

# WORK SHOP 4200

## Chicago's Creator Space<sup>®</sup>

4200 W. Diversey Avenue ♦ Chicago, IL 60639

BROKER OWNED PROPERTY

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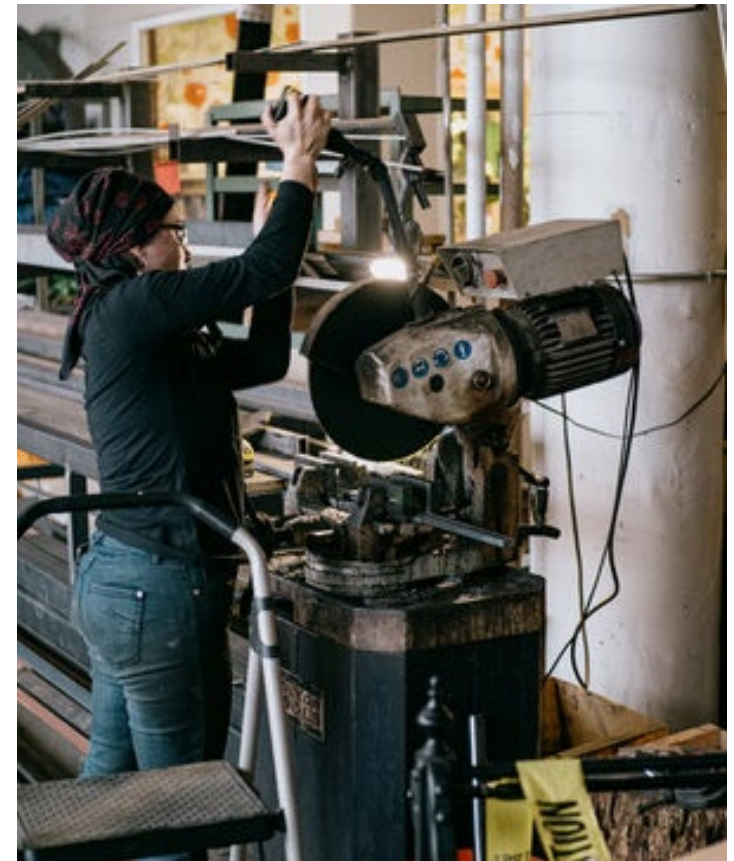


Maker Space Available For Lease





# Built for Creators



Workshop 4200 is a one-of-a-kind community hub for makers, artists, and innovators of all kinds.

Located in the former Hammond Organ Factory on Chicago's West Side, this purpose-built Creator Space® offers flexible studios, workspaces, and event areas designed to support hands-on creativity and collaborative growth.

**WORKSHOP 4200**





From painters and woodworkers to performers, educators, and small-scale manufacturers, Workshop 4200 provides the space and community to bring ideas to life.



**WORKSHOP 4200**





## Unit 23B — 8,443 RSF Available for Lease

Unit 23B features flexible space with high ceilings, new lighting, a large double-door entrance for oversized materials, and access to a secure loading dock. Tenants enjoy on-site amenities including parking, a coffee shop, and shared lounge areas, plus access to Workshop 4200's creative and entrepreneurial community.

# Built for Makers



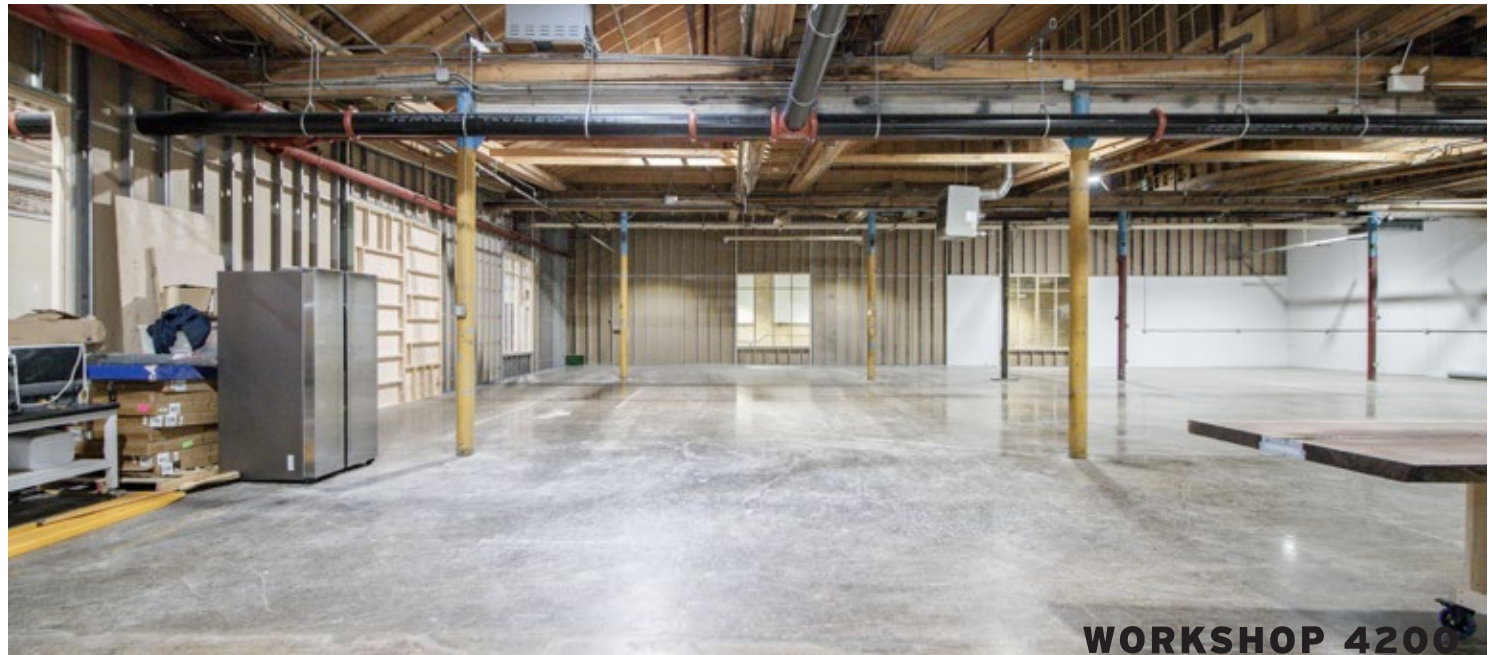
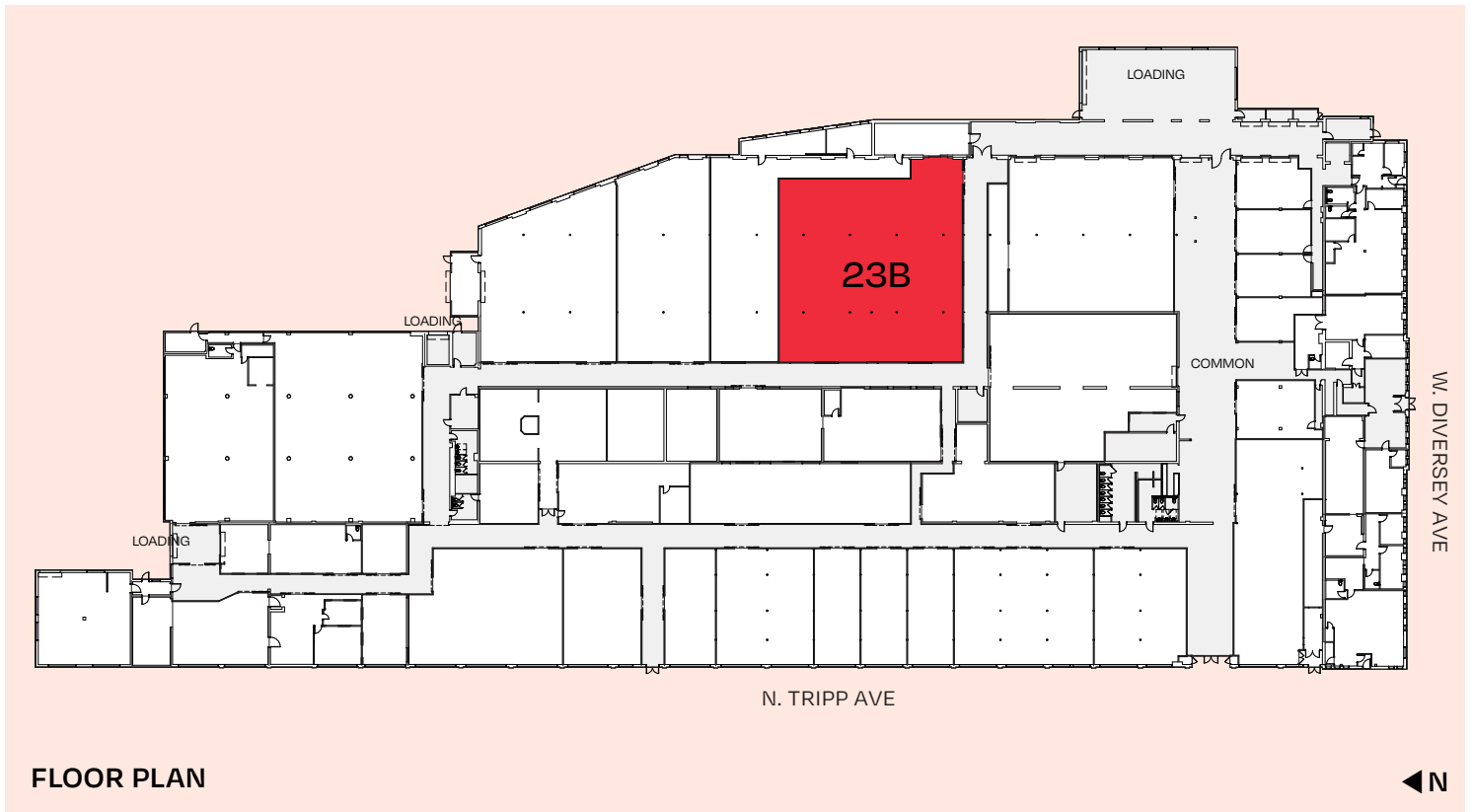
**WORKSHOP 4200**



FOR LEASE

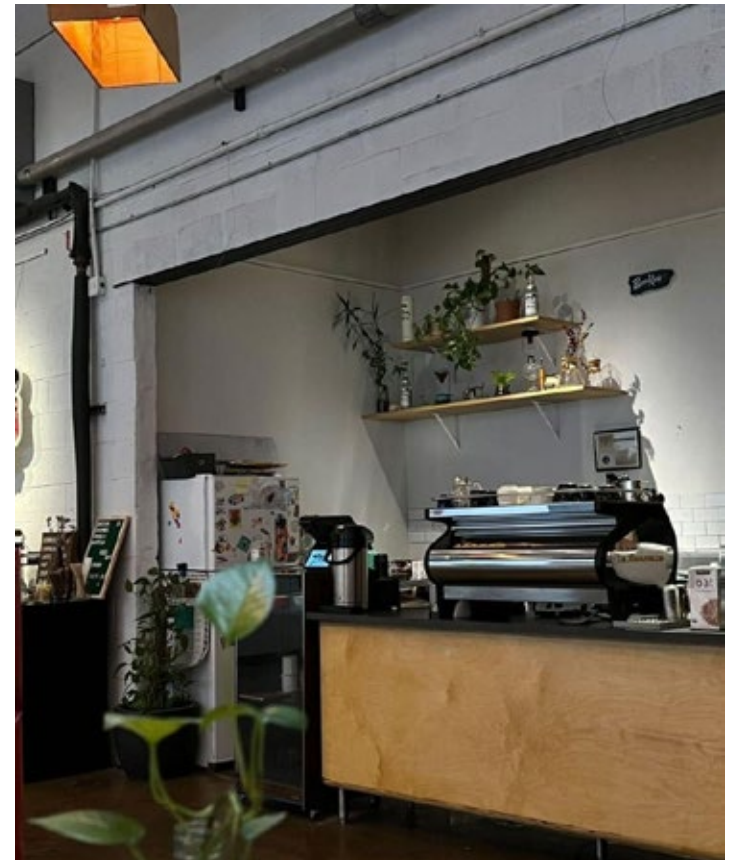
## Unit 23B

- ◆ **8,443 RSF** of flexible maker space available for lease
- ◆ **12-16 foot ceilings** and **new lighting** features
- ◆ Access to **loading dock** in a gated, **secured lot**
- ◆ Large **double door entrance** that can accommodate oversized materials
- ◆ **On-site amenities** include a coffee shop, lounge area, parking, and more





**Built for Ideas**



Workshop 4200 was built as a productive environment for creators of all kinds.

From an on-site coffee shop and lounge area to loading docks and gallery space, members of the Workshop 4200 community enjoy a range of amenities designed to support their work.

**WORKSHOP 4200**





### **FLEXIBLE STUDIO SPACES**

Variety of studios available for artists, artisans, and small businesses in a collaborative setting.



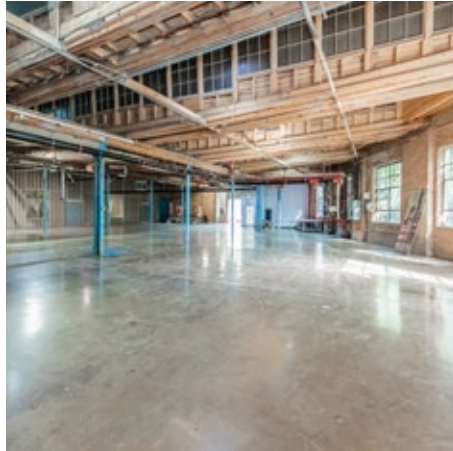
### **LOADING DOCK ACCESS**

Loading docks in a secure, gated lot makes it easy to receive or transport large materials.



### **EVENTS & EXHIBITIONS**

In-house open studios and collaborative exhibitions featuring artists from across Chicago.



### **HIGH CEILINGS & NATURAL LIGHT**

Ample natural light and industrial ceiling heights foster creativity and comfort.



**WORKSHOP 4200**





# Built for Community



More than just a workspace,  
Workshop 4200 fosters connection  
and experimentation.

From launching a handmade line to leading  
workshops or growing your business, Workshop 4200  
provides the space and support to make it happen.

**WORKSHOP 4200**





## OUR COMMUNITY

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### Art & Design

Abby Alley ♦ Bryant Aguirre ♦ Chicago Sign Systems ♦ Dog and Pony Show ♦

Itty Bitty Mini Mart ♦ Jerry Gni ♦ Jyl Bonaguro ♦ Leo Graphics Chicago ♦ McBitterson's ♦

Music Graphics Chicago ♦ Nick Fury ♦ Pendulum Creative ♦ Rooftopia ♦ R & S Marching ♦

Rowboat Creative, LLC ♦ RPM Digital Imaging ♦ Samuel I. Nigrosh ♦ Soumya Netrabile ♦

Vision Management Inc. ♦ Zach Balousek

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### Music (Production) & Theater

M & S Organs, LLC ♦ Porchlight Music Theater ♦ Smashed Plastic, LLC ♦ WholesomeZine

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### Bespoke Handmades & Carpentry

Bucktown Built ♦ Echo Vie ♦ Madera Design ♦ Revivalist Design ♦ Tatine, Inc.

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### Distillery, Dispensary, Roasteries & Brewery

Factotum Coffee ♦ Letherbee Distillers, LLC ♦ Spirit Tea, LLC ♦ The Bar ♦ Vertigo Cellars



THE NEIGHBORHOOD

Workshop 4200 is located in Chicago's Hermosa neighborhood, where Logan Square, Avondale, and Hermosa converge to form one of the city's most creative and evolving corridors.

Known for its blend of industrial legacy and artistic reinvention, the surrounding area is home to music venues, buzz-worthy bakeries, stylish lofts, design showrooms, restaurants, and even a full-scale film studio.

GETTING TO WORKSHOP 4200

	DRIVE	BIKE
Logan Square	6 min	10 min
Avondale	5 min	9 min
Humboldt Park	8 min	14 min
Wicker Park	10 min	18 min



THE FIELDS STUDIOS (2 MIN DRIVE)

Premier film and TV production campus featuring nine sound stages, 350,000 SF of creative offices, and 150,000 SF of support space, making it one of Chicago's largest creative production facilities.



WARLORD (6 MIN DRIVE)

Named one of Bon Appétit's Best New Restaurants in America (2023), Warlord offers open-fire cooking, natural wines, and seasonal menus.



SLEEPING VILLAGE (7 MIN DRIVE)

A 300-capacity music venue and community hub in Avondale featuring live shows, DJ nights, a craft beer bar, and a daytime coffee lounge.



STUDIO41 SHOWROOM (4 MIN DRIVE)

High-end home design showroom offering premium kitchen, bath, and hardware solutions for designers and homeowners.

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FOR MORE INFORMATION OR TO SCHEDULE A TOUR

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BAUM REVISION

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