



**KWILL**  
REAL ESTATE

POWERED BY KWILL MERCHANT ADVISORS

IRON LAB - MODERN OFFICE / SERVICE RETAIL SPACE

**3700 S IRON STREET**  
CHICAGO, IL 60609

**FOR SALE  
& LEASE**



### AVAILABLE SUITES

GREAT EVENT SPACE ON 1ST FLOOR - 3,480 SF  
PROFESSIONAL OFFICES RANGING FROM 300 SF TO 2,000 SF  
READY-TO-GO SERVICE RETAIL SUITES FROM 300 SF  
DRY, CLEAN BASEMENT STORAGE AVAILABLE

### AMENITIES

- Each Floor has Fresh Kitchens & Restrooms
- Generous Windowlines & Glass Walls
- Beautiful New 1st Floor Cafe
- Best Office Option in Bridgeport

# AVAILABLE SPACES



## FIRST FLOOR

1A - Event Space	3,480 SF
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## SECOND FLOOR

2A - Professional Office	684 SF
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2B - Professional Office	850 SF
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2A & 2B Combined	1,534 SF
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2C - Professional Office	815 SF
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2D - Professional Office	815 SF
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2E - Professional Office	308 SF
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2C - 2E Combined	1,938 SF
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2F - Professional Office	650 SF
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## THIRD FLOOR

3G1 - Office or Retail	505 SF
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3H - Office or Retail	416 SF
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## FORTH FLOOR

4A - Office or Retail	330 SF
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4E - Professional Office	910 SF
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4F - Professional Office	956 SF
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4E & 4F Combined	1,866 SF
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4K - Professional Office	60 SF
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4Q - Professional Office	554 SF
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[VIEW AVAILABLE FLOOR PLANS](#)

JD CARDENAS  
312.912.2966  
jdcardenas@kwilladvisors.com

JOHN COLEMAN  
847.323.7986  
jcoleman@kwilladvisors.com

# PROPERTY DESCRIPTION

BUILDING SIZE	52,320 SF	POWER	1600 AMPS
SITE SIZE	0.48 ACRES	PARKING	40 SPACES
BUILDING FAR	2.50	TAXES	\$106,000 (2022)
TYPICAL FLOOR PLATE	10,464 SF	ZONING	PMD-8A
FINISHED CEILING HEIGHT	11'	LEASE RATE	\$24.50 (INCLUDES UTILITIES)

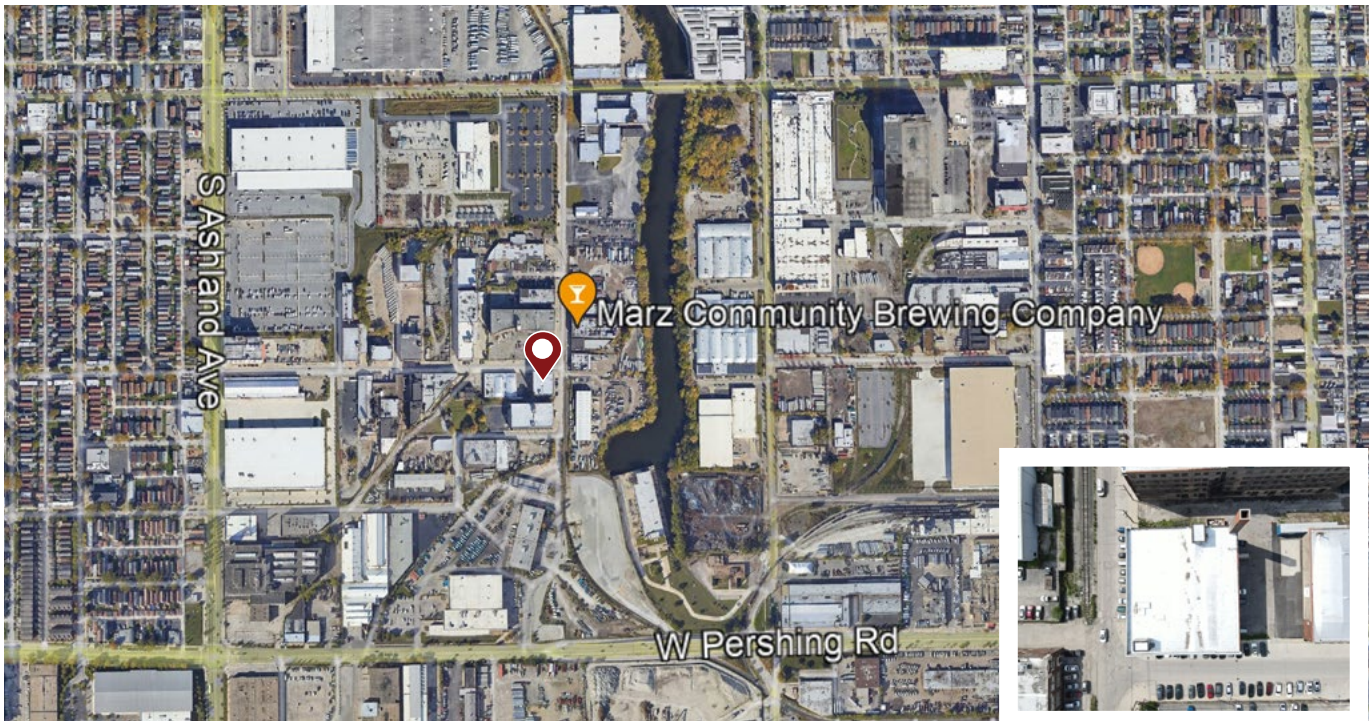
# PROPERTY HIGHLIGHTS

CLASS A OFFICE / SERVICE RETAIL SPACE  
RECENTLY RENOVATED

NEW ROOF, WINDOWS, HVAC, & ELECTRICAL  
ELEVATORS 1 FREIGHT, 1 PASSENGER

THE PROPERTY IS FOR SALE - PLEASE CONTACT BROKER FOR MORE INFORMATION

# MAP OVERVIEW



JD CARDENAS  
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# INTERIOR BUILDING PHOTOS



LOBBY



TERRACE



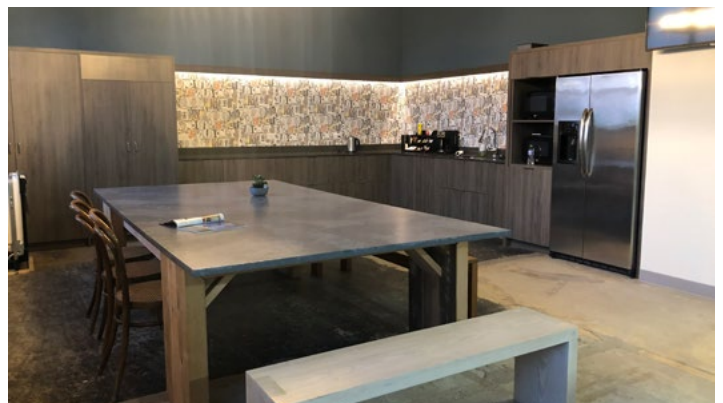
TYPICAL SUITE



TYPICAL SUITE



MEETING ROOM



COMMON AREA

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