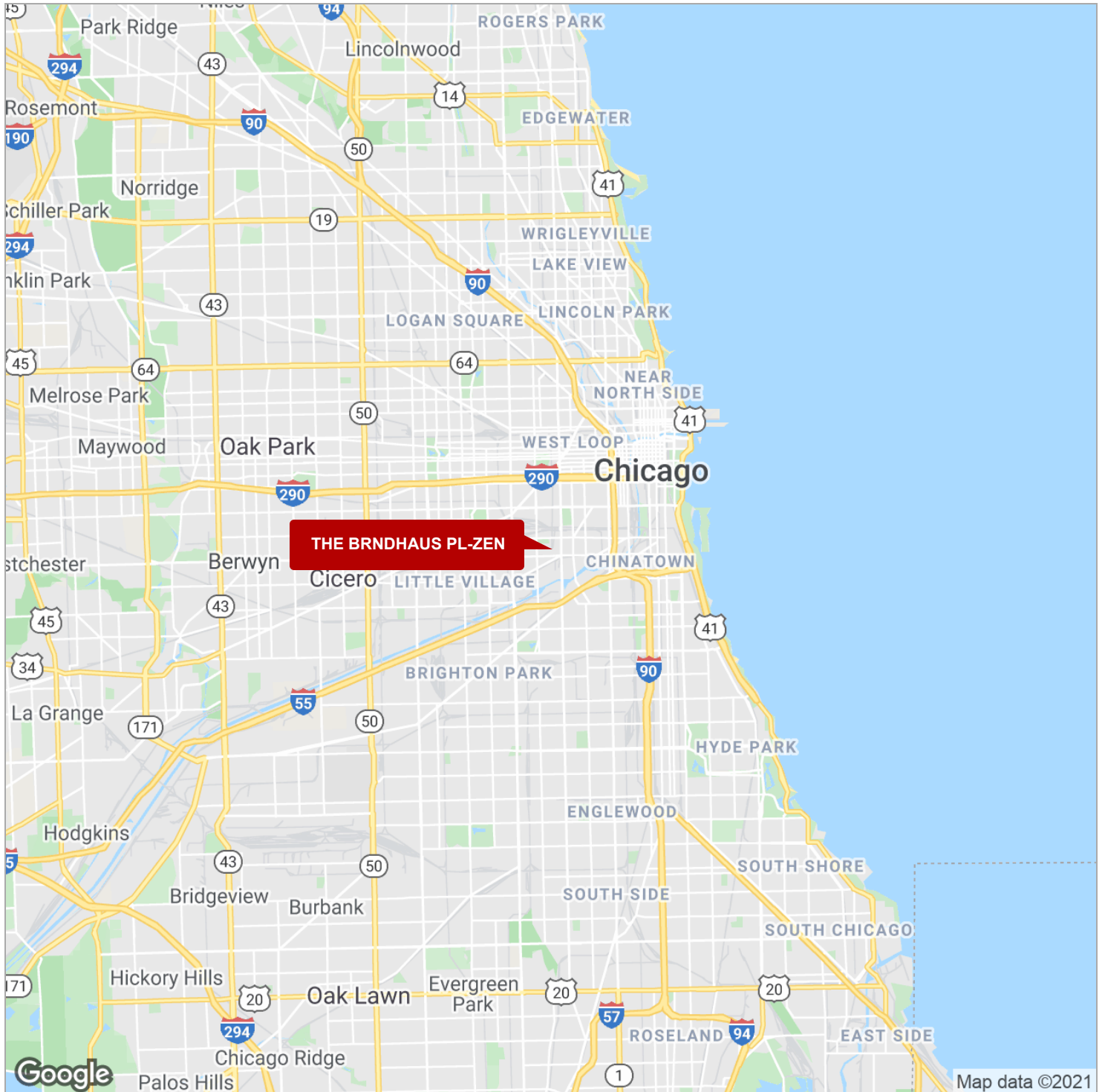
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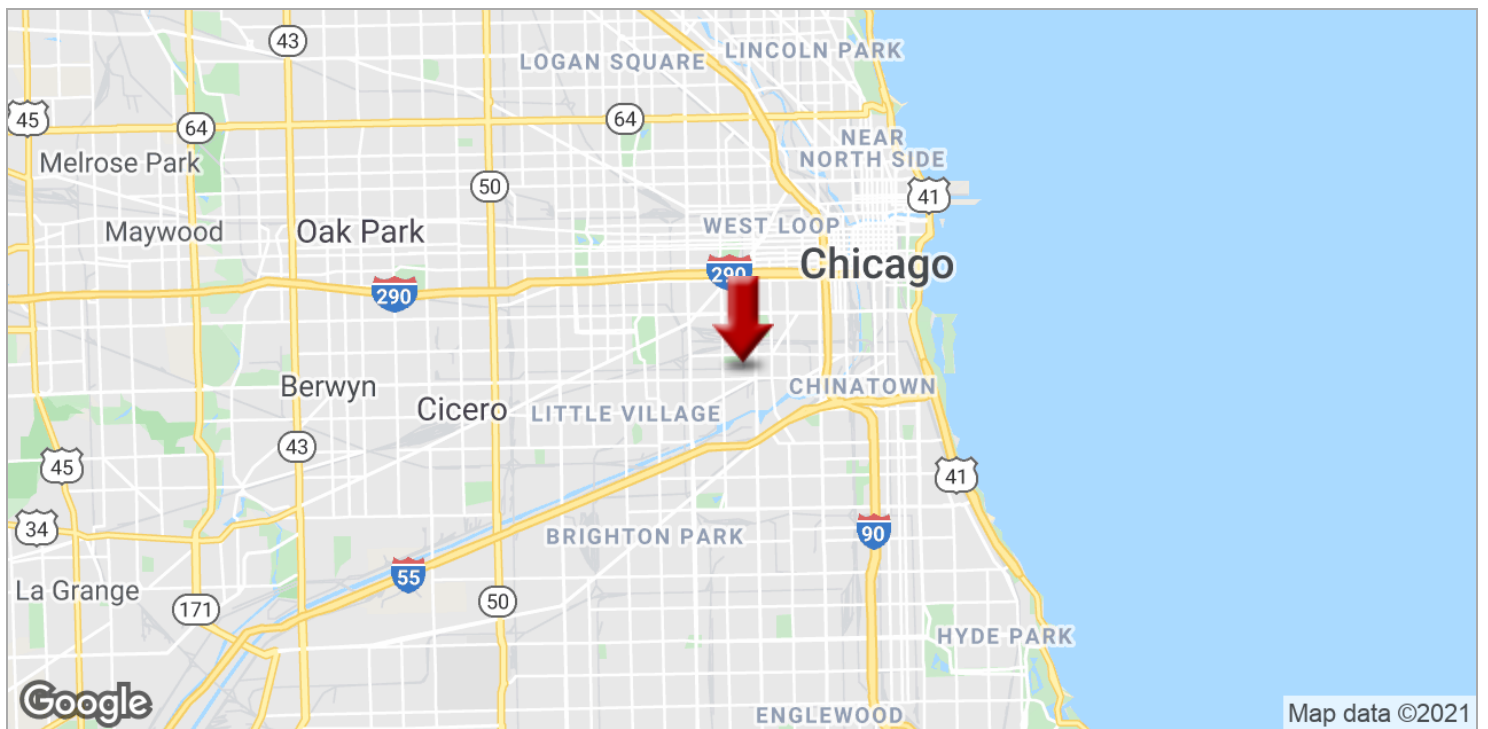
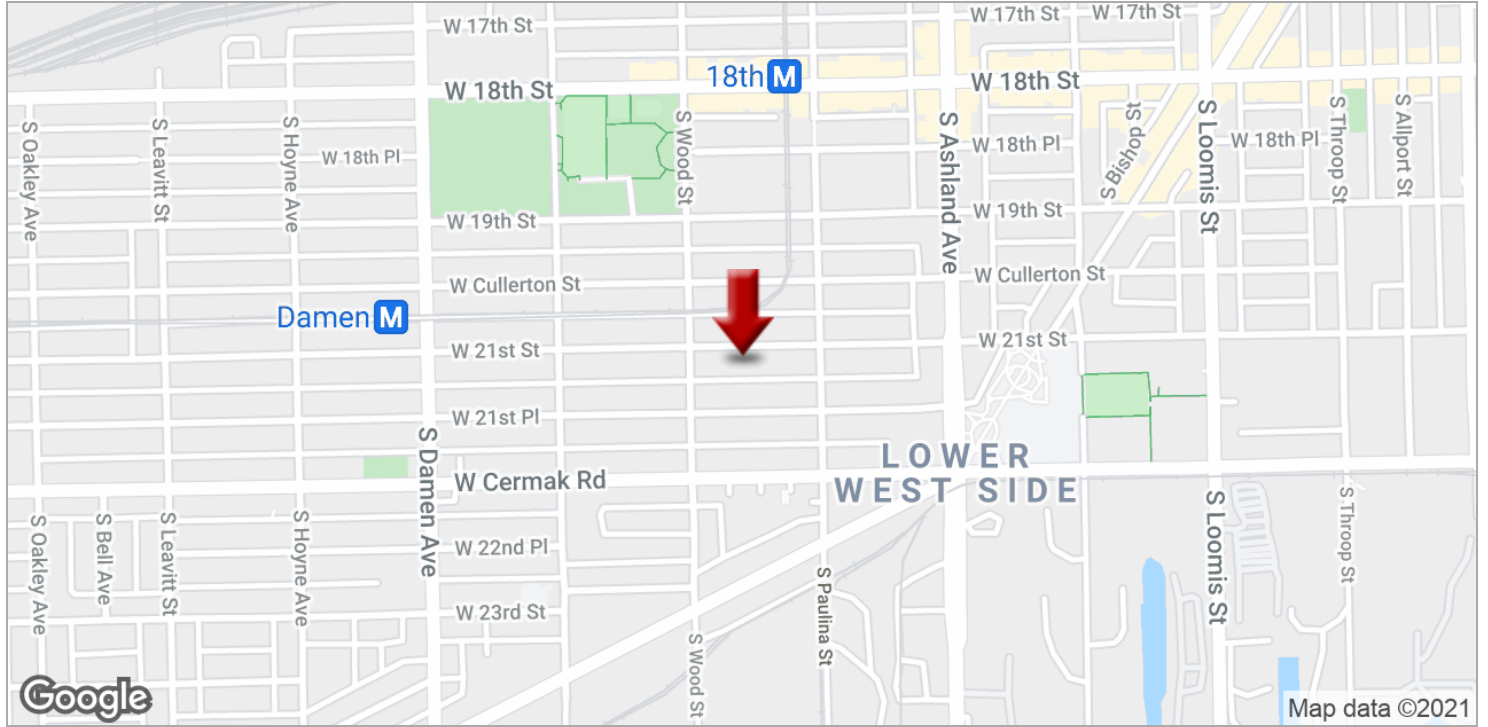
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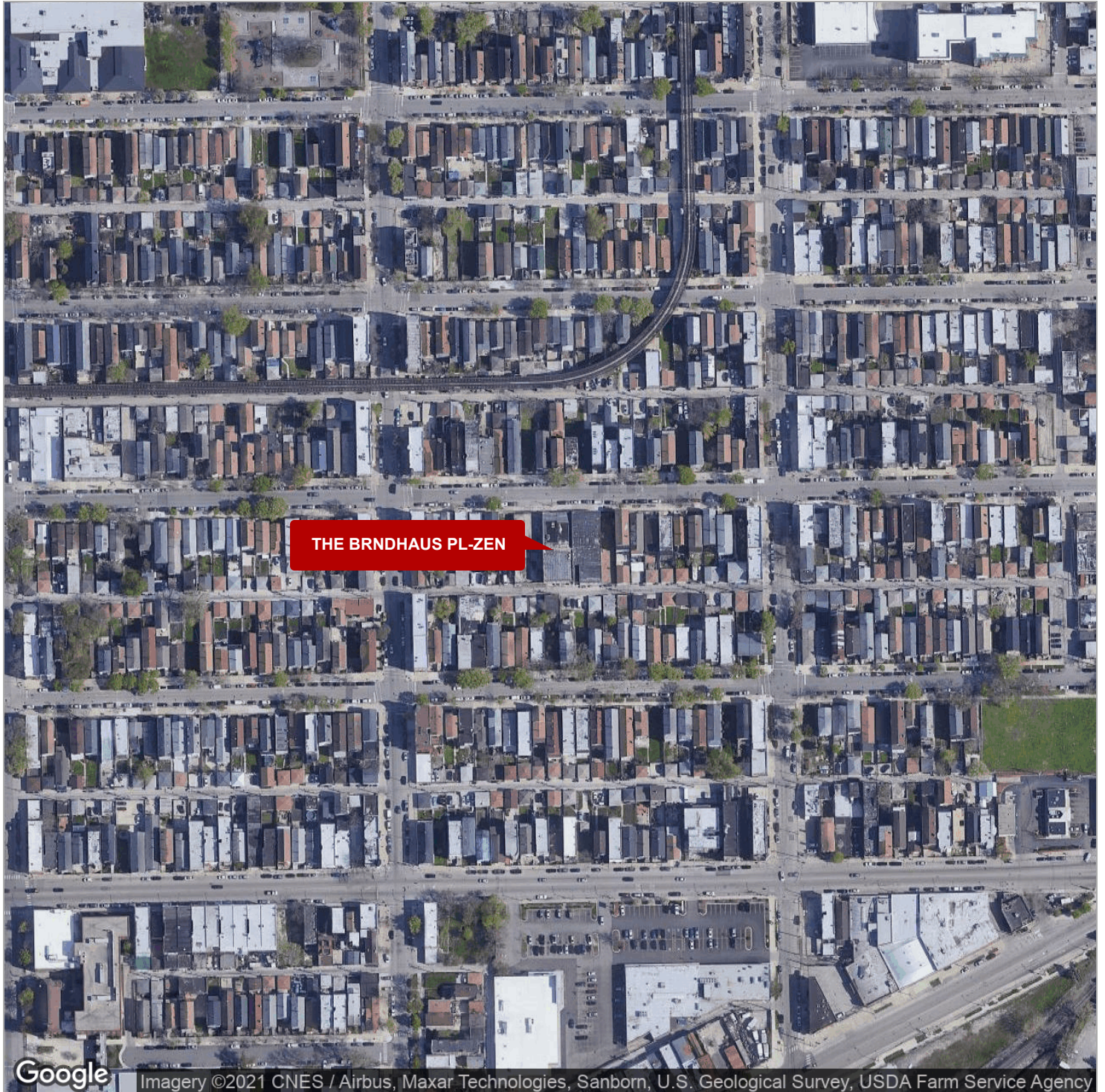
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mregalado@kwcommercial.com

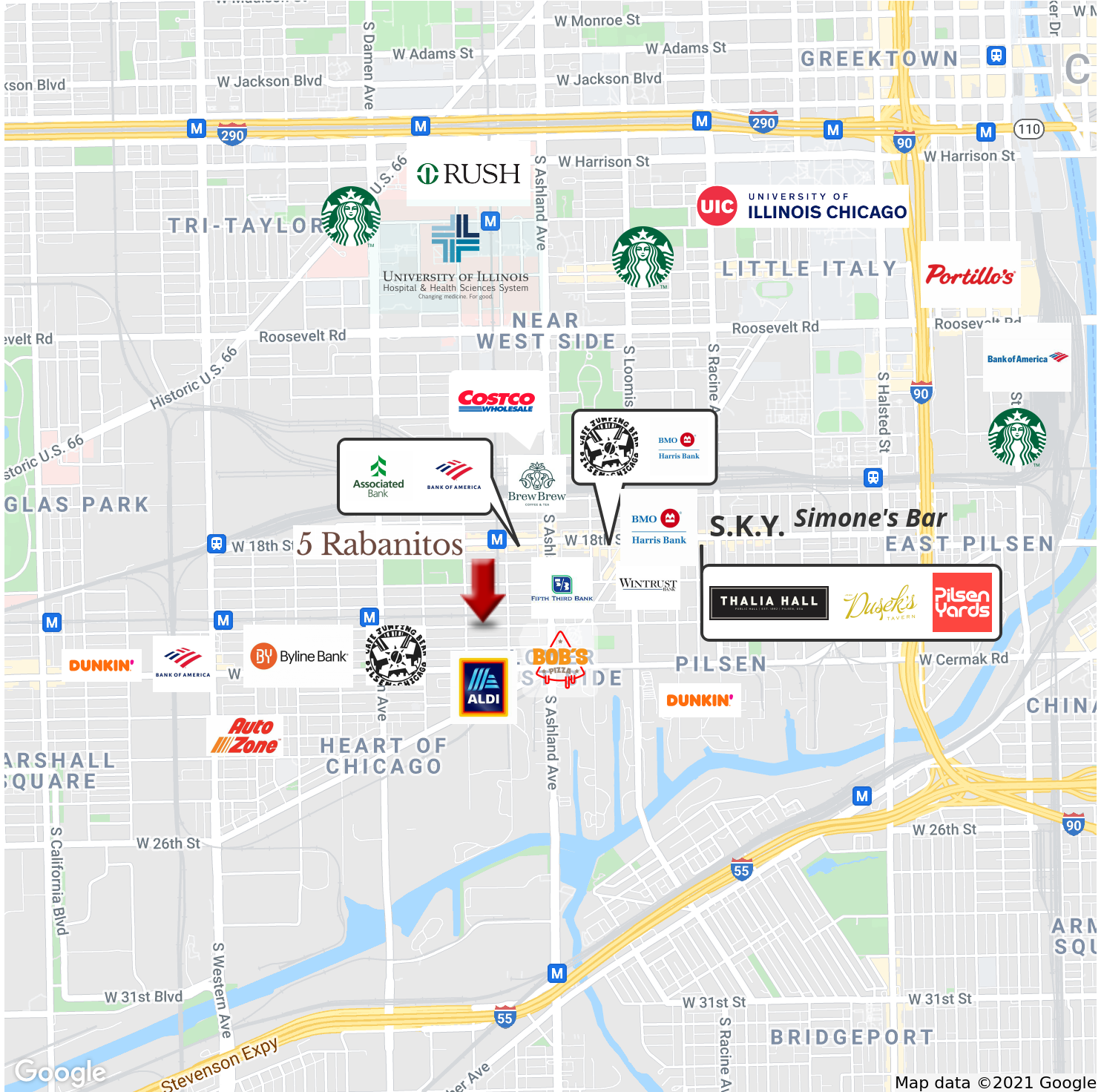
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RETAIL / OFFICE FOR LEASE

THE BRNDHAUS PL-ZEN

1727 W 21st St., Chicago, IL 60608



KELLER WILLIAMS ONECHICAGO
2211 N. Elston
Chicago, IL 60614

MANNY REGALADO
Executive Vice President
O: 312.471.6425
C: 312.730.2029
mregalado@kwcommercial.com

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THE BRNDHAUS PL-ZEN

DEMOGRAPHICS

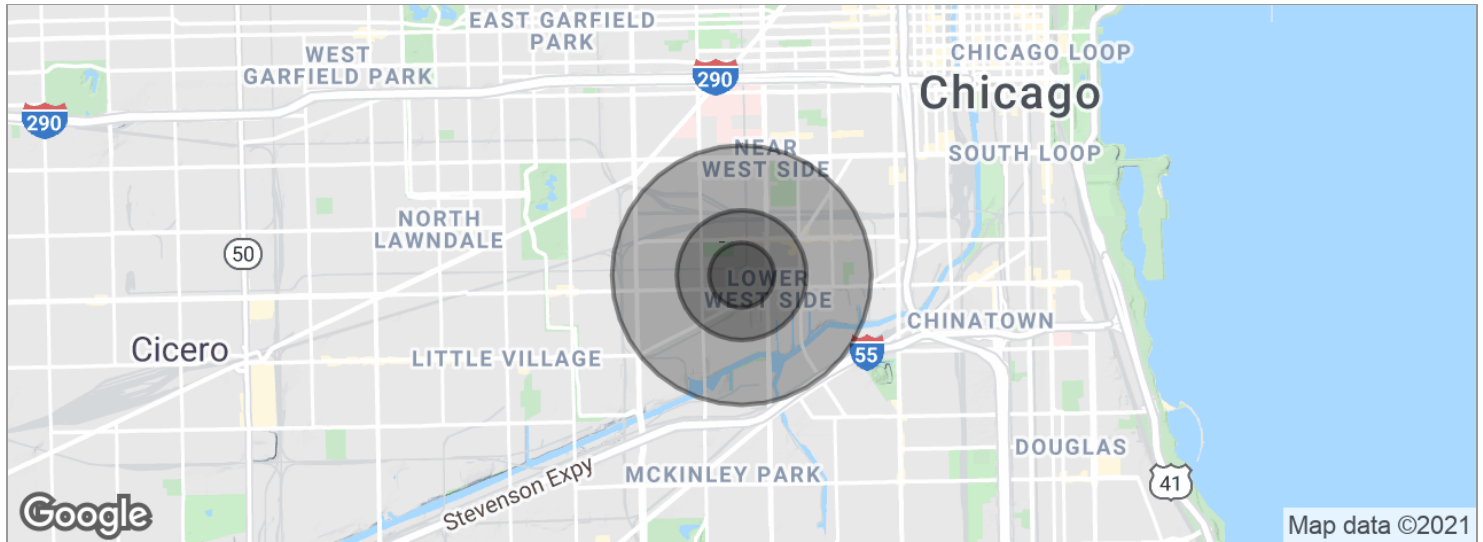
3

DEMOGRAPHICS MAP

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THE BRNDHAUS PL-ZEN

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	5,222	15,222	34,221
Median age	28.9	29.3	29.7
Median age (male)	29.2	29.5	29.3
Median age (Female)	28.0	28.5	30.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	1,591	4,718	11,572
# of persons per HH	3.3	3.2	3.0
Average HH income	\$42,858	\$40,247	\$39,045
Average house value	\$277,857	\$301,936	\$290,627

* Demographic data derived from 2010 US Census

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