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THE MORGAN ARTS COMPLEX GALLERY AND STUDIOS SPACE F

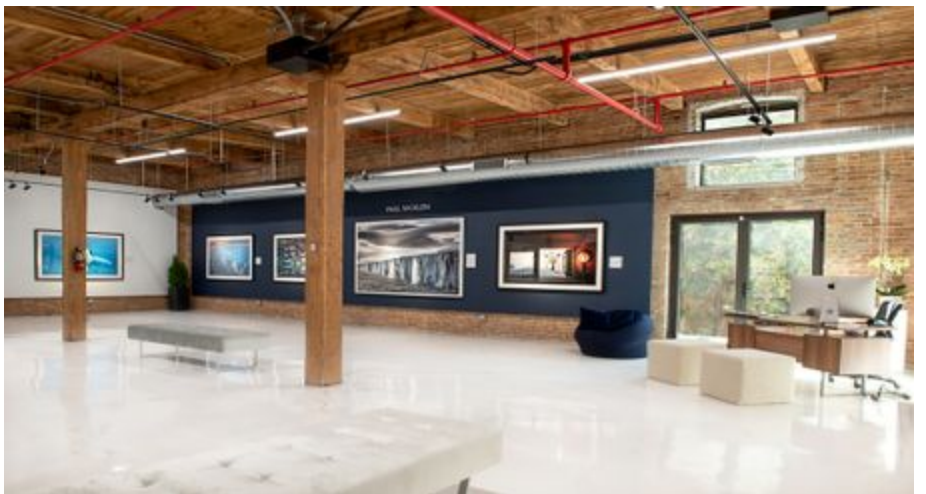
ARTIST/RECORDING/FILMING STUDIOS, GALLERY AND THEATRE S



3622 S. Morgan Street
Chicago, IL 60609

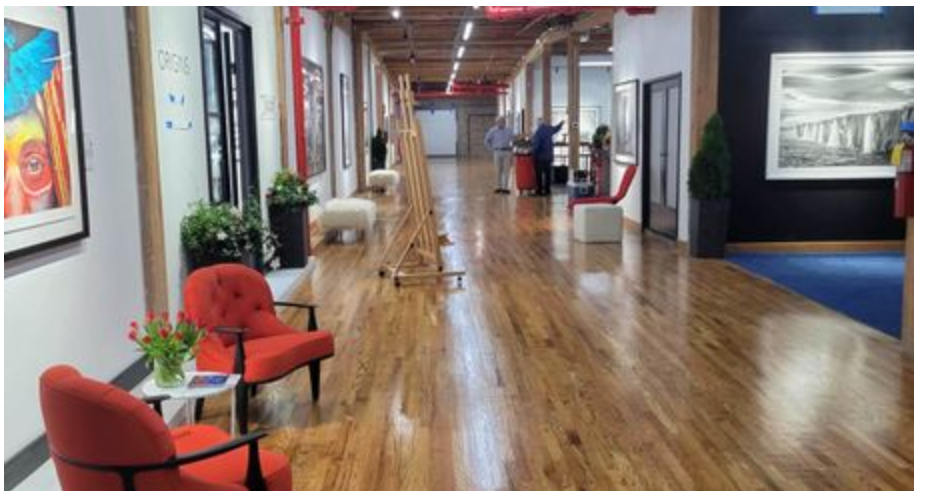
\$12.50 - 35.00 SF/yr

John Scuras
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Broker
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JAMESONCOMMERCIAL.COM

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PROPERTY OVERVIEW

LEASE \$: \$15 to \$35+/SF

SPACE SIZE: 177,000 SF

CEILING HT: 10" to 19"3'

YEAR BUILT: 1970

ZONING: PMD 8

MARKET: Original East Historic District

CROSS ST: 35th and Halsted

AREA TENANTS

- Guaranteed Rate Field
- Bridgeport Art Center
- Zhou B Art Center
- T2 Creative Space
- Union Lofts
- Antique Taco
- Jimmy John's

ARTIST/RECORDING/FILMING STUDIO GALLERY AND EVENT VENUE SPACE

Already home to Recording and Photographer Studios, various Artist Studios and a world class Filming Studio and Gallery. We are creating exciting and dynamic site for artists and we have several more spaces available to help drive traffic and energy to this beautiful site!

PROPERTY HIGHLIGHTS

- In Partnership with Cinespace Chicago
- 32,080 SF Filming/Stage Space
- 50+ Gallery/Artist/Recording/Photography Studios
- Entertainment/Wedding Event Venue for >300
- Ample Parking - 50+ External- 20+ Internal w/Private/Secure Driveway
- Truck Shoring Available
- Freight Elevators
- Security/Privacy

AREA AND TRANSPORTATION HIGHLIGHTS

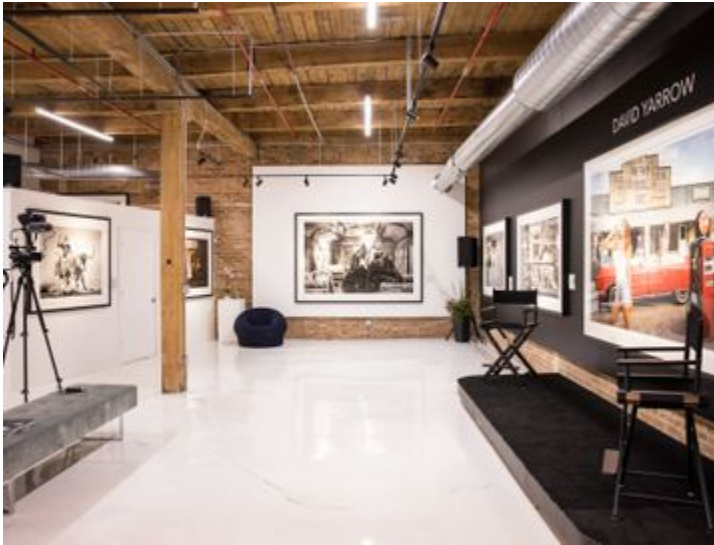
- 3 miles to the Chicago Central Business District
- Very easy and quick highway access
- 1 mile from US90, US94 with access to US 55, US 290 and Lake Shore Drive
- Just under 7 miles and < 30 minutes to Midway Airport via Private/Public transportation
- Metra's BNSF railway to Aurora is within 1 mile

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GALLERY AND ARTIST/RECORDING/FILMING STUDIO LOFTS

3622 S. Morgan Street, Chicago, IL 60609

Call for Rates



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LARGE EVENT SPACES AND ART/VIDEO DISPLAY OPTIONS

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INTERIOR PHOTOS

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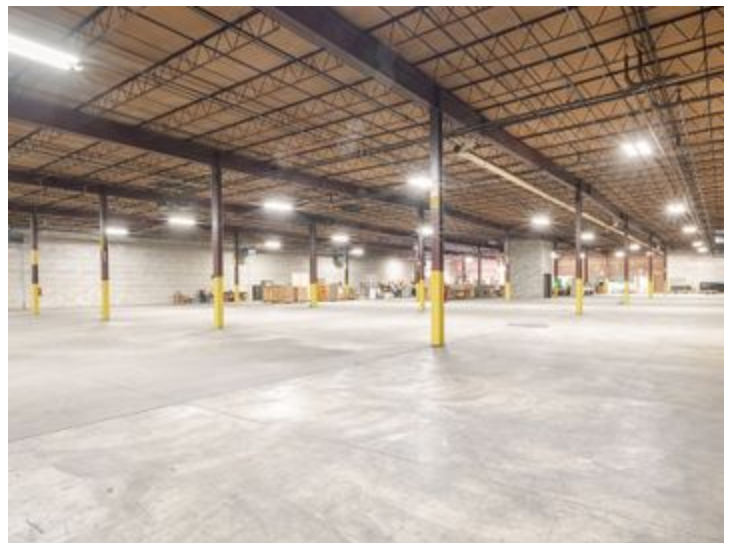
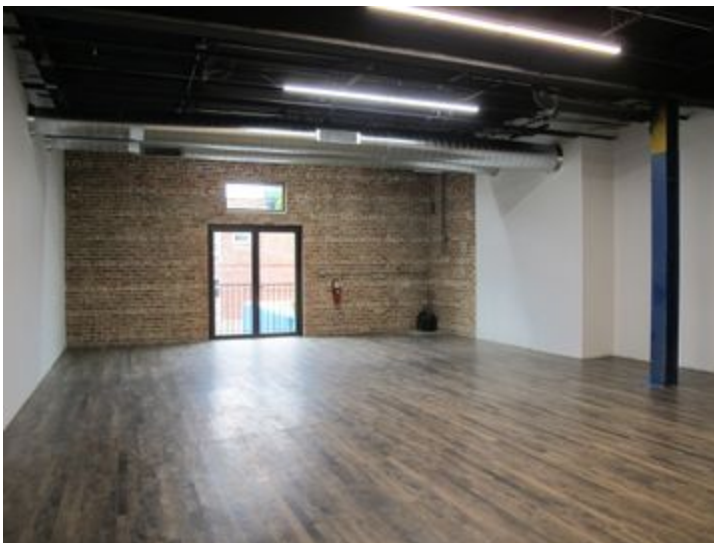
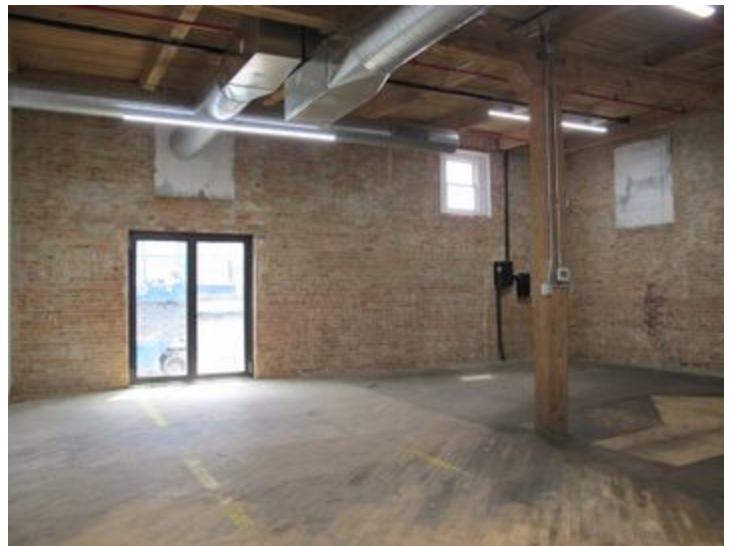
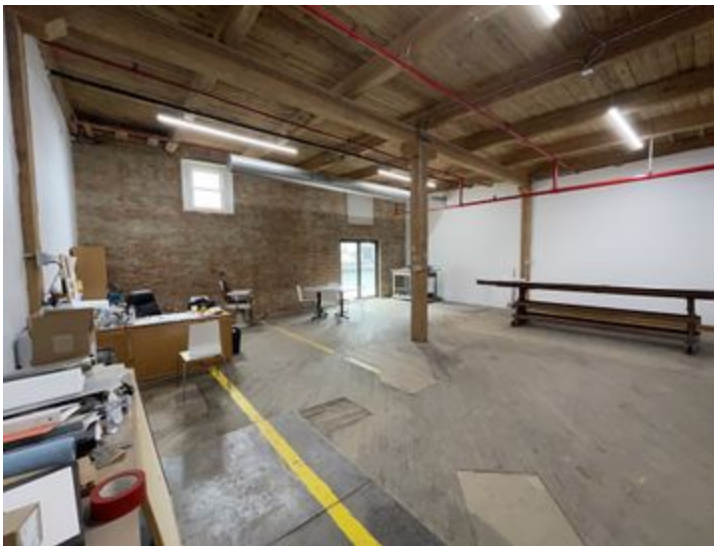


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AVAILABLE SPACES

3622 S. Morgan Street, Chicago, IL 60609

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FLOOR PLAN

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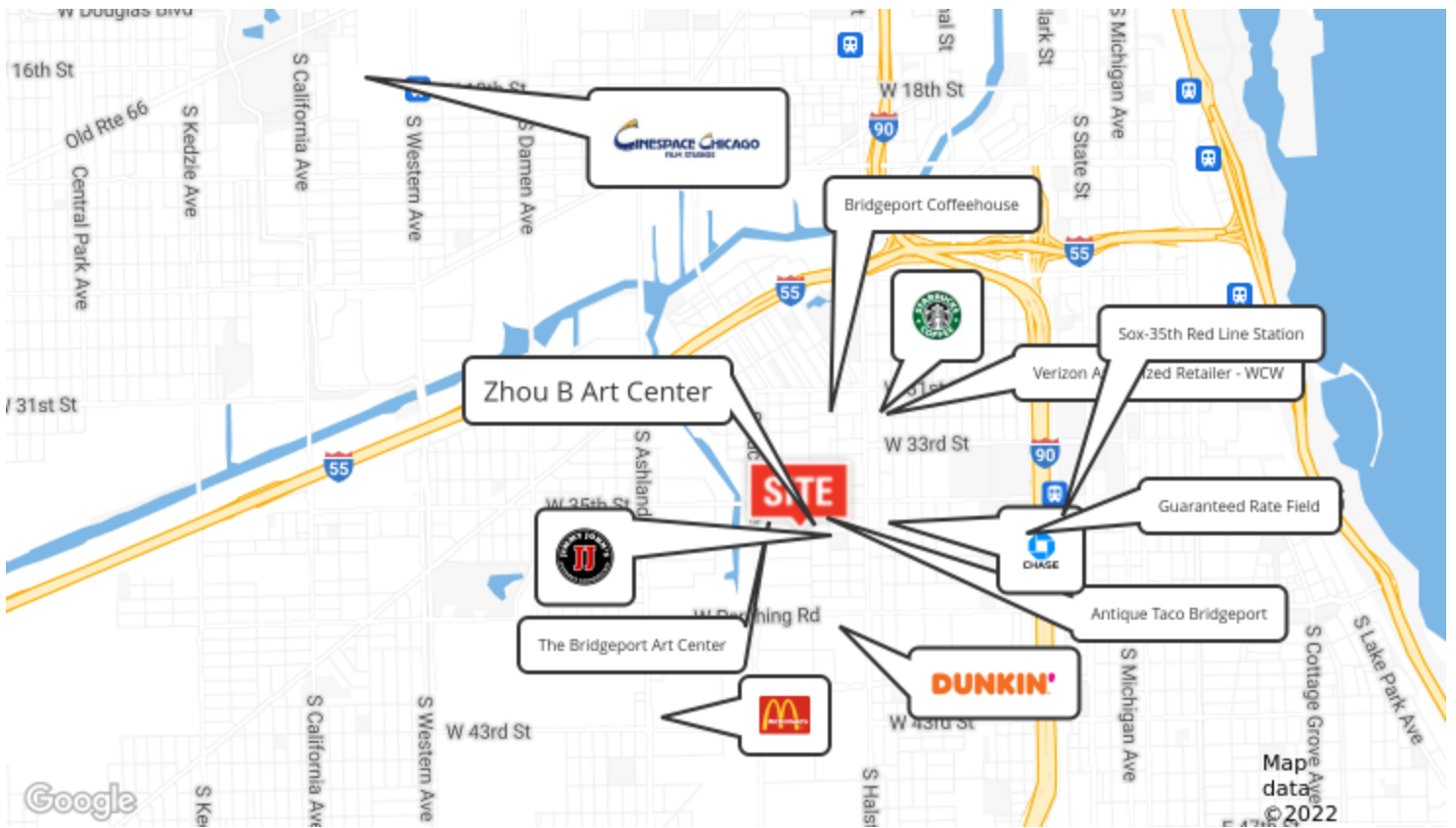
\$12.50 - 30.00 SF/yr



AERIAL & STREET DETAIL

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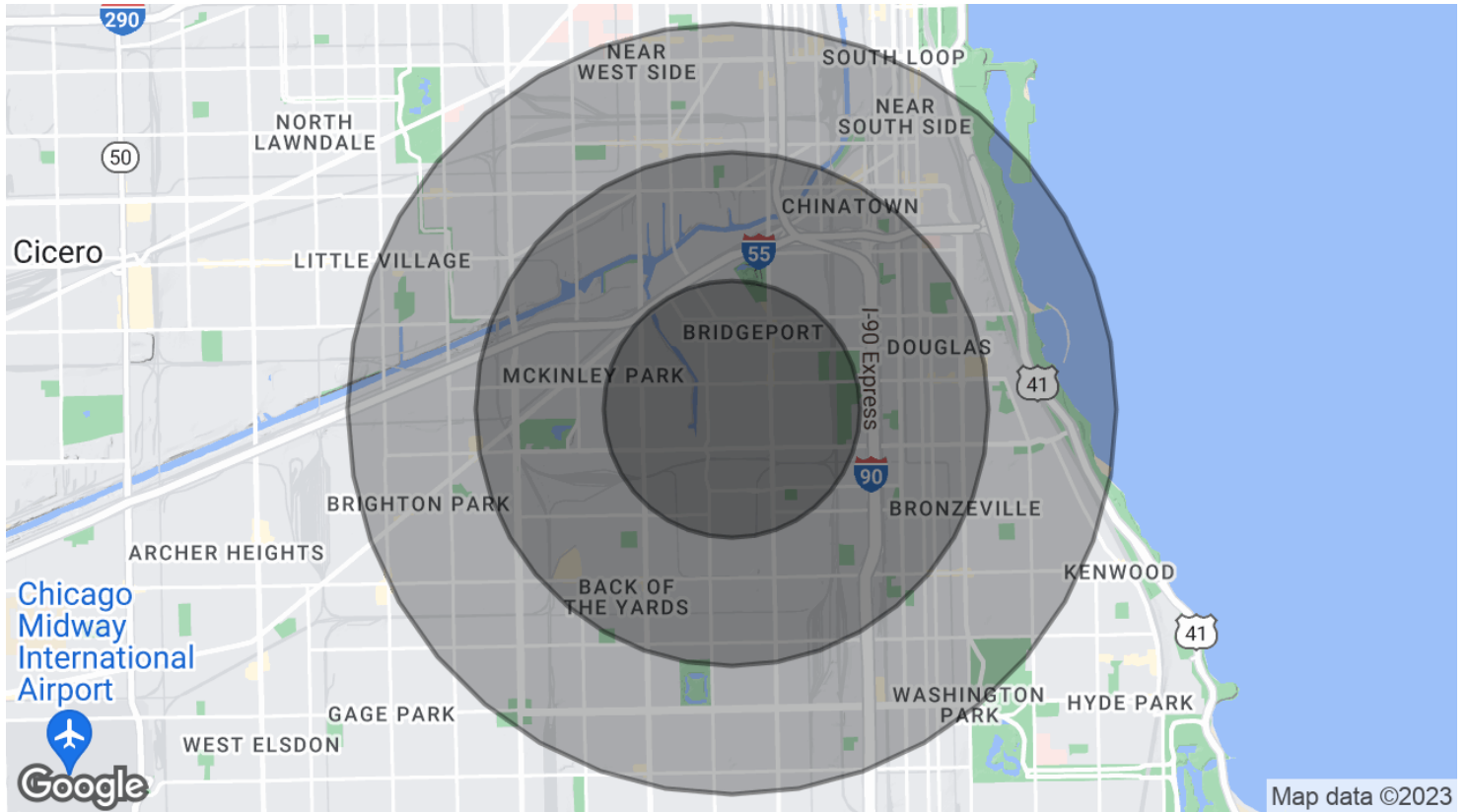
\$12.50 - 30.00 SF/yr



DEMOGRAPHICS MAP & REPORT

3622 S. Morgan Street, Chicago, IL 60609

\$12.50 - 30.00 SF/yr



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	33,278	122,094	304,183
Average age	35.0	33.6	32.2
Average age (Male)	34.8	33.1	31.4
Average age (Female)	35.7	34.6	33.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	12,450	42,563	104,507
# of persons per HH	2.7	2.9	2.9
Average HH income	\$61,848	\$49,592	\$50,650
Average house value	\$327,811	\$299,295	\$305,819

* Demographic data derived from 2020 ACS - US Census