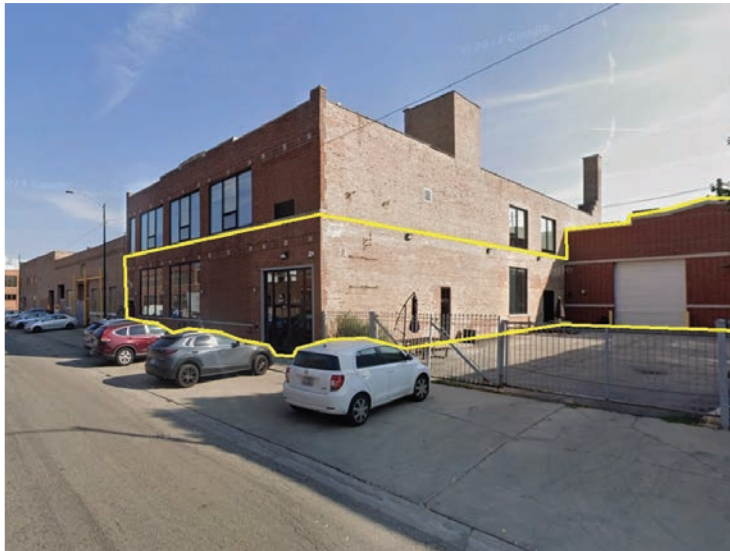


FOR LEASE

# Newly Renovated 1st Floor Industrial/Flex/Office Space in Fulton Market West

FOR LEASE

1621 W CARROLL AVE, CHICAGO, IL 60607



#### PROPERTY DESCRIPTION

Located in Kinzie Corridor / Fulton Market West is an 8,876 SF newly remodeled warehouse, flex or office space available for lease. The space includes a second floor mezzanine for free. Office can seat 40 employees with 6 private offices and a large conference room. Storage space can be used for indoor parking. There is also an additional 650 SF of basement space not incorporated in the square footage. The property has undergone renovation in recent years with high-end finishes, updated facilities, a large loading garage, and onsite parking.

#### Property Data

Unit SF:	±8,876 SF
Rental Price:	\$24.50 PSF, Modified Gross
Property Type:	Industrial/Office/Flex
Drive-in Doors:	1
HVAC:	Full
Zoning:	PMD-9
Sprinklers:	Wet
Ceiling Height:	12'-14'
Mezzanine:	1,700 SF (FREE space)
Basement:	Yes, extra 650 SF.
Ward:	27
Alderman:	Walter R. Burnett
Parking:	Gated Lot

Disclaimer. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

#### CONTACT

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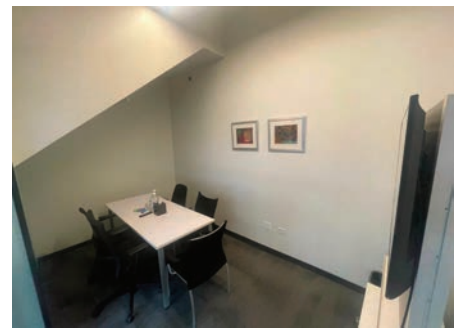
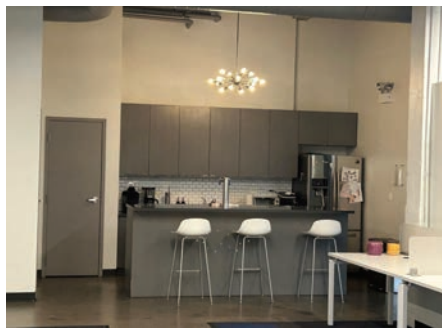
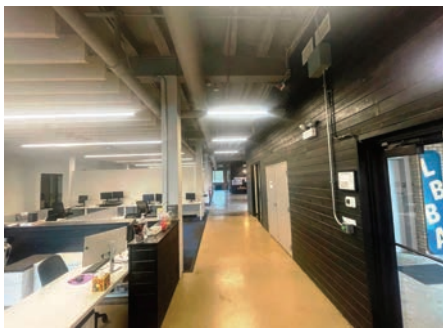
david@straussrealty.com



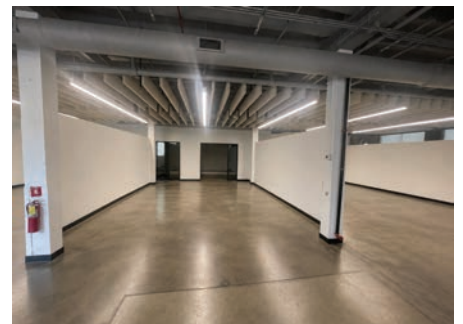
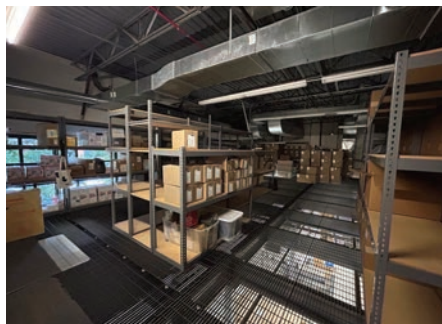
OFFICE USE



OFFICE USE



FLEX/WAREHOUSE USE

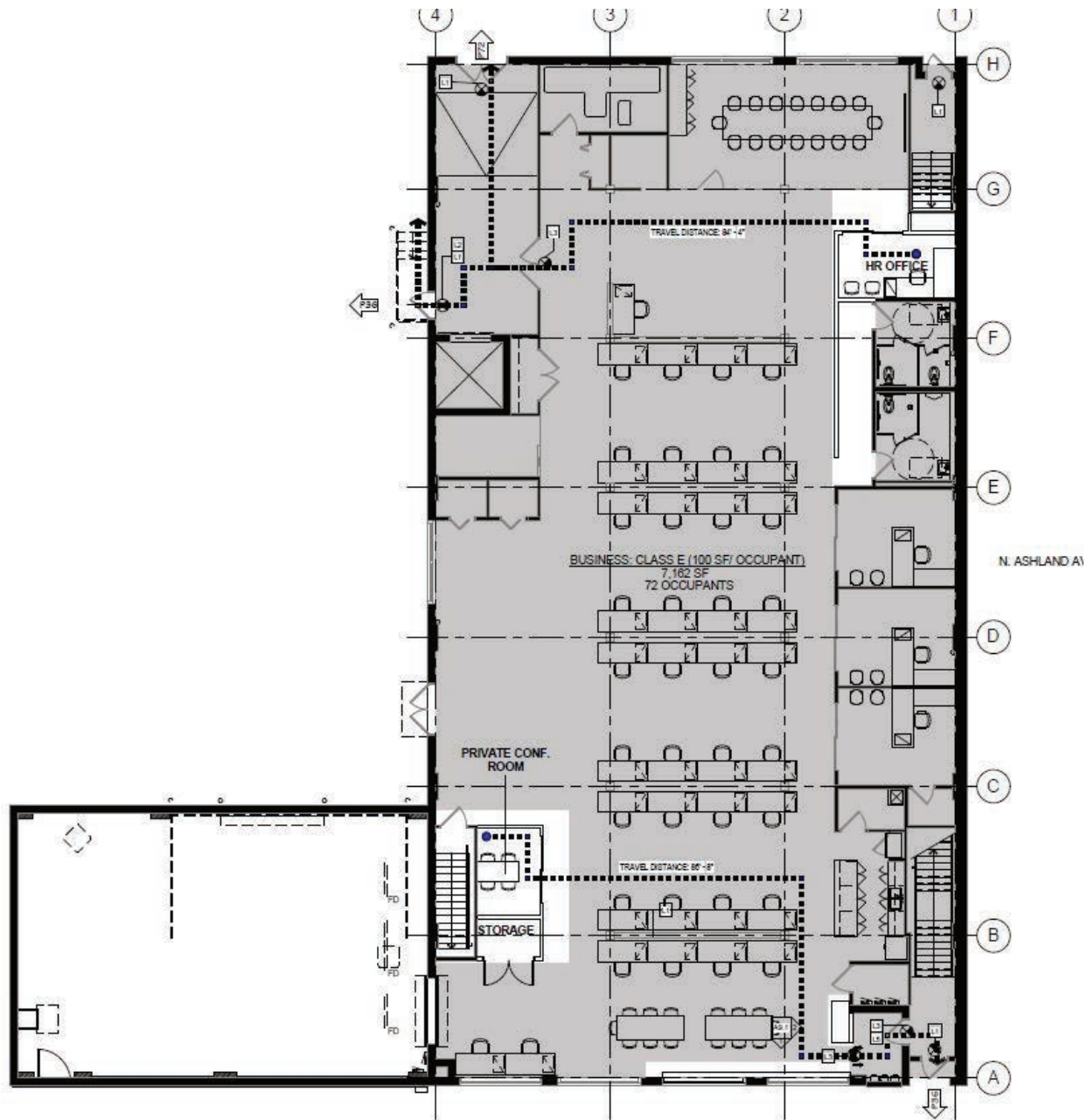


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### LOCATION HIGHLIGHTS

- Surrounded by creative, manufacturing, and tech companies. Top companies include Glassdoor, Mondelez International, Google and McDonalds.
- Unparalleled access to Chicago's downtown and the trendy district of Fulton Market (offering Michelin rated restaurants, shopping and entertainment).
- Great accessibility with direct access to I-90/94 via Ogden, and walking-distance convenience to the Ashland CTA Green/Pink Line, Ashland bus stop.

ATTRACTIONS WITHIN 1 MILE

**Hotels:**



SOHO HOUSE



NOBU HOTEL  
CHICAGO

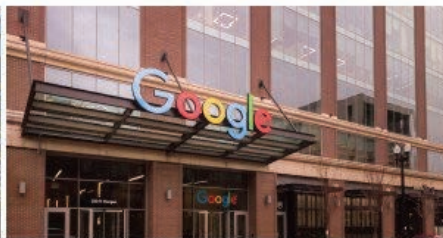


Hyatt House West Loop/Fulton Market

**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



BROOKLYN BOULDERS  
CLIMBING + COMMUNITY



**Dining & Bars:**



EVER

THE LOYALIST



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