



North & Kingsbury Office Suites

1030-1060 W. North Ave, Chicago, IL 60642



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1030 W. North Ave.

\$31.00 - \$45.00 /SF/Yr

Located on the NW corner of North Ave. and Kingsbury Street.



Rental Rate: \$31.00 - \$45.00 /SF/Yr

Total Space Available: 7,362 SF

Max. Contiguous: 2,375 SF

Property Type: Office

Year Built: 1937

Cross Streets : North Ave. & Kingsbury St.

Walk Score ®: 93 (Walker's Paradise)

Transit Score ®: 81 (Excellent Transit)

Suite 301

Space Available	308 SF
Rental Rate	\$31.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

Suite #301 is the ideal work from home alternative or the perfect storage/office flex space. The North & Kingsbury Office Suites are recently renovated industrial loft office spaces with modern, high-end finishes. Amenities include 24-hour secure access, a shared kitchen area, 5X / week janitorial service, direct elevator access, and renovated common areas. All utilities are included in CAM. Four floors of covered parking onsite. Easy access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 304

Space Available	2,243 SF
Rental Rate	\$34.00 /SF/Yr
Contiguous Area	2,243 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

Corner Suite #304 features 9+ foot ceilings, an industrial loft feel, plenty of natural light, and the best city skyline views in the complex. The North & Kingsbury Office Suites offer a shared kitchen with high-end finishes, natural light throughout, 24-hour secure access, open floorplans, 5X / week janitorial service, direct elevator access, renovated common areas, and a 150+ parking space covered garage. All utilities are included in CAM. Easy access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 306

Space Available	776 SF
Rental Rate	\$34.00 /SF/Yr
Contiguous Area	2,375 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

The North & Kingsbury Office Suites are ideal alternative to working from home. Suite #306 features 9+ foot ceilings, plenty of natural light, city skyline views, and an open floorplan with space for multiple workstations. Features include a shared kitchen with high-end finishes, 24-hour secure access, open floorplans, renovated common areas, direct elevator access, 5X weekly janitorial service, and a 150+ space covered parking garage. All utilities are included in CAM. Easy access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 307

Space Available	835 SF
Rental Rate	\$34.00 /SF/Yr
Contiguous Area	2,375 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

The North & Kingsbury Office Suites are the ideal alternative to working from home. Suite #307 features 9+ foot ceilings, ample natural light, city skyline views, and an open floorplan. Plenty of room for multiple workstations/offices. Features include a shared kitchen with high-end finishes, natural light throughout, 24-hour secure access, open floorplans, 5X / week janitorial service, direct elevator access, renovated common areas, and a 150+ parking space covered garage. All utilities are included in CAM. Easy access to I-90, CTA Red and Brown

Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 308

Space Available	764 SF
Rental Rate	\$34.00 /SF/Yr
Contiguous Area	2,375 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

The North & Kingsbury Office Suites are the ideal alternative to working from home. Suite #308 features 9+ foot ceilings, ample natural light, city skyline views, and an open floorplan with space for multiple workstations. Features include a shared kitchen with high-end finishes, ample natural light throughout, 24-hour secure access, 5X / week janitorial service, open floorplans, renovated common areas, direct elevator access, and a 150+ parking space covered garage. All utilities are included in CAM. Easy access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 401

Space Available	150 SF
Rental Rate	\$45.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

Loft-style office space in west Lincoln Park. Flex / office space features exposed brick and carpet throughout. The North & Kingsbury Office Suites offer 24-hour secure access, 5X / week janitorial service, updated common areas, elevator access, and a 150+ parking space covered garage. All utilities are included in CAM. Easy access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 402

Space Available	426 SF
Rental Rate	\$36.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

Loft-style office space in west Lincoln Park. East-facing suite features oversized windows, plenty of natural light, exposed brick a blackboard wall, and carpet throughout. The North & Kingsbury Office Suites offer 24-hour secure access, 5X / week janitorial service, updated common areas, elevator access, and a 150+ parking space covered garage. All utilities are included in CAM. Easy access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 403

Space Available	536 SF
Rental Rate	\$36.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office

Corner loft-style office features city skyline views, ample natural light, exposed brick, and carpet throughout. The North & Kingsbury Office Suites feature 24-hour secure access, 5X / week janitorial service, updated common areas, elevator access, and a 150+ parking space covered garage. All utilities are included in CAM. Conveniently located in Lincoln Park with easy access to I-90, CTA Red

Lease Term	Negotiable
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and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 404

Space Available	324 SF
Rental Rate	\$36.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

South-facing loft office features city skyline views, ample natural light, and carpet throughout. The North & Kingsbury Office Suites offer 24-hour secure access, 5X / week janitorial service, updated common areas, elevator access, and a 150+ parking space covered garage. All utilities are included in CAM. Conveniently located in Lincoln Park with easy access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 408

Space Available	324 SF
Rental Rate	\$36.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

Loft-style office space in Lincoln Park. South-facing office features city skyline views, oversized windows with ample natural light, exposed brick, and carpet throughout. The North & Kingsbury Office Suites offer 24-hour secure access, 5X / week janitorial service, updated common areas, elevator access, and a 150+ parking space covered garage. All utilities are included in CAM. Easy access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 409

Space Available	210 SF
Rental Rate	\$38.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

South-facing Lincoln Park office with city skyline views, oversized windows, ample natural light, and carpet throughout. The North & Kingsbury Office Suites offer 24-hour secure access, 5X / week janitorial service, updated common areas, elevator access, and a 150+ parking space covered garage. All utilities are included in CAM. Conveniently located in Lincoln Park with easy access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 410

Space Available	210 SF
Rental Rate	\$38.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office

South-facing loft office space features city skyline views, exposed brick, oversized windows with ample natural light, and carpet throughout. The North & Kingsbury Office Suites offer 24-hour secure access, 5X / week janitorial service, updated common areas, elevator access, and a 150+ parking space covered garage. All utilities are included in CAM. Conveniently located in Lincoln Park with easy

Lease Term	Negotiable
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access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.

Suite 411

Space Available	256 SF
Rental Rate	\$36.00 /SF/Yr
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Lease Term	Negotiable

West-facing loft office space features exposed brick, oversized windows with ample natural light, and carpet throughout. Perfect for a quiet office or flex space. The North & Kingsbury Office Suites offer 24-hour secure access and a 150+ parking space covered garage. All utilities are included in CAM. Conveniently located in Lincoln Park with easy access to I-90, CTA Red and Brown Lines, Divvy station. A short walk to dining and shopping along the Clybourn Corridor.



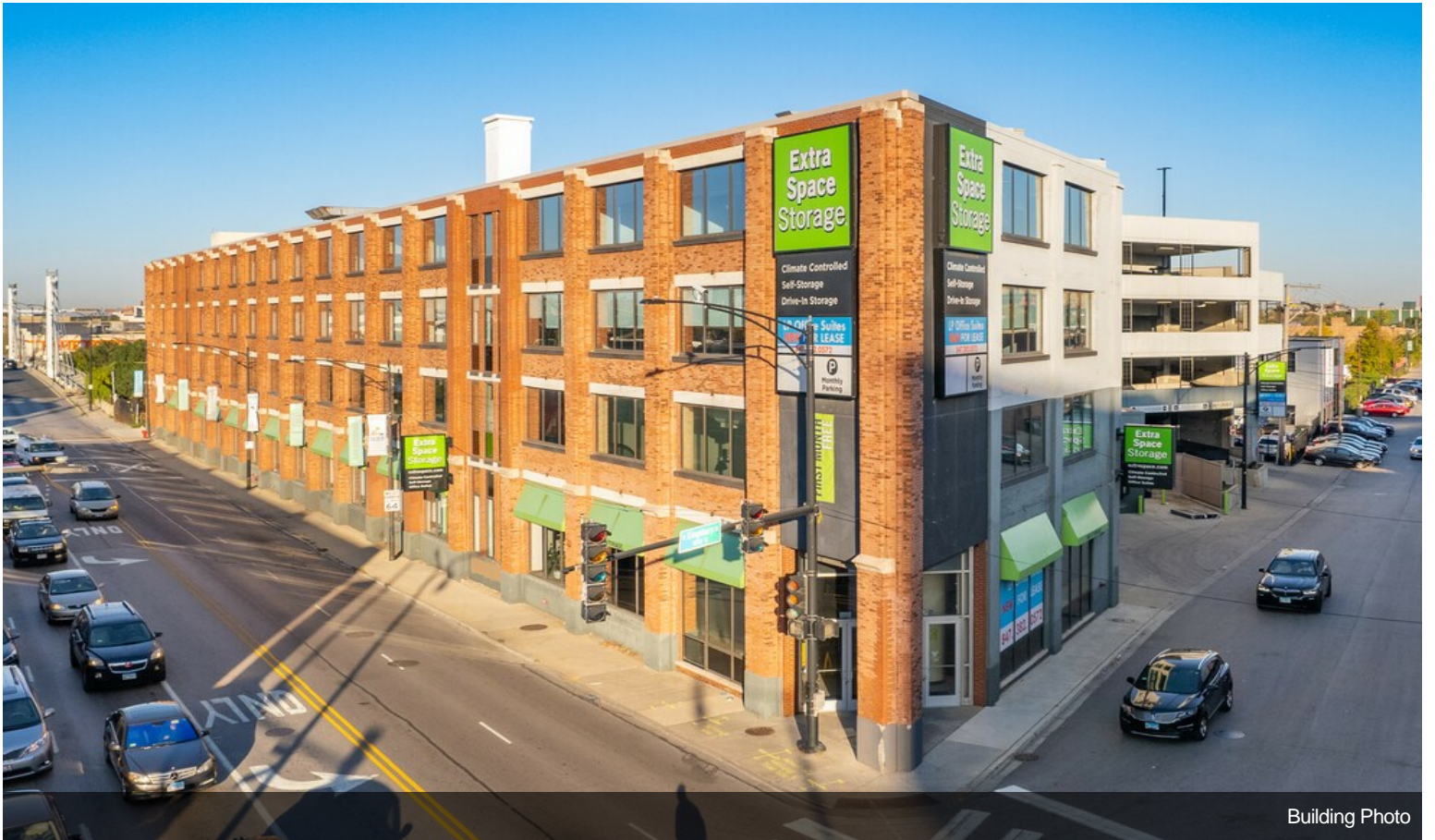
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Property Photos



Building Photo



Building Photo