

LEASE

Kinzie Corridor Bi-Level Flex Space

Chicago, IL 60612

22,816 SF Industrial For Lease

PRESENTED BY:

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LEASE SPACES

LEASE INFORMATION

| | | | |
|---------------------|----------------|--------------------|------------|
| LEASE TYPE: | MG | LEASE TERM: | Negotiable |
| TOTAL SPACE: | -1 - 11,408 SF | LEASE RATE: | Negotiable |

AVAILABLE SPACES

SUITE SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

| | | | | |
|--------------------------|----------------|----------------|------------|--|
| 1631 Carroll (Divisible) | 11,408 SF | Modified Gross | Negotiable | Office with Warehouse/Garage on ground level close to Fulton Market and downtown Chicago. 3 bathrooms, secure garage space with no windows in the warehouse, two (2) drive-in-doors, 12' ceiling height, and columns spaced 17' apart for manageable maneuvering. |
| 1639 W Carroll Ave | -1 - 11,408 SF | Modified Gross | Negotiable | Open-concept loft space with tons of natural light and skylights, one small enclosed office, and three (3) bathrooms. Freight elevator and stair access to this 2nd-floor unit. Newly refinished and polished hardwood floors and updated heating system. It was the previous home of an Art Framing studio with 12' ceilings and a beautiful open-concept floor plan. Turn this blank slate into your new home for a thriving business. Suitable for Art and Design Studios, Engineering & Architecture firms who need to be close to the city in a larger space. |

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PROPERTY DETAILS & HIGHLIGHTS

| | |
|----------------------------|--|
| BUILDING NAME | 1631-1639 W Carroll Ave - Kinzie Corridor Flex Space |
| PROPERTY TYPE | Industrial |
| PROPERTY SUBTYPE | Manufacturing |
| APN | 17074070040000 |
| BUILDING SIZE | 22,816 SF |
| LOT SIZE | 0.3 Acres |
| YEAR BUILT | 1926 |
| YEAR LAST RENOVATED | 2022 |
| NUMBER OF FLOORS | 2 |
| AVERAGE FLOOR SIZE | 11,408 SF |
| LOADING: | 3 Drive-In-Doors (10'x10') |

Excellent location in West Loop Kinzie Corridor close to Metra train lines at Ogilvie and Union Station, as well as the city's newest CTA stations like The Morgan and Lake stations. Location, location, location with this West Loop building of 22,816 SF which is available as two floors of 11,408 SF.

Ground/1st Floor has an office with a secured warehouse with no windows, two drive-in doors, 12' ceilings, sprinklers, and heating. 2nd Floor is an open-loft space with freight elevator and stair access, one (1) drive-in-door, tons of natural light, 3 bathrooms, newly finished floors, and 12' ceilings. Suitable for Artists, Design, Engineering, Architecture, Distribution, Production, Electricians, and more!

Near desirable West Loop and centrally located for distribution around Chicagoland.



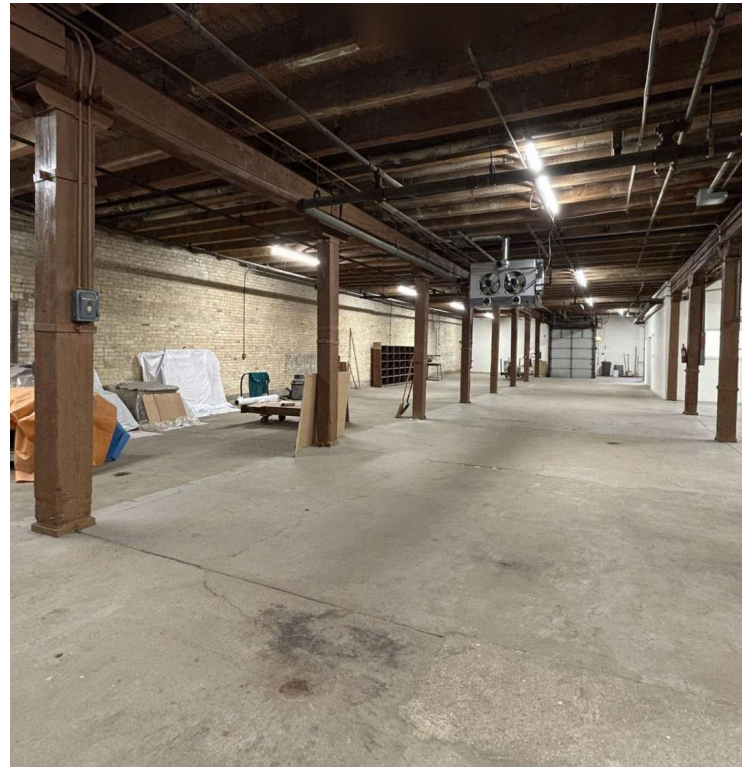
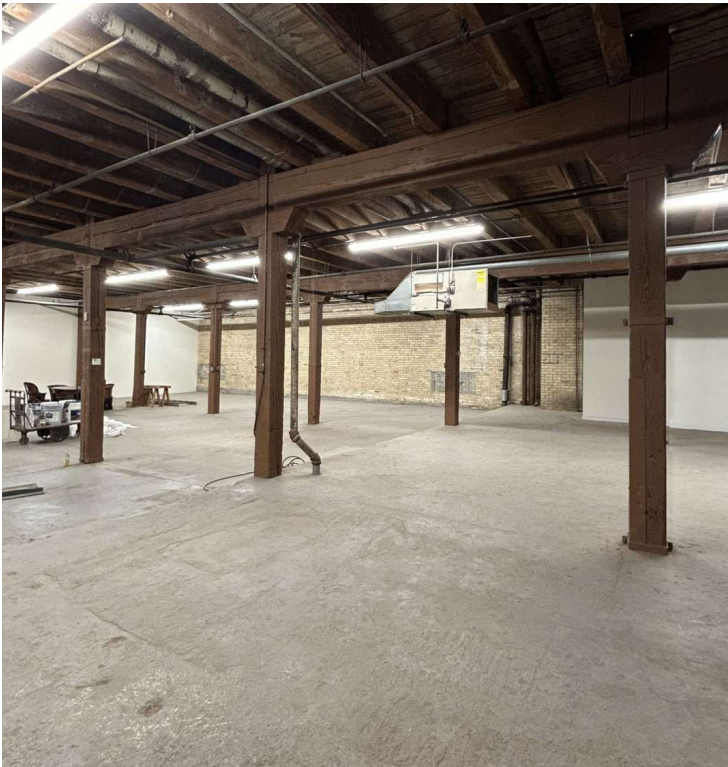
- Building 22,816 SF (Divisible)
- Two Floors 11,408 SF each
- Timber Loft Space 2nd Floor
- Recently Renovated Space
- New Sky Lights and LED Lighting
- Freight Elevator
- Four (4) New Furnaces
- Fresh Paint Throughout the Space
- Maple Floors Repaired and Refinished
- New Roof Within Last Five (5) Years

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ADDITIONAL PHOTOS FIRST FLOOR

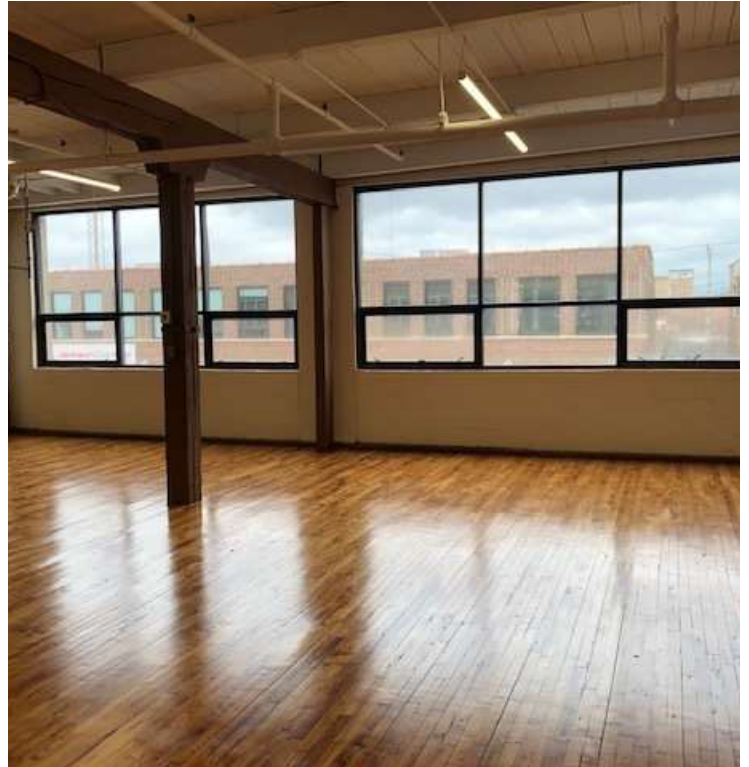
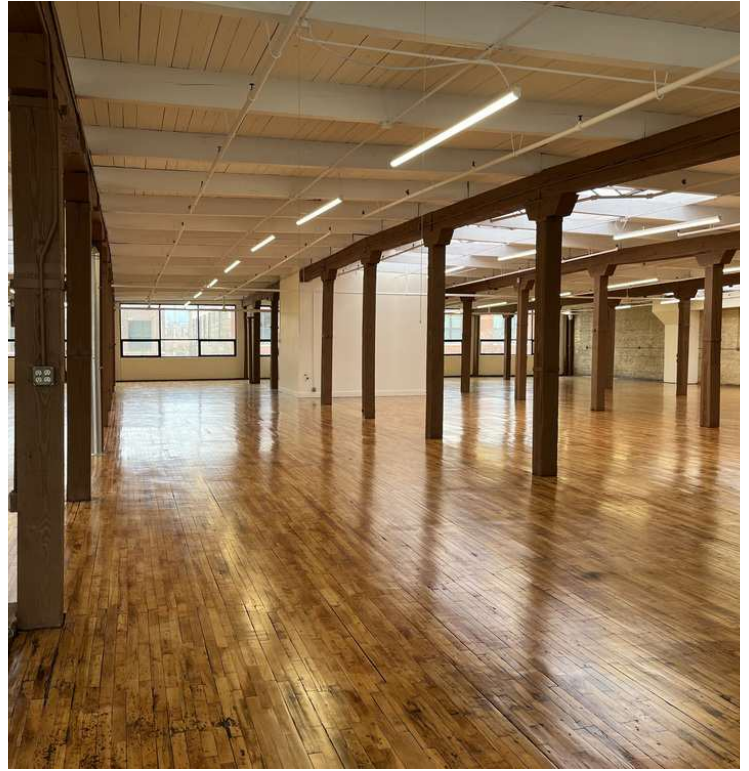
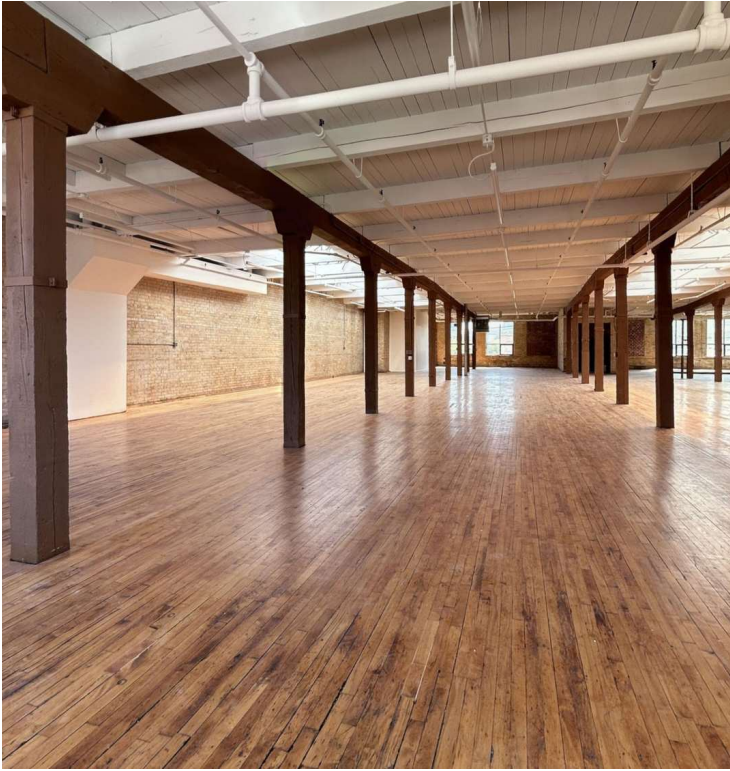


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ADDITIONAL PHOTOS SECOND FLOOR

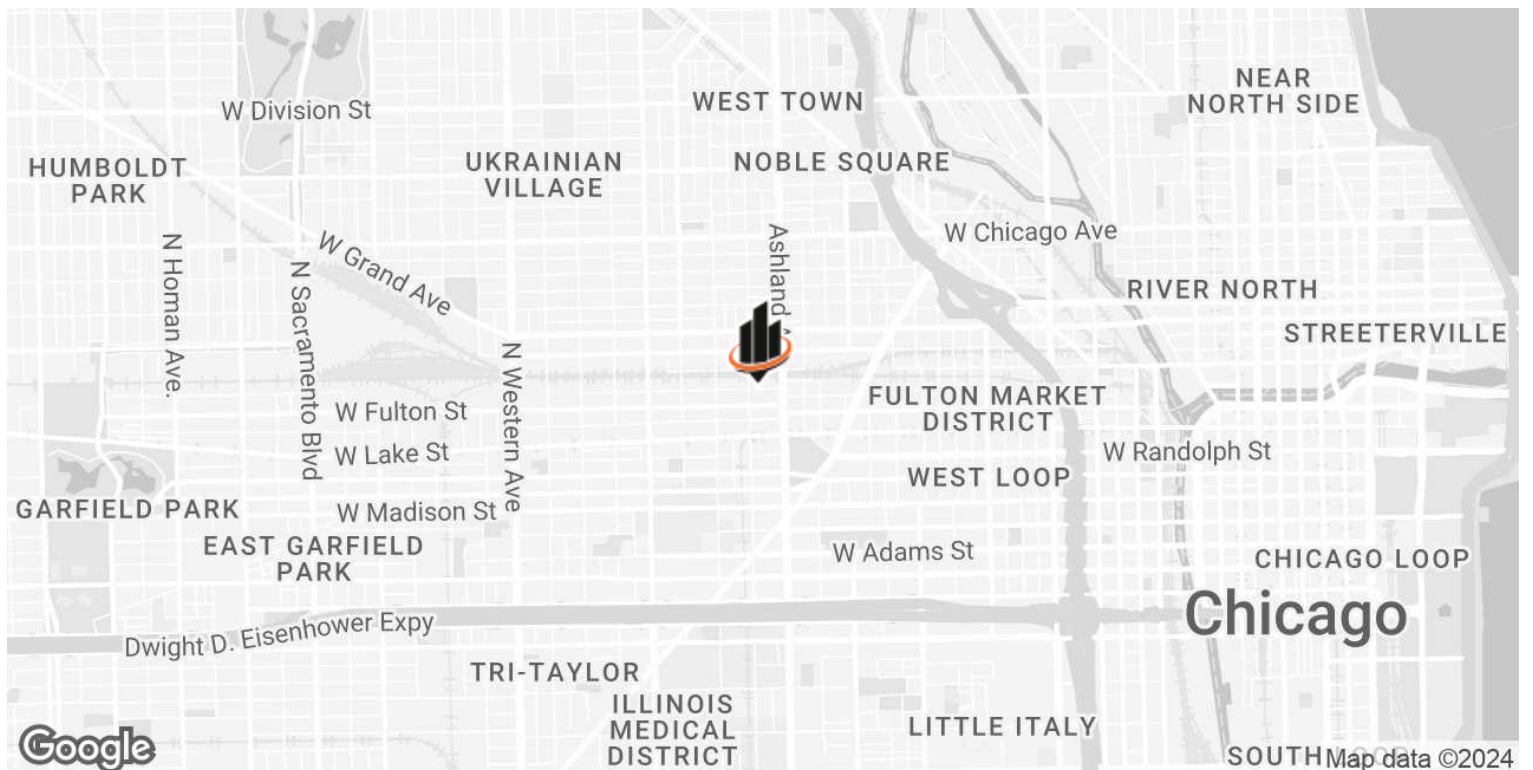
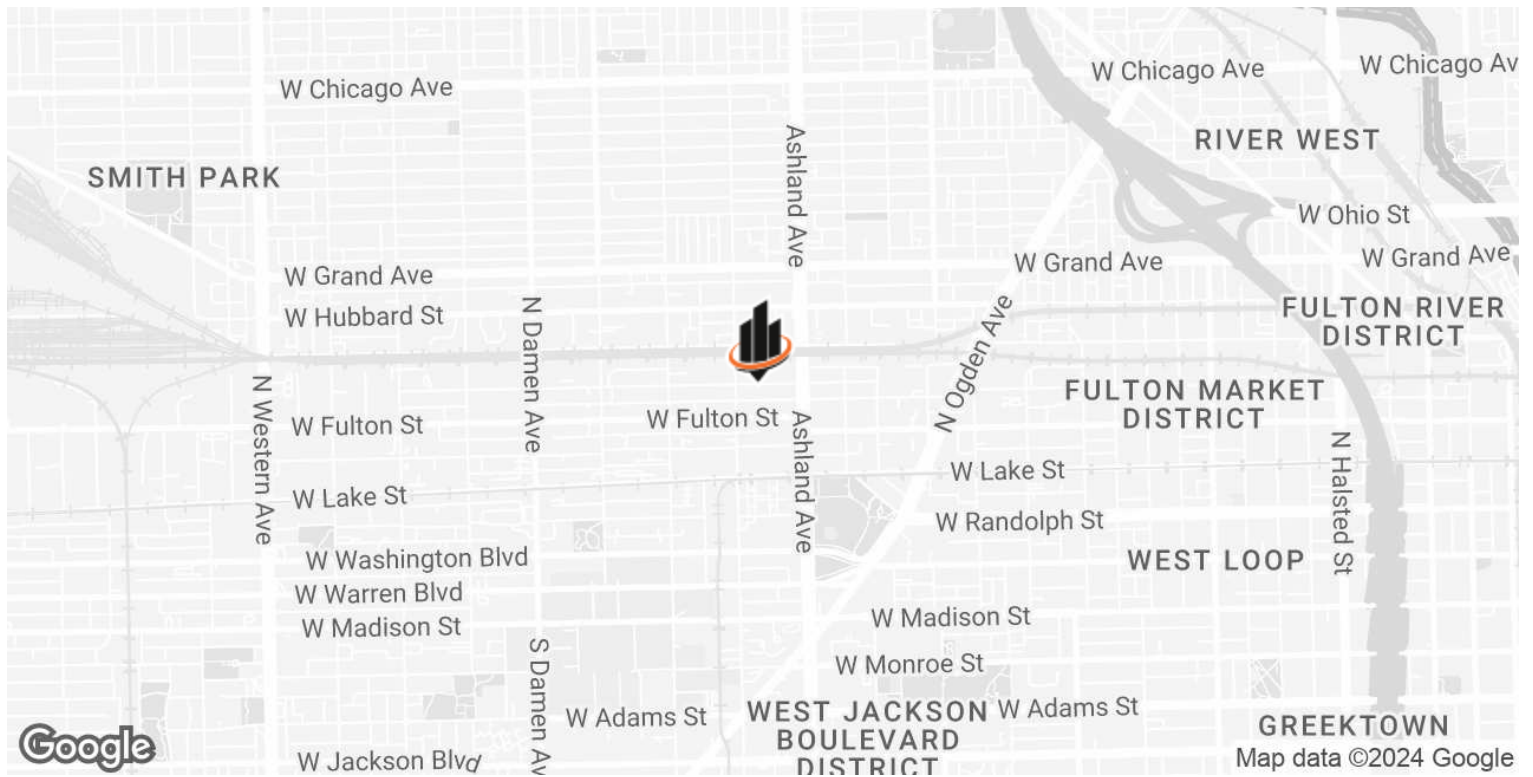


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LOCATION MAP

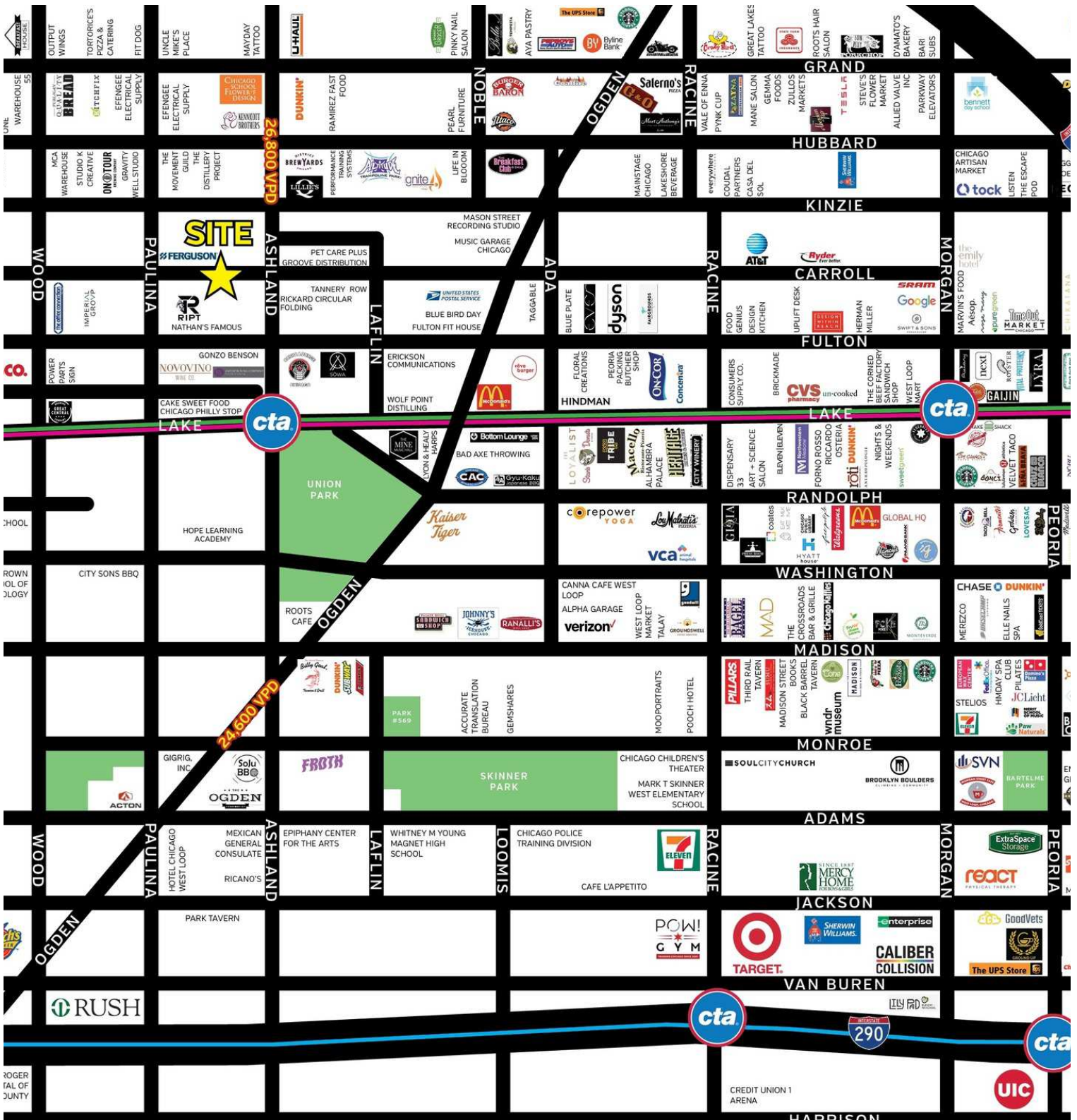


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RETAILER MAP



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