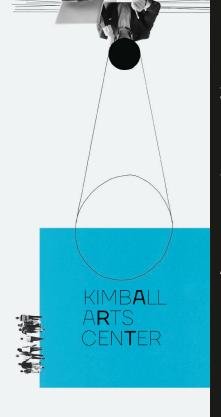


# **AVAILABLE FOR LEASE**

2nd Generation Bar/Retail Space Available Fronting 606 Trail with On-Site Parking

ADAM THOMAS 847.219.6383 adam.thomas@svn.com LOGAN PARSONS 262.903.8417 logan.parsons@svn.com CHAD SCHROEDL 312.756.7329 chad.schroedl@svn.com





**ZONING:** 

C1-2

**SUB-MARKET:** 

Logan Square

**ALDERMANIC WARD:** 

26 (Fuentes)

Kimball Arts Center is a hub of Chicago creativity located next to the 606 Trail, where Logan Square meets Humboldt Park. Home to a collection of independent businesses for over 15 years. Kimball Arts Center was fully rehabbed in 2021 and features new electric, plumbing, and mechanical systems. The comman areas and tenant workspaces were designed by Range Architechts and Future Firm.





## SUITE 101 PHOTOS & HIGHLIGHTS





# **HIGH**LIGHTS

- Former Bar/Retail space available with excellent frontage along the highly desirable 606 Trail.
- 3,054 RSF available.
- Full build out of former Bar/ Brewer space with prep kitchen and existing equipment in-place.
- New oversized storefront with sliding glass door and direct access to alcove and patio seating.
- Building features a new common area lobby design and dedicated on-site parking lot.
- Excellent co-tenancy with Dayglow Coffee and newly renovated loft suites leasing to a dynamic creative community in the building.

KIMB**A**LL ARTS CENTER





# SUITE 101 FLOOR PLANS & SUMMARY

SIZE:

3,054 SF

**ASKING RENT:** 

\$26/SF NNN

EST. NNNs

\$8/SF

**AVAILABLE:** 

Now

CONDITION:

2nd Generation

**FRONTAGE** 

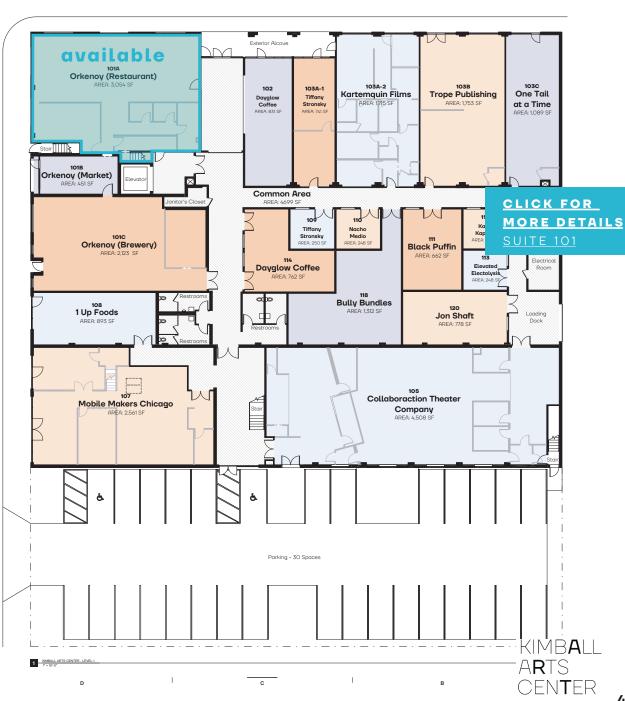
**(606)**: +50<sup>°</sup>

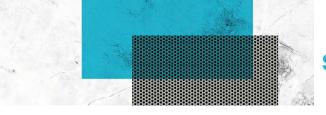
**CEILING HEIGHT:** 

+12'

**PARKING:** 

Surface Available





## SUB-MARKET OVERVIEW & 606 TRAIL

### About The 606 / Bloomingdale Trail

The 606 Trail is a 2.7-mile elevated park and trail that was built on what was once an industrial train line built after the Chicago Fire. Today, the popular trail features a chain of street-level parks, scenic look-out points, an observatory, and public art installations. It is estimated that around 1.2M people utilize the 606 annually.

Officially called the Bloomingdale trail, the 606 gets its name from the common numbers in Chicago's zip codes. The scenic path has multiple access points across four of Chicago's hippest neighborhoods — Wicker Park, Bucktown, Logan Square, Humboldt Park and recently announced extension into Lincoln Park — making it a favorite spot for local walkers, runners, bikers, and families. Bikes are available for rent from nearby Divvy stations, as part of the city's bike-share program.

1-mile demographics



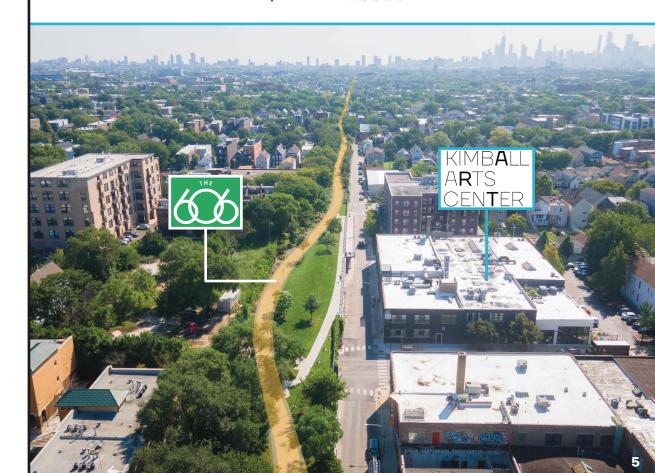








ESTIMATED POPULATION
71 916



Information above provided by Choose Chicago.



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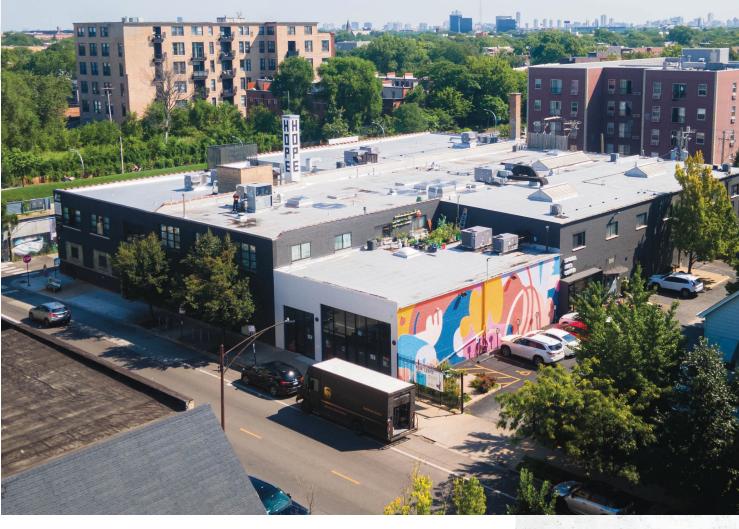
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