

CRE ADVISING



# 1444 WEST LAKE STREET

FLEX/INDUSTRIAL/LOFT-OFFICE BUILDING FOR SALE

FULTON MARKET

# PROPERTY DETAILS

## SIZE

Building: Approximately 4,500 square feet

Lot: Approximately 2,550 square feet

## PRICE

Subject to Offer

## BUILDING HIGHLIGHTS

- ▶ Two-story, flex/industrial/loft-office building for sale
- ▶ Perfect for creative owner-operator
- ▶ Zoning: PMD-4B
- ▶ 2023 Taxes: \$25,697
- ▶ Open warehouse space and office space throughout building
- ▶ First Floor boasts new concrete floors and floor joists, widened opening to garage, and new basement loading doors
- ▶ Second Floor boasts refinished floors, lighting, paint, and new kitchen floors
- ▶ First and Second Floors are fully conditioned
- ▶ Roof: Both Upper and Lower are 2.5 years into a 10-year warranty with new storm door access installed
- ▶ Building has had extensive tuckpointing/masonry work on façade, reinforced structural masonry wall in basement and new electric meter box and runs in alley

## FULTON MARKET/WEST LOOP DEMOGRAPHICS

	1 MI	3 MI
POPULATION	71,831	473,885
HOUSEHOLDS	39,760	238,777
AVERAGE HH INCOME	\$132,771	\$110,047
DAYTIME EMPLOYEES	313,501	745,320

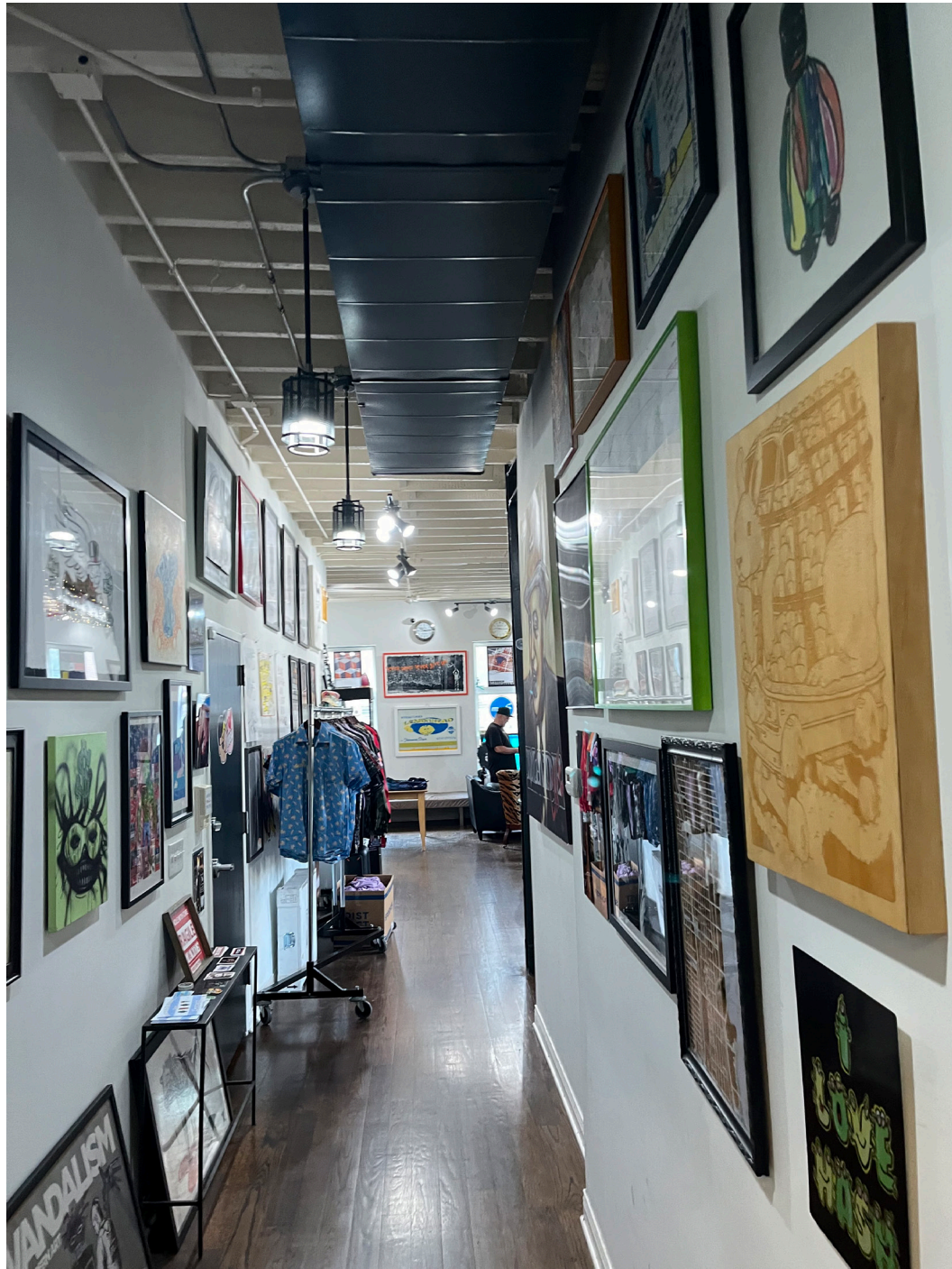
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# INTERIOR PHOTOS



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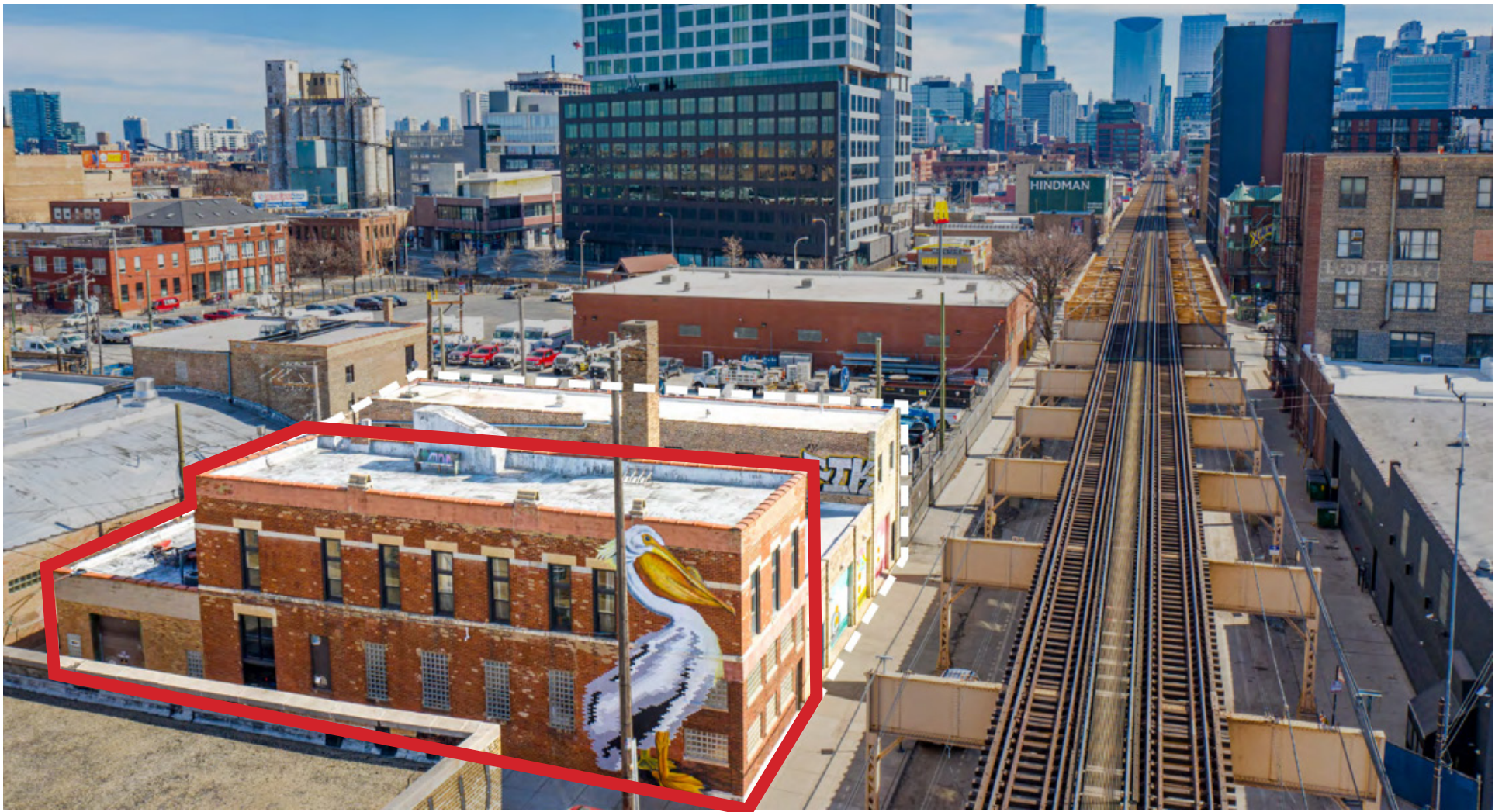


# AREA OVERVIEW

Can't beat this West Fulton Market location, this property is a commuters dream! Located right off the Green/Pink L line, the building is just a two-minute walk to the Ashland station and a 15 minute walk west to new Damen/Lake station or east to Morgan station. It is just steps from the Ashland CTA bus line and a quick drive to both the 90/94 and 290 expressways.

The West Loop and Fulton Market are well known for showcasing the best of the best within the exciting Chicago culinary scene and 1444 W Lake is located mere steps from everything these two neighborhoods have to offer, including Michelin Star restaurants Ever, Smyth, and Elske, all three of which are within walking distance. Restaurant Row on Randolph is also nearby featuring popular restaurants Au Cheval, The Publican, and Girl & The Goat.

In addition to its eclectic food and drink scene, the Fulton Market/West Loop area boasts numerous luxury hotels including The Hoxton, Soho House, Nobu, and The Emily. It has also become a major hub for technology companies to plant their flag, attracting the like of Google (Midwest HQ), McDonald's (Global HQ), John Deere, and Dyson.



# AREA MAP



## RESTAURANTS

NEXT  
GIRL & THE GOAT  
SMYTH  
EVER  
THE PUBLICAN  
LAJOSIE

AU CHEVAL  
ELSKÉ  
BEATRIX  
DUCK DUCK GOAT  
HIGH FIVE RAMEN  
GREEN ST SMOKED MEATS

ABA  
SWIFT & SONS  
ROISTER  
ROOH

## RETAIL

WARBY PARKER  
FREE PEOPLE  
MADEWELL  
PATAGONIA

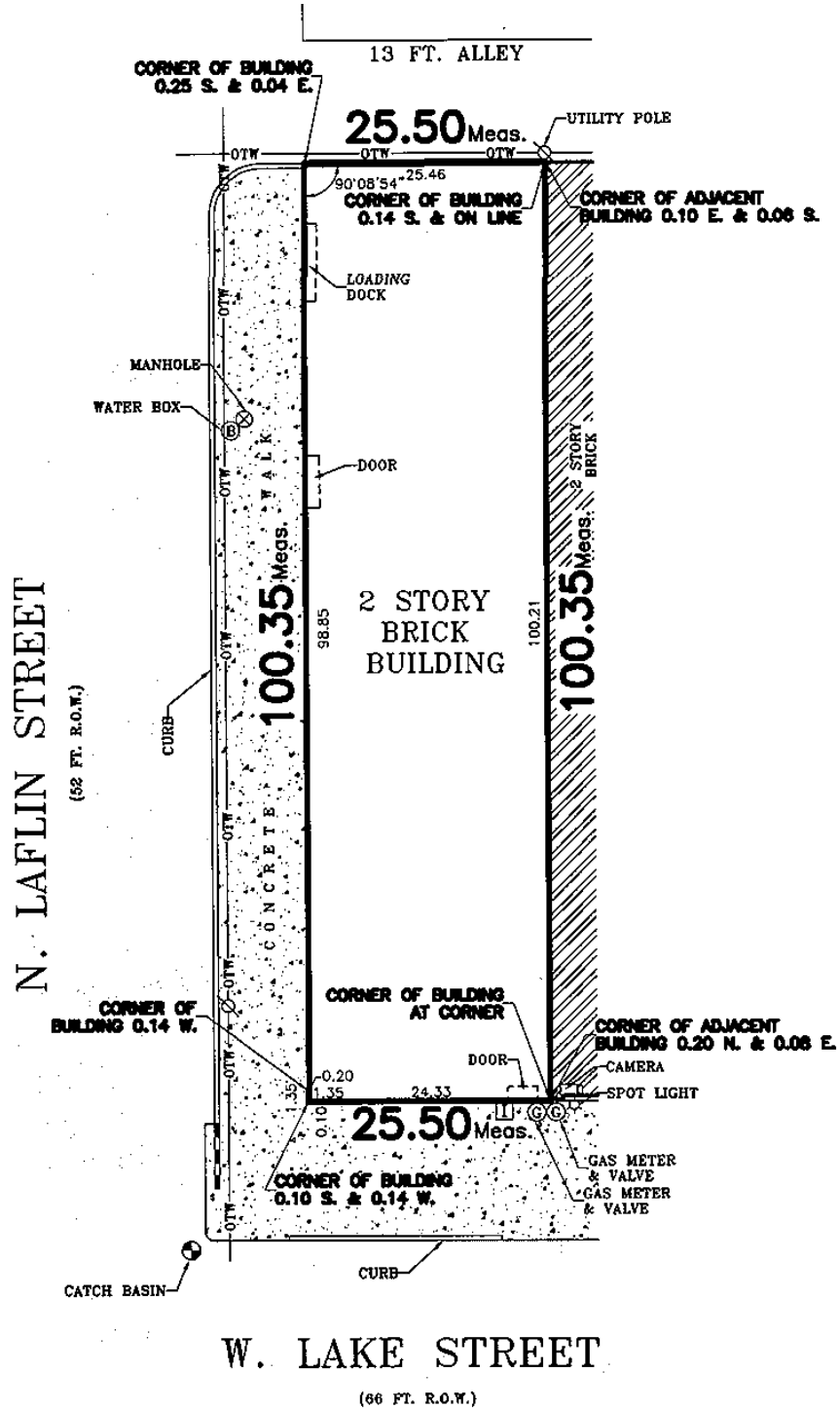
## TECH OFFICES

GOOGLE (MIDWEST HQ)  
MCDONALD'S (GLOBAL HQ)  
DYSON (UNITED STATES HQ)  
JOHN DEERE

## HOTELS

NOBU  
SOHO HOUSE  
THE HOXTON  
THE EMILY HOTEL  
HYATT HOUSE  
CROWNE PLAZA

# SITE SURVEY



# PROPOSED RENDERING





# 1444 WEST LAKE STREET CHICAGO, IL 60607



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