

# OFFICE & SHOWROOM SPACE FOR LEASE

## 950 W. FULTON CHICAGO, IL

JAMESON.

STEVEN GOLDSTEIN  
SENIOR VICE PRESIDENT  
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# EXECUTIVE SUMMARY



## UNIT AVAILABLE

2ND FL - OFFICE & RETAIL SHOWROOM

## UNDIVIDED FLOOR PLAN

5,142 RSF + SIGNAGE OPPORTUNITY

## SUBDIVIDED FLOOR PLAN

SPACE A: 1,312 RSF

SPACE B: 3,118 RSF

## OCCUPANCY

IMMEDIATELY AVAILABLE

## ZONING

DS-3

## FOR LEASE

\$39.00/SF MODIFIED GROSS (UNDIVIDED)

\$45.00/SF MODIFIED GROSS (SUBDIV.)

## PROPERTY DESCRIPTION

Introducing 950 West Fulton Street, a prime commercial property poised for success. This impressive second floor space offers a modern and adaptable layout, ideal for a range of businesses. With its sleek design and abundant natural light, the property creates a welcoming and vibrant environment. Boasting state-of-the-art amenities, ample parking, highly visible signage opportunity, and convenient access, it caters to the needs of both tenants and clients. Located in a thriving business district, this property presents a lucrative opportunity for companies seeking a high-profile presence. Explore the potential of this exceptional space and elevate your business to new heights at 950 West Fulton Street.

## AREA & TRANSPORTATION HIGHLIGHTS:

EASY ACCESS TO TO PUBLIC TRANSPORTATION WITH THE FOLLOWING TRANSIT STOPS NEARBY:

MORGAN STATION (GREEN LINE - CTA) - 3 MIN WALK

GRAND AVENUE STATION (BLUE LINE - CTA) - 8 MIN WALK

CLINTON STATION (GREEN & PINK LINES - CTA) - 9 MIN DRIVE

UIC-HALSTED STATION (BLUE LINE - CTA) - 15 MIN WALK

CHICAGO AVENYE STATION (BLUE LINE - CTA) - 17 MIN WALK

CHICAGO OGLIVIE TRANSPORTATION CENTER - 13 MIN WALK

CHICAGO UNION STATION - 19 MIN WALK

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# SIGNAGE OPPORTUNITY FOR UNDIVIDED SPACE

950 W. FULTON STREET

CHICAGO, IL



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## INTERIOR IMAGES

950 W. FULTON STREET  
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## INTERIOR IMAGES

950 W. FULTON STREET  
CHICAGO, IL

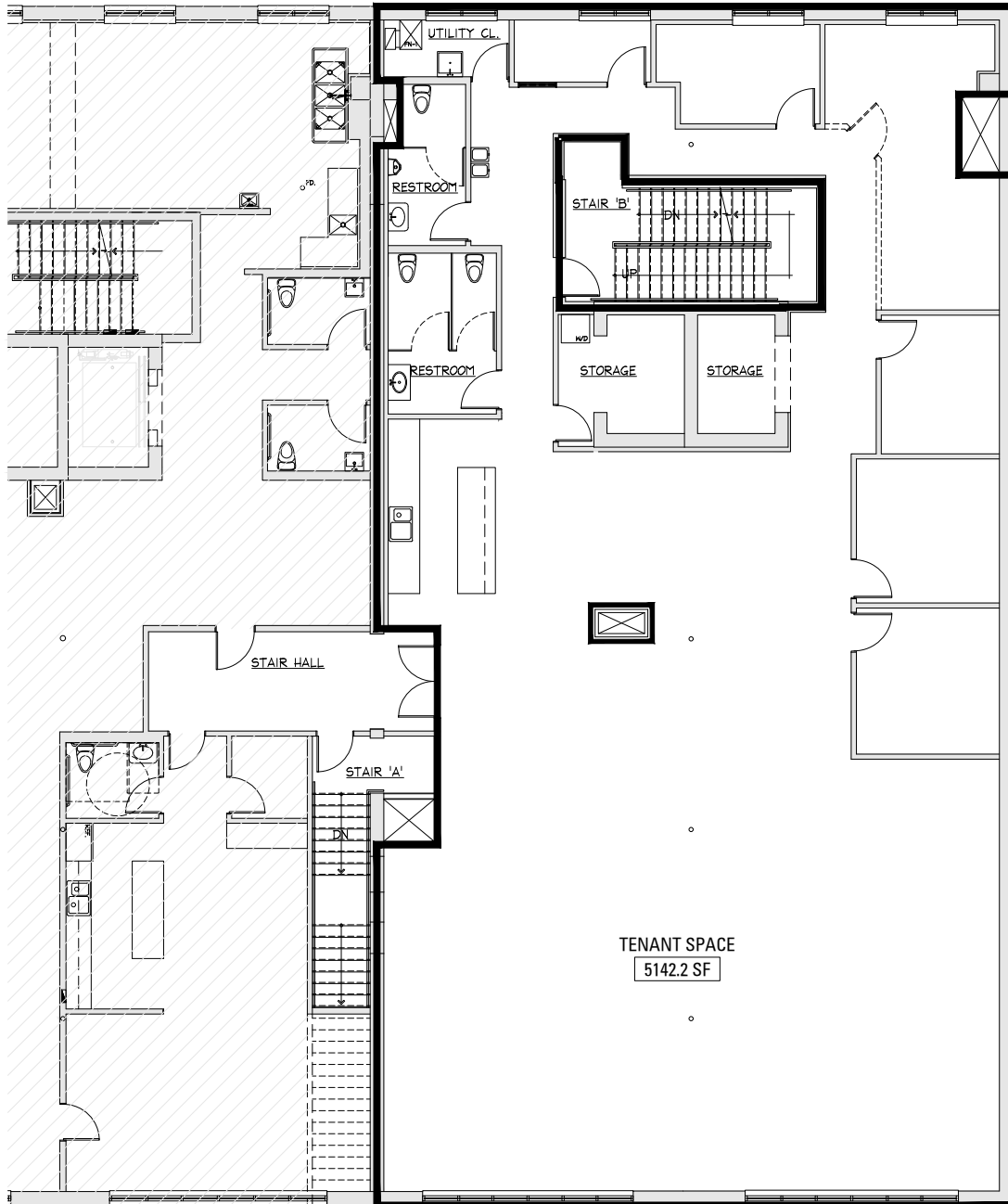


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UNDIVIDED FLOOR PLAN - \$39.00/SF MODIFIED GROSS

950 FULTON STREET

CHICAGO, IL

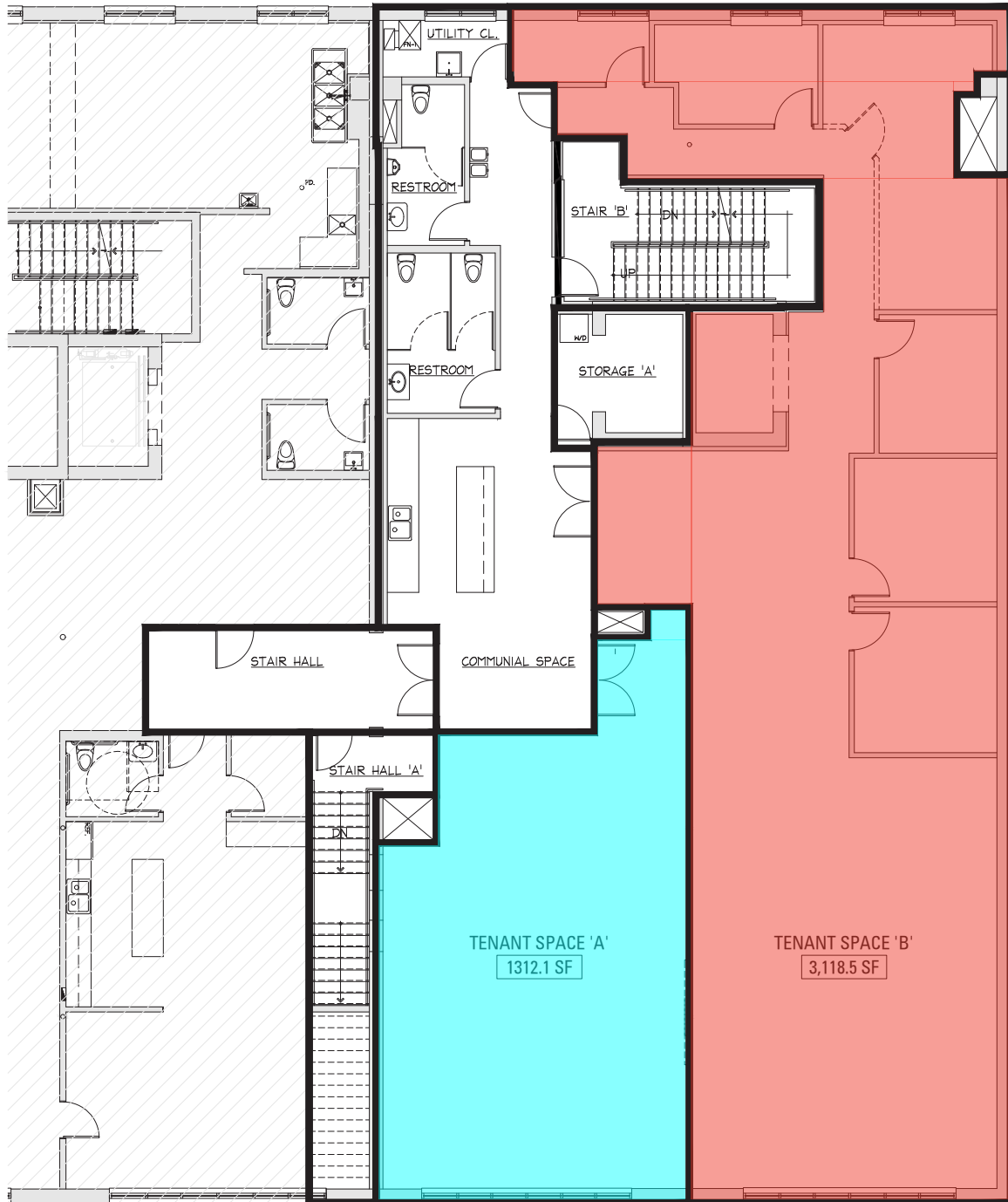


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**SUBDIVIDED FLOOR PLAN - \$45.00/SF MODIFIED GROSS**

950 FULTON STREET

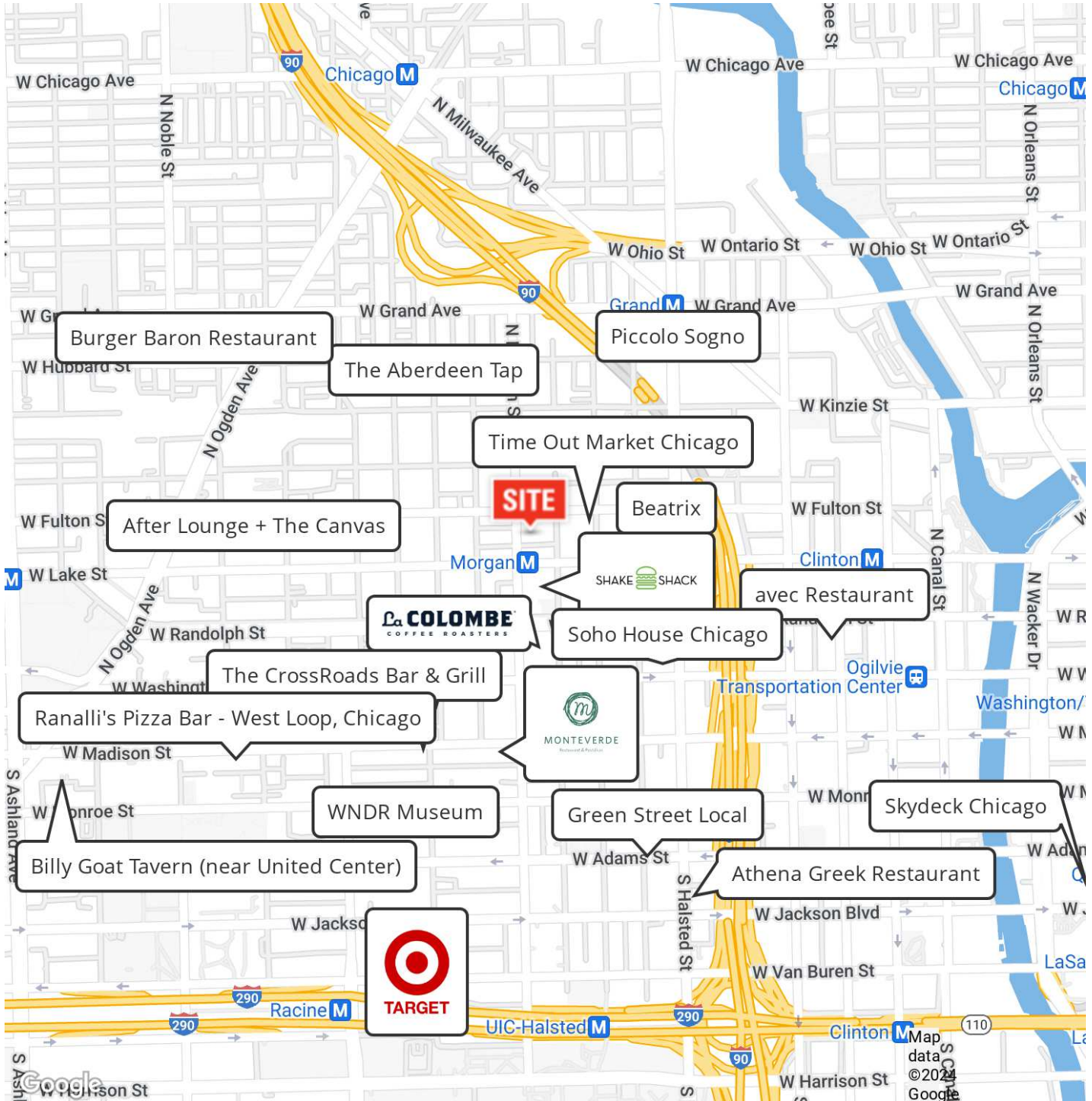
CHICAGO, IL



# AREA MAPS

950 FULTON STREET

CHICAGO, IL





# DEMOGRAPHIC INSIGHTS

950 FULTON STREET

CHICAGO, IL

## KEY FACTS

277

Population



1.8

Average Household Size

34.8

Median Age

\$170,801

Median Household Income

## EDUCATION

0%

No High School Diploma



0%

High School Graduate



15%

Some College



85%

Bachelor's/Grad/Pr of Degree

## BUSINESS



83

Total Businesses



2,134

Total Employees

## EMPLOYMENT



90.5%

White Collar



4.5%

Blue Collar



4.5%

Services

8.6%

Unemployment Rate

## INCOME



\$170,801

Median Household Income



\$123,381

Per Capita Income



\$173,862

Median Net Worth

## 2024 Households By Income (Esri)

The largest group: \$200,000+ (38.1%)

The smallest group: \$15,000 - \$24,999 (0.6%)

Indicator ▲	Value	Diff	
<\$15,000	11.6%	+1.6%	
\$15,000 - \$24,999	0.6%	-5.5%	
\$25,000 - \$34,999	4.5%	-1.9%	
\$35,000 - \$49,999	2.6%	-6.5%	
\$50,000 - \$74,999	2.6%	-11.8%	
\$75,000 - \$99,999	4.5%	-8.0%	
\$100,000 - \$149,999	11.0%	-6.5%	
\$150,000 - \$199,999	24.5%	+14.9%	
\$200,000+	38.1%	+23.8%	

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