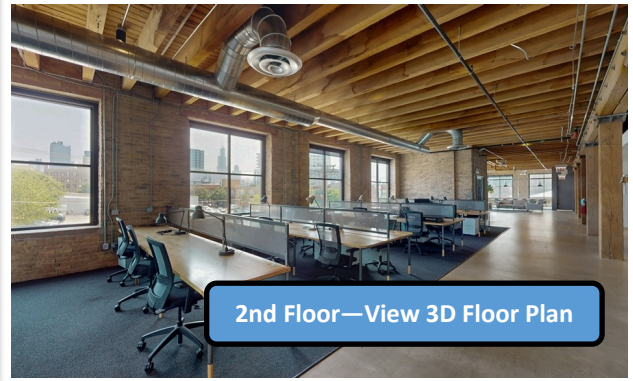


FULTON MARKET WEST

FLEX, OFFICE, WAREHOUSE, PRODUCTION, OR CREATIVE

5,080 RSF 1st Floor | 6,350 SF 2nd Floor | 5,636 RSF Lower Level



The lofts of 1500 W. Carroll are situated in the heart of Fulton Market West, a rapidly growing neighborhood with unparalleled accessibility to Chicago's downtown and trendiest neighborhoods. Bike, train, drive or walk to the office; the building is walking distance to Ashland Pink/Green Line, steps to the Ashland Bus Stop, and offers 42 parking spaces. Whether its lunch or happy hour, enjoy the countless Michelin rated restaurants and top-rated entertainment options offered at nearby Fulton Market and Randolph Street's Restaurant Row. Zoning PMD-4.

| | Size: | Price: | Description: |
|---------------------|--------------------------|-------------------------------|--|
| Lower Level: | 5,636 RSF | \$18.50 PSF Modified Gross | Great open space with tons of natural light, conference room, elevator, and bathrooms. |
| 1st Floor: | 5,080 RSF (Divisible) | \$29.95 PSF Modified Gross | Divisible to 945 RSF, 1,556 RSF and 2,579 RSF. Previously coffee roastery. Has floor drains, epoxy floors, exhaust, sinks, and FRP on walls. |
| 2nd Floor: | 6,350 RSF | \$29.95 PSF Modified Gross | Great open space with 2 conference rooms, wellness rooms, bathrooms, and kitchen area. Furniture may be available. |



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

847-302-2387

DAVID@STRAUSSREALTY.COM

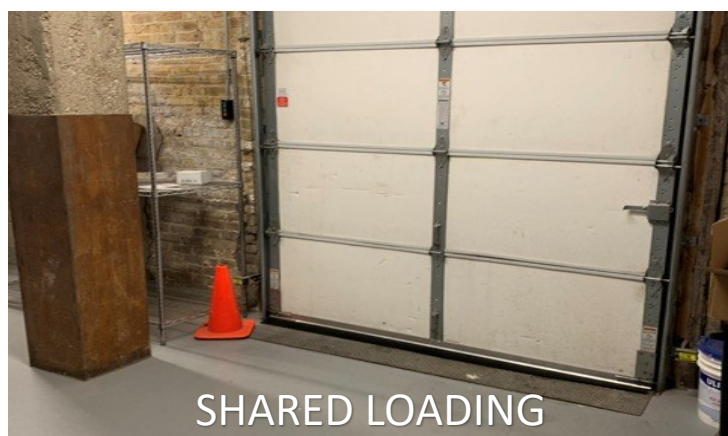
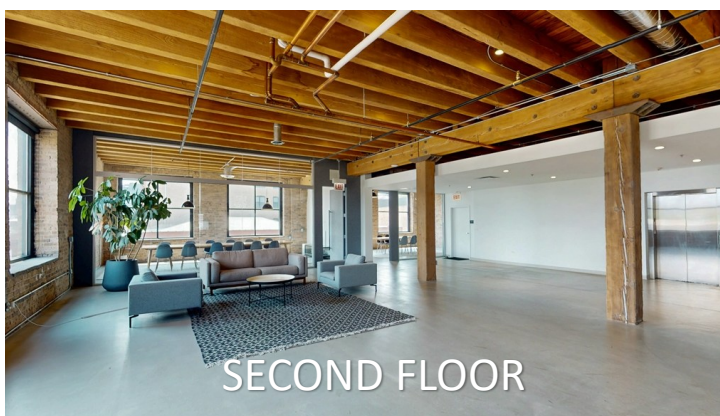
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

NEWLY RENOVATED LOFT OFFICE BUILDING



The building at 1500 W. Carroll completed renovations including all new:

- Windows
- Lighting
- Electrical Service
- Bathrooms
- Elevator
- Stairwells
- Individual Control HVAC
- Modern Lobby
- 42-Car Parking Lot and an Abundance of Street Parking
- Rooftop Lounge with Outdoor Deck



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

847-302-2387

DAVID@STRAUSSREALTY.COM

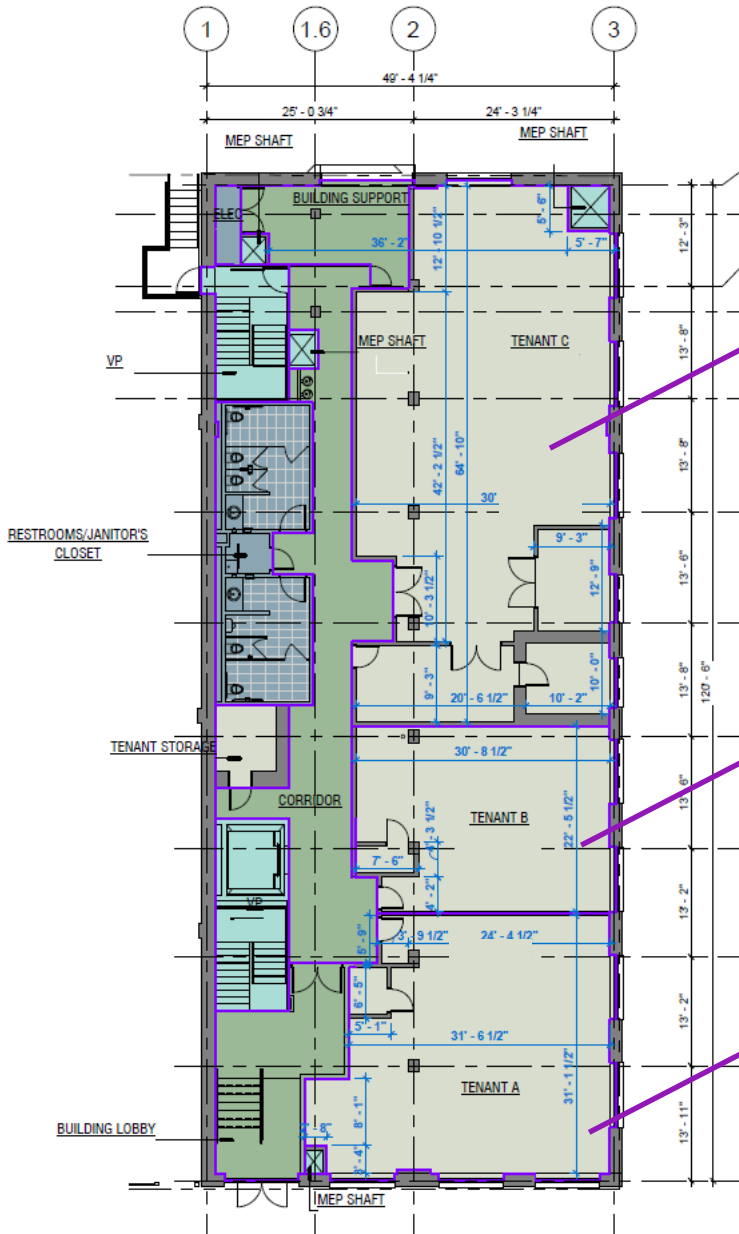
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

FIRST FLOOR— 5,080 RSF (DIVISIBLE TO 945 SF) \$29.95 PSF, MODIFIED GROSS



The first floor was previously home to a coffee roastery with many components of food space including floor drains, epoxy floors, exhaust, sinks and FRP on walls.



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

847-302-2387

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

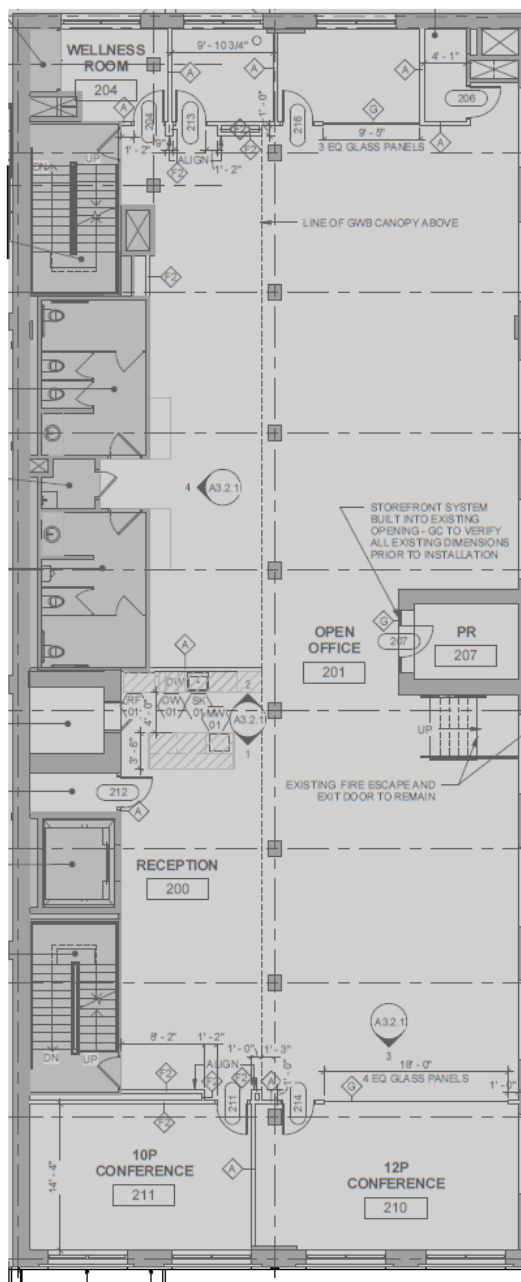
CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

SECOND FLOOR—6,350 RSF

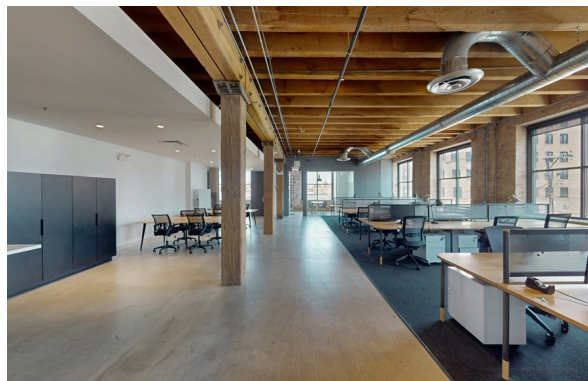
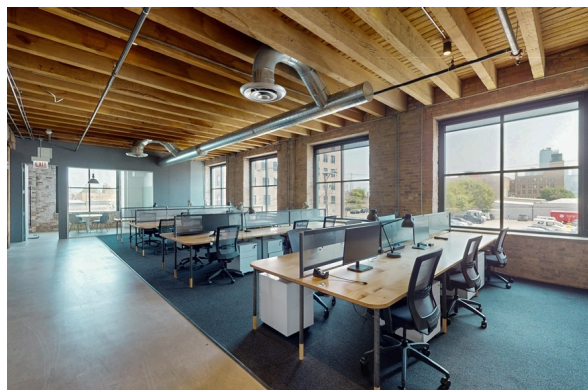
\$29.95 PSF Modified Gross

Furniture May Be Available



CARROLL

LAFILIN



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

847-302-2387

DAVID@STRAUSSREALTY.COM

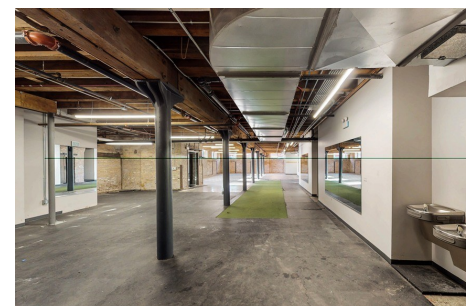
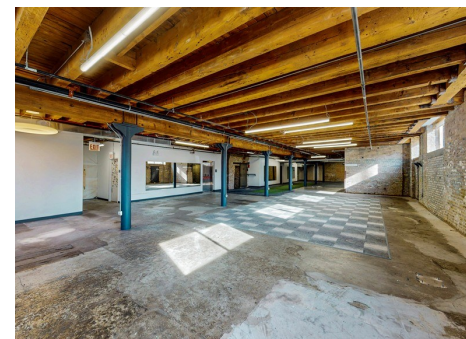
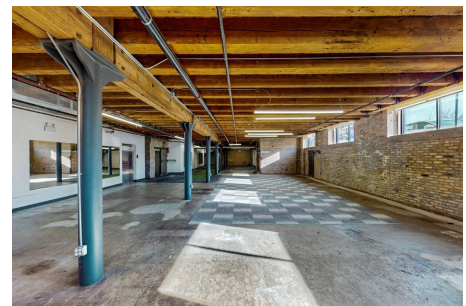
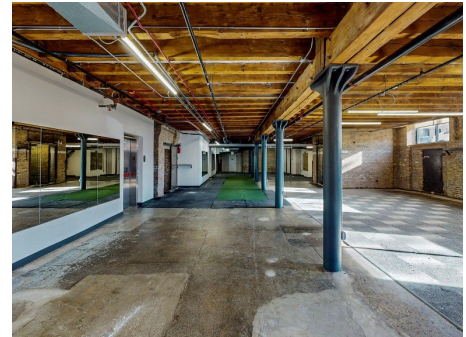
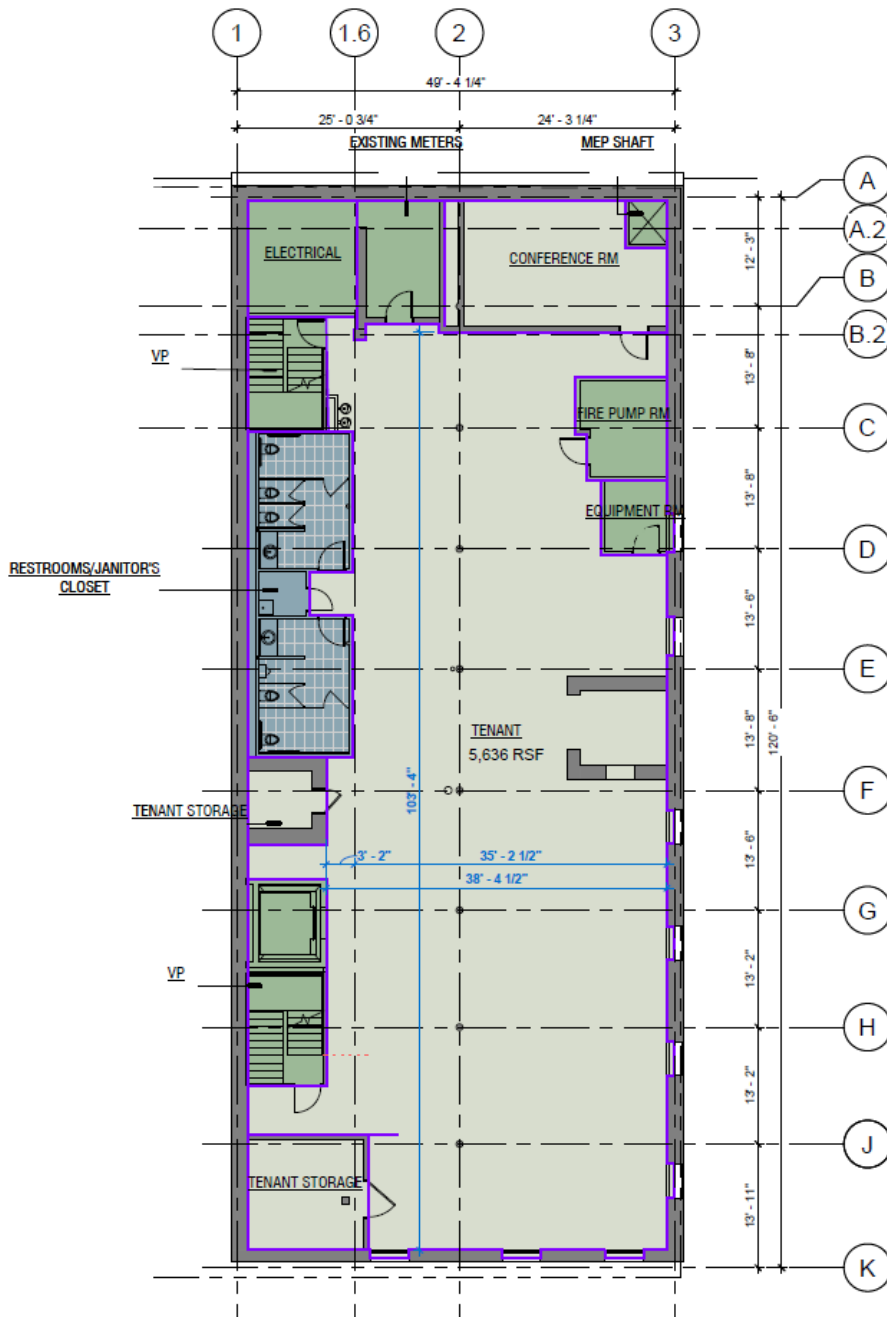
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

LOWER LEVEL- 5,636 RSF
\$18.50 PSF, MODIFIED GROSS



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

847-302-2387

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

NEARBY ATTRACTIONS

Hotels:



SOHO HOUSE



NOBU HOTEL
CHICAGO



Hyatt House West Loop/Fulton Market

Corporations:



McDonald's Corporate Campus—485,000 SF



Google Corporate Campus—466,000 SF



Mondelez International—200,000 SF

Retail:

ANTHROPOLOGIE



free people



FOXTROT

Fitness & Entertainment:



WNDR



Dining & Bars:



THE LOYALIST



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

847-302-2387

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

LOCATION

1500 W. Carroll is strategically located within the Fulton Market/West Loop expanding office market, making it an ideal choice for today's westward seeking workforce. Top companies such as Glassdoor, Google, McDonald's and Mondelez International choose this area as the home of their corporate headquarters.



- | | | | |
|--------------------------------------|-----------------------------|-----------------------|----------------------------|
| 1. Altitude Chicago Trampoline Park | 9. Glassdoor | 18. Soju BBQ | 27. Anthropologie |
| 2. District Brew Yards | 10. Bottom Lounge | 19. Lou Malnati's | 28. Lululemon |
| 3. Totorice Pizza | 11. Smyth | 20. City Winery | 29. Nobu Hotel |
| 4. Mission MMA & Fitness | 12. Elske | 21. WNDR Museum | 30. Emily Hotel |
| 5. All Rise Brewing Company | 13. Kaiser Tiger | 22. Hyatt House Hotel | 31. Mondelez International |
| 6. The Breakfast Club and Grill | 14. West Loop Athletic Club | 23. Walgreens | 32. Knoll |
| 7. Coalfire | 15. Viaggio | 24. Monteverde | 33. Herman Miller |
| 8. Butterfly Sushi & Thai Restaurant | 16. Johnny's Ice House | 25. Whole Foods | 34. Hoxton Hotel |
| | 17. Billy Goat Tavern | 26. Uncommon James | 35. Duck Duck Goat |



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

847-302-2387

DAVID@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600