

LEASING MEMORANDUM

# 1655 S Blue Island Ave

Chicago, IL 60608 | Pilsen — Chicago's #1 Rated Neighborhood

Up to 17,500 SF of Loft/Creative Office & Retail Space | Available Now

<b>\$24.00/SF/YR</b> Rental Rate	<b>17,500 SF</b> Total SF Avail.	<b>10,000 SF</b> 1657 Unit	<b>7,500 SF</b> 1655 Unit
-------------------------------------	-------------------------------------	-------------------------------	------------------------------

1655 Blue Island Ave S, Chicago, IL 60608



## PROPERTY HIGHLIGHTS

- Walk Score 100 & Transit Score 90 — Exceptionally walkable
- Combine both suites for 17,500 SF contiguous space
- Flexible lease terms: 1–10 years
- Triple Net (NNN) lease — simplified cost structure
- Rear parking available for tenants
- Pilsen — Conde Nast's #1 neighborhood in Chicago
- Vibrant arts district, galleries & restaurant scene
- Steps from CTA Pink Line & multiple bus routes
- Available immediately or within 30 days
- Ideal for office, creative studio, retail, or mixed use

Exclusively Listed By

**Regina M Joshi | Prestige Realty Group**

(708) 965-9422 | [ginajoshi03@gmail.com](mailto:ginajoshi03@gmail.com) | LoopNet #35787481

## EXECUTIVE SUMMARY

Prestige Realty Group is pleased to present an exceptional leasing opportunity at 1655 S Blue Island Ave, a historic brick commercial building located in the heart of Pilsen — one of Chicago's most dynamic and celebrated neighborhoods. Rated the #1 neighborhood in Chicago by Conde Nast Traveler, Pilsen is a thriving cultural hub known for its world-class murals, gallery scene, acclaimed dining, and strong community identity that continues to attract businesses, creatives, and institutions.

The building offers two commercial suites on the first floor totaling 17,500 contiguous square feet, available for lease separately or combined. Both spaces feature loft/creative character with exposed brick, high ceilings, and flexible open floor plans — ideally suited for office, retail, creative studio, nonprofit, medical, or mixed-use tenants.

Suite 1655 (7,500 SF) was most recently occupied as a government employment services office and features a highly functional layout with multiple private offices, two large men's and women's restrooms, and a welcoming lobby. Suite 1657 (10,000 SF) is the larger of the two and benefits from a dedicated vestibule entry, large open areas, and excellent natural light from floor-to-ceiling windows along Blue Island Ave.

With a Walk Score of 100 (Exceptionally Walkable) and a Transit Score of 90, this location offers unparalleled accessibility. Rear parking is available for tenants — a significant amenity in this dense urban neighborhood. The building is offered at \$24.00/SF/year (\$2.00/SF/month) on a Triple Net (NNN) basis with flexible lease terms from 1 to 10 years.

### Key leasing considerations:

- 17,500 SF contiguous available — rare large-block opportunity in Pilsen
- Divisible to 7,500 SF (1655) and 10,000 SF (1657) independently
- \$24.00/SF/YR Triple Net (NNN) — predictable, all-in cost structure
- Walk Score 100 / Transit Score 90 — best-in-class urban accessibility
- Flexible lease terms from 1–10 years — available immediately or 30 days
- Rear parking available — premium amenity in this neighborhood
- Pilsen: Conde Nast #1 Chicago neighborhood — unmatched brand association
- Ideal for creative office, retail, gallery, nonprofit, or medical use
- Building Class C with loft/creative aesthetic and exposed brick character
- 52,500 SF building with diverse, established tenant mix

## PROPERTY DETAILS

<b>Address</b>	1655 S Blue Island Ave, Chicago, IL 60608
<b>Neighborhood</b>	Pilsen — Chicago's #1 Rated Neighborhood (Conde Nast)
<b>Property Type</b>	Office / Loft / Creative Space
<b>Building Class</b>	C — Loft/Creative Character
<b>Total Building SF</b>	52,500 SF (Multi-Tenant)
<b>Year Built</b>	1950

<b>Service Type</b>	Triple Net (NNN)
<b>Rental Rate</b>	\$24.00/SF/YR (\$2.00/SF/MO)
<b>Available Space</b>	17,500 SF Combined   Divisible to 7,500 SF or 10,000 SF
<b>Lease Term</b>	1 – 10 Years (Flexible)
<b>Availability</b>	1655: Immediately   1657: Within 30 Days
<b>Parking</b>	Available Rear Parking for Tenants
<b>Walk Score</b>	100 — Exceptionally Walkable
<b>Transit Score</b>	90 — Excellent Transit
<b>LoopNet Listing</b>	#35787481

## AVAILABLE SPACES

### SUITE 1655 — 7,500 SF | Available Immediately

Former Unemployment Services Office | First Floor | \$24.00/SF/YR Triple Net (NNN)

Suite 1655 offers 7,500 square feet of immediately available office space on the first floor. Previously operated as a government employment services center, the suite is built out for office use and features a highly functional, move-in-ready layout. Key features include:

- 7,500 SF of built-out office space
- Multiple private office rooms
- Large men's and women's restrooms
- Reception/lobby area at entrance
- Contiguous with Suite 1657 (17,500 SF combined)
- Exposed brick character & high ceilings
- Available immediately — no waiting period
- Flexible layout — adaptable to most uses

### SUITE 1657 — 10,000 SF | Available Within 30 Days

Large Open Floor Plan | Dedicated Vestibule Entry | First Floor | \$24.00/SF/YR Triple Net (NNN)

Suite 1657 is the larger of the two available suites, offering 10,000 square feet of versatile first-floor space. The suite features a dedicated vestibule at the building entrance — providing a professional, branded arrival experience for tenants and their clients. Large open areas make this ideal for creative, collaborative, or event-driven uses. Key features include:

- 10,000 SF — largest available suite in building
- Dedicated vestibule/lobby at main entrance
- Expansive open floor plan — highly flexible
- Floor-to-ceiling windows along Blue Island Ave
- Exposed brick walls and loft-style ceilings
- Contiguous with Suite 1655 (17,500 SF combined)
- Available within 30 days of lease execution
- Ideal for showroom, studio, office, or event space

## SPACE COMPARISON

Feature	Suite 1655	Suite 1657	Combined
<b>Square Footage</b>	7,500 SF	10,000 SF	17,500 SF
<b>Availability</b>	Immediately	Within 30 Days	Within 30 Days
<b>Rental Rate</b>	\$24.00/SF/YR	\$24.00/SF/YR	\$24.00/SF/YR
<b>Monthly Rent</b>	\$15,000/mo	\$20,000/mo	\$35,000/mo
<b>Annual Rent</b>	\$180,000/yr	\$240,000/yr	\$420,000/yr
<b>Service Type</b>	Triple Net (NNN)	Triple Net (NNN)	Triple Net (NNN)
<b>Lease Term</b>	1–10 Years	1–10 Years	1–10 Years

<b>Vestibule Entry</b>	No	Yes	Yes
<b>Private Offices</b>	Yes — Multiple	Open Plan	Both
<b>Restrooms</b>	Large M/F	TBD by tenant	Large M/F
<b>Parking</b>	Rear Available	Rear Available	Rear Available

## RETAIL CONCEPTS & LEASING ADVANTAGES

1655 S Blue Island Ave presents a rare canvas for destination retail, food & beverage, fitness, creative, and experiential concepts. The building’s loft character, flexible floor plates, and prime Pilsen location make it one of Chicago’s most compelling retail opportunities — backed by owner incentives and exceptional built-in traffic drivers. The images below represent the caliber of tenants ideally suited for these spaces.



### Independent Bookstore / Reading Lounge

Pilsen’s literary and cultural audience is a natural fit for a curated bookshop with reading lounge seating. Exposed brick and loft ceilings create the ideal independent bookstore atmosphere.



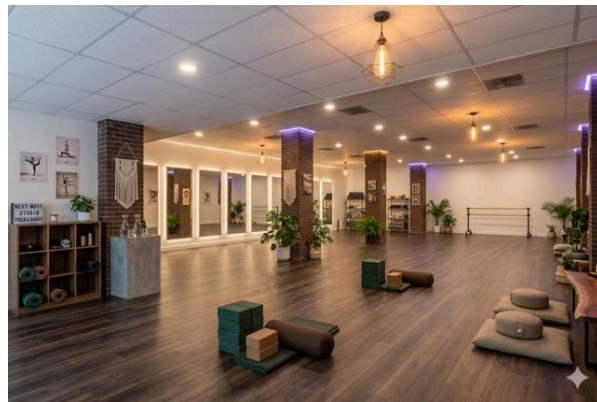
### Community Bookshop with Event Programming

The open floor plan accommodates author events, readings, and community gatherings — activating foot traffic beyond traditional retail hours and building strong neighborhood loyalty.



### Specialty / Used Bookstore — Books & Beyond

A multi-room layout supports a curated specialty concept with defined genre sections. The 7,500 SF suite offers the right footprint for a destination browsing experience with a community lounge corner.



### Yoga & Dance Studio

The 10,000 SF open-plan suite is purpose-built for a wellness or movement studio. High ceilings and a flexible layout support multiple studios, a barre wall, and a meditation lounge — exactly what Pilsen’s active demographic seeks.



**Artisan Café / Cultural Gathering Space**

A café with gallery walls and community seating thrives in Pilsen. With McDonald’s directly across the street generating 24-hour traffic, a quality F&B operator here captures loyal neighborhood regulars and continuous drive-by exposure at all hours.



**Urban Apparel / Streetwear Boutique**

An independent apparel or streetwear concept benefits from the high-ceilinged loft aesthetic, exposed brick backdrop, and track lighting. Pilsen’s creative demographic and strong weekend tourism create consistent foot traffic for fashion-forward retail.

**LEASING STATISTICS & DEAL HIGHLIGHTS**

<p><b>\$24</b> per SF / Year <b>Triple Net (NNN)</b></p>	<p><b>17,500</b> Max SF Available <b>Divisible to 7,500 SF</b></p>	<p><b>1–10</b> Lease Term (Yrs) <b>Flexible Terms</b></p>	<p><b>24/7</b> Traffic Driver <b>McDonald’s Across Street</b></p>
------------------------------------------------------------------	----------------------------------------------------------------------------	-------------------------------------------------------------------	---------------------------------------------------------------------------

**Why This Deal Makes Sense**

**Triple Net (NNN) Lease — Simple, Predictable Cost Structure** At \$24.00/SF/YR NNN, tenants pay straightforward base rent against a building that keeps operating costs lean. Estimated annual rents: Suite 1655 (7,500 SF) = \$180,000/yr (\$15,000/mo); Suite 1657 (10,000 SF) = \$240,000/yr (\$20,000/mo); Combined (17,500 SF) = \$420,000/yr (\$35,000/mo).

**24-Hour Traffic Anchor: McDonald’s Directly Across the Street** A 24-hour McDonald’s directly opposite the property ensures round-the-clock pedestrian and vehicle activity. This is a proven co-tenancy advantage: high-volume QSR anchors drive consistent “see and stop” exposure for neighboring retailers. Morning commuters, lunch crowds, late-night visitors — this location never goes dark.

**Owner Willing to Provide Rehab Assistance** The ownership group is prepared to offer meaningful build-out assistance to the right tenant — including tenant improvement (TI) allowances, rent abatement during construction, or negotiated contributions toward eligible rehabilitation costs. This is a motivated, collaborative owner committed to helping the right concept succeed. Qualified tenants are encouraged to present their vision and discuss deal structure directly.

## FLOOR PLAN

The floor plan below illustrates the existing layout of the available first-floor suites. Suite 1655 (7,500 SF) reflects the built-out office configuration with private rooms and restrooms. Suite 1657 (10,000 SF) is shown in its current open configuration. Both suites can be demised or combined per tenant requirements.

## Property Photos



photo3-11

*First Floor Plan — 1655 & 1657 S Blue Island Ave (Not to scale. For illustrative purposes only.)*

## PROPERTY PHOTOS

### Exterior & Aerial Views

#### Property Photos



Primary Photo

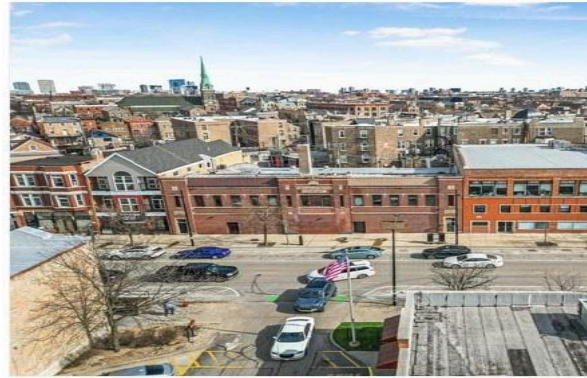


photo0-27

Building exterior — Blue Island Ave frontage, full-block presence

Aerial view — building location in Pilsen context

#### Property Photos



photo1-15



photo2-9

Aerial view — building and surrounding neighborhood

Downtown Chicago skyline visible from building rooftop

### Building Exterior

Property Photos



Building Photo



Building Photo

South elevation — Lobi Space & Studio signage, main entrance

Corner view — Blue Island Ave & 18th St intersection

**Interior — Occupied Suites (Building Sample)**



photo4-9

**Property Photos**



photo5-5

*Existing tenant suite — loft ceilings, exposed brick, open plan*

*Interior corridor — open layout with brick column accents*

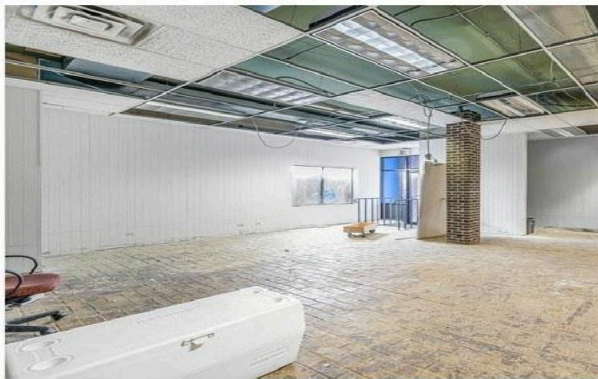


photo6-7

*Interior tenant space — brick walls, flexible configuration*

**Available Suites — Current Condition**

The images below show the available suites in their current white-box/shell condition, ready for tenant build-out. The open floor plates, exposed brick walls, and soaring ceilings provide an outstanding canvas for a custom tenant improvement package.

Property Photos

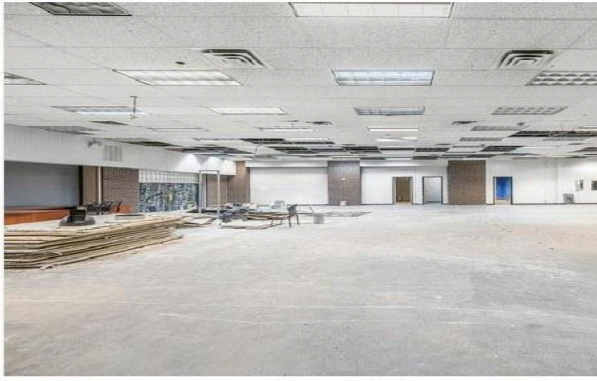


photo8-4

Available suite — open floor plate, shell condition ready for TI



photo7-9

Available suite — exposed brick, column grid, open ceiling

Property Photos

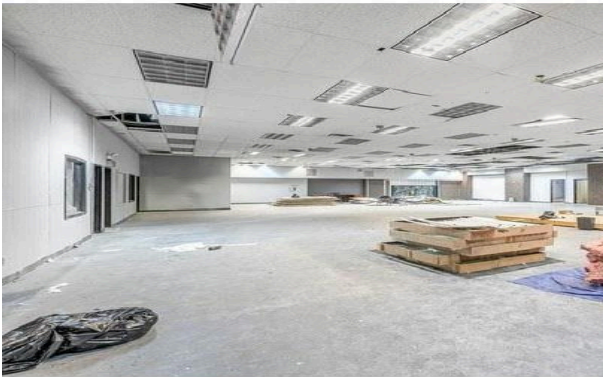


photo9-4

Available suite — wide open floor plate, excellent natural light

## PILSEN: NEIGHBORHOOD OVERVIEW



### WHY PILSEN?

- Named Chicago's #1 neighborhood by Conde Nast Traveler
- World-renowned murals and public art — a destination in itself
- Thriving gallery district and arts community
- James Beard-recognized restaurant scene along 18th St
- National Museum of Mexican Art — major cultural anchor
- Growing tech, creative, and nonprofit business community
- Strong neighborhood identity driving long-term tenant retention
- Active streetscape and year-round community events

Pilsen has emerged as one of the most sought-after commercial locations on Chicago's Southwest Side. The neighborhood's blend of deep cultural roots, vibrant creative energy, and improving infrastructure has attracted a diverse mix of businesses — from boutique retailers and acclaimed restaurants to nonprofits, studios, and tech companies. For businesses seeking a location that offers both authenticity and accessibility, Pilsen is unmatched.

### Location & Accessibility:

- CTA Pink Line — 18th St Station within walking distance
- Multiple CTA bus routes on Blue Island Ave and 18th St
- Easy access to I-90/94 (Dan Ryan) and I-55 (Stevenson) expressways
- 2 miles from the Loop — exceptional proximity to downtown
- Adjacent to University of Illinois at Chicago (UIC) campus
- Walking distance to National Museum of Mexican Art
- Surrounded by acclaimed dining, coffee shops, and retail

### Submarket Context:

- 1655 S Blue Island Ave is one of the largest available commercial spaces in Pilsen
- Established multi-tenant building with 10 active tenants across diverse sectors
- Growing demand from creative, nonprofit, and professional services users
- Limited large-block availabilities in this submarket — rare opportunity

## BUILDING TENANT ROSTER

1655 S Blue Island Ave is an established multi-tenant building with a diverse and stable tenant community across office, services, creative, and nonprofit sectors. This active tenant mix reinforces the building's reputation and provides a built-in professional community for incoming tenants.

CURRENT BUILDING TENANTS
78 Red Co
Babstel Travel Agency LLC
Beauty Culprit
Bentleys Helping Hand Adult Day Services
CE Jones Property Group LLC
Chicago Home Photos INC
Cosmic HVAC Inc
Encourage Counseling, PLLC
Lobi Space & Studio
United Neighborhood Organization

*Tenant roster provided for informational purposes. Lease details available upon execution of NDA.*

## LEASING ECONOMICS & NNN STRUCTURE

The table below summarizes the leasing economics for each available configuration. This property is structured as a Triple Net (NNN) lease, meaning the tenant pays base rent plus their proportionate share of taxes, insurance, and maintenance. Estimated total occupancy costs are provided for budgeting purposes.

<b>\$350+</b> Avg. Retail Sales/SF Pilsen trade area	<b>2,400+</b> Foot Traffic/Day Blue Island Ave	<b>McDonald's</b> S 24-Hr Traffic Driver Directly across street	<b>Available</b> Owner TI Assistance Qualified tenants
------------------------------------------------------------	------------------------------------------------------	--------------------------------------------------------------------------	--------------------------------------------------------------

Metric	Suite 1655 (7,500 SF)	Suite 1657 (10,000 SF)	Combined (17,500 SF)
Base Rent (NNN)	\$24.00/SF/YR	\$24.00/SF/YR	\$24.00/SF/YR
Monthly Base Rent	\$15,000/mo	\$20,000/mo	\$35,000/mo
Annual Base Rent	\$180,000/yr	\$240,000/yr	\$420,000/yr
Est. NNN Expenses*	~\$4.50/SF/YR	~\$4.50/SF/YR	~\$4.50/SF/YR
Est. Total Occupancy Cost	~\$28.50/SF/YR	~\$28.50/SF/YR	~\$28.50/SF/YR
Est. Monthly All-In	~\$17,813/mo	~\$23,750/mo	~\$41,563/mo
Lease Type	Triple Net (NNN)	Triple Net (NNN)	Triple Net (NNN)
Lease Term	1–10 Years	1–10 Years	1–10 Years
Availability	Immediately	Within 30 Days	Within 30 Days
TI Allowance	Negotiable	Negotiable	Negotiable

\*Estimated NNN expenses (~\$4.50/SF/YR) are illustrative only and include real estate taxes, insurance, and CAM. Actual expenses may vary. Prospective tenants should request current NNN expense schedules from the listing agent.

### Triple Net (NNN) Lease Structure

This property is offered on a Triple Net (NNN) basis at \$24.00/SF/year base rent. Under a NNN structure, the tenant is responsible for their proportionate share of real estate taxes, building insurance, and common area maintenance (CAM) in addition to the base rent. This structure provides tenants with full transparency into operating costs and predictable expense management. Estimated NNN expenses are available upon request.

### 📍 24-Hour Traffic Driver: McDonald's Directly Across the Street

A McDonald's with 24-hour service operates directly across the street from 1655 S Blue Island Ave. This is a significant advantage for prospective tenants: anchor fast food with around-the-clock

service generates consistent foot traffic day and night, seven days a week. The presence of a nationally recognized 24-hour operator signals a stable, high-visibility retail corridor and provides spillover customer flow for neighboring businesses throughout all dayparts — from early morning through late night.

### **Owner Willing to Provide Rehab Assistance for Qualified Tenants**

The ownership is committed to attracting the right long-term tenants and is prepared to offer Tenant Improvement (TI) allowances and rehab assistance for qualified prospects. Whether your concept requires a full build-out, specialized infrastructure, or cosmetic upgrades, ownership is willing to work collaboratively to help bring your vision to life. The raw loft canvas of these suites — exposed brick, soaring ceilings, open floor plates — provides an outstanding starting point. Terms for TI assistance are negotiable based on lease term, creditworthiness, and proposed use. Contact the listing agent to discuss specifics.

## RETAIL USE CONCEPTS

The open, loft-character floor plates at 1655 & 1657 S Blue Island Ave are ideally suited to a wide range of creative retail, food & beverage, wellness, and cultural concepts. The images below illustrate the kinds of uses that thrive in Pilsen’s vibrant, community-driven retail environment. From bookstores and yoga studios to cafés and apparel boutiques, the raw canvas of these spaces supports virtually any vision — especially with owner rehab assistance available.



*The Reader’s Cove — Bookstore & Reading Lounge concept*



*The Reader’s Cove — Community seating and curated shelves*



*The Reader’s Cove — Books & Beyond retail floor*



*Next Move Studio — Yoga & Dance studio concept*



*El Barrio Brew — Café & cultural gathering space*



*Urban Threads — Apparel & lifestyle retail concept*

*Images above are illustrative of potential retail concepts and not representations of actual tenants or committed uses. All concepts subject to landlord approval.*

## DISCLAIMER & CONFIDENTIALITY

---

This Leasing Memorandum has been prepared by Prestige Realty Group and is based on information from sources believed to be reliable. No representation or warranty — express or implied — is made as to the completeness or accuracy of the information contained herein.

Prospective tenants should conduct their own independent investigation of the premises, verify all square footage and specifications, and consult with their own legal, tax, and financial advisors prior to entering into any lease agreement. All terms are subject to change without notice and are subject to approval by ownership.

This Leasing Memorandum is subject to errors, omissions, and withdrawal without notice. Prestige Realty Group represents the landlord in this transaction.

## CONTACT INFORMATION

---

### LISTING AGENT



### Regina M Joshi

Prestige Realty Group  
(708) 965-9422  
[ginajoshi03@gmail.com](mailto:ginajoshi03@gmail.com)

### PROPERTY

### 1655 S Blue Island Ave

Chicago, IL 60608

Pilsen Neighborhood

[LoopNet Listing: #35787481](#)

**Available: Immediately / 30 Days**

CONFIDENTIAL — FOR QUALIFIED TENANTS ONLY. DO NOT REPRODUCE WITHOUT PERMISSION.