

A photograph of a street corner in Chicago. A white, single-story building with several windows is on the left. A dark, semi-transparent rectangular overlay is centered over the building. The overlay contains the text "FOR LEASE" in a large, bold, sans-serif font, followed by "2048 W. HUBBARD AVE" and "CHICAGO, IL" in a smaller, bold, sans-serif font. The street is paved with asphalt and has a manhole cover in the foreground. A person is standing near the building. In the background, there is a brick wall and a fence. The sky is blue with some clouds. The overall scene is captured during the day, with shadows cast on the building and the street.

FOR LEASE
2048 W. HUBBARD AVE
CHICAGO, IL



6,600 SF AVAILABLE NOW

PROPERTY OVERVIEW

The Subject Property is a 11,700 SF building on a 18,048 SF land site located at the corner of W. Hubbard Street and N. Hoyne Avenue. This location boasts excellent proximity to public transit, both CTA bus on Grand and the new Green Line Stop at Damen and Lake Street and immediate access to downtown Chicago.

OFFERING SUMMARY

Lease Rate:	Subject to Offer
Operating Costs:	\$4.75 PSF
Building Size:	11,700 SF
Available:	6,600 SF
Zoning:	PMD-4
Market:	Kinzie Corridor / West Town

PROPERTY HIGHLIGHTS

- Newly renovated with new restrooms, kitchen & new windows & new HVAC systems
- Build-Outs Available to Suit
- Exterior Loading Dock can accommodate 53' Semi's and Box Truck Dock
- Thriving Kinzie Corridor, "Makers District" location.
- Excellent Downtown Service Location, One Block away from the new CTA Green Line Stop at Damen Avenue







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2048 W. HUBBARD AVE
CHICAGO, IL



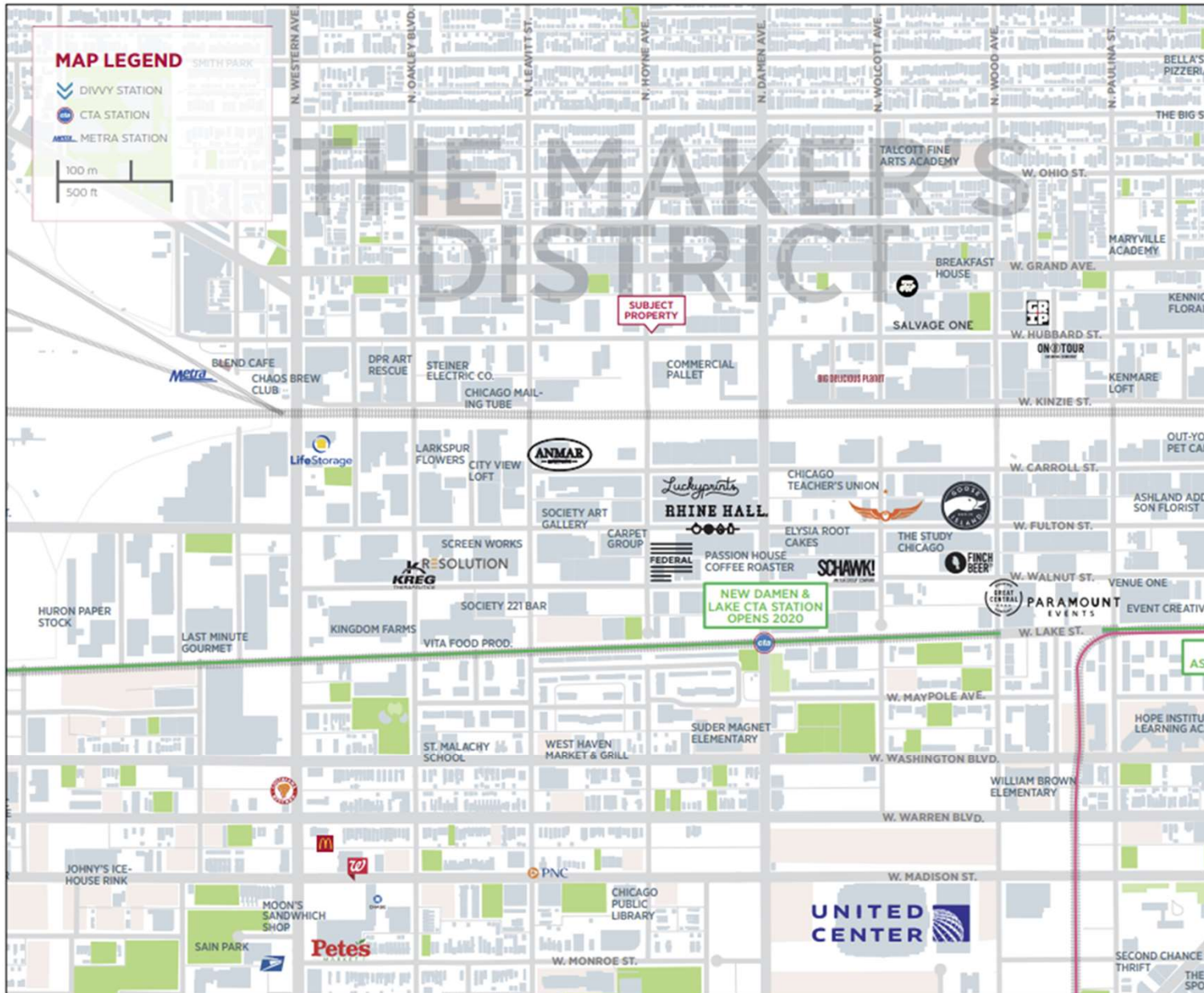
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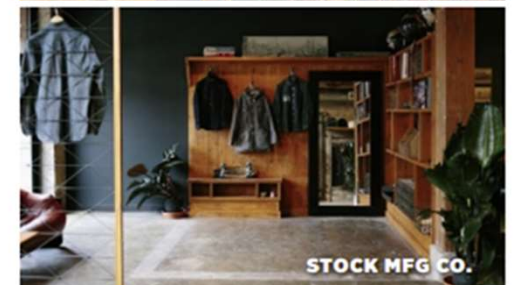
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NEIGHBORHOOD ANALYSIS

In the mid-90's, West Fulton Market, also known as The Kinzie Corridor, became known as a robust manufacturing district in Chicago. This was the decade that Goose Island planted its manufacturing facility in the neighborhood and many other food, beverage and retail manufacturers followed.

Today, West Fulton Market is known as the Maker's District- attracting light manufacturers, creative office, and artisans from around the city with its creative environment and easy access to downtown Chicago. The city of Chicago supports the movement with over \$700,000 in grants annually.



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