

Fillmore Center | For Lease

Chicago, IL 60624

NEW CONSTRUCTION FOR COMPANIES NEEDING PEOPLE, POWER & TECH

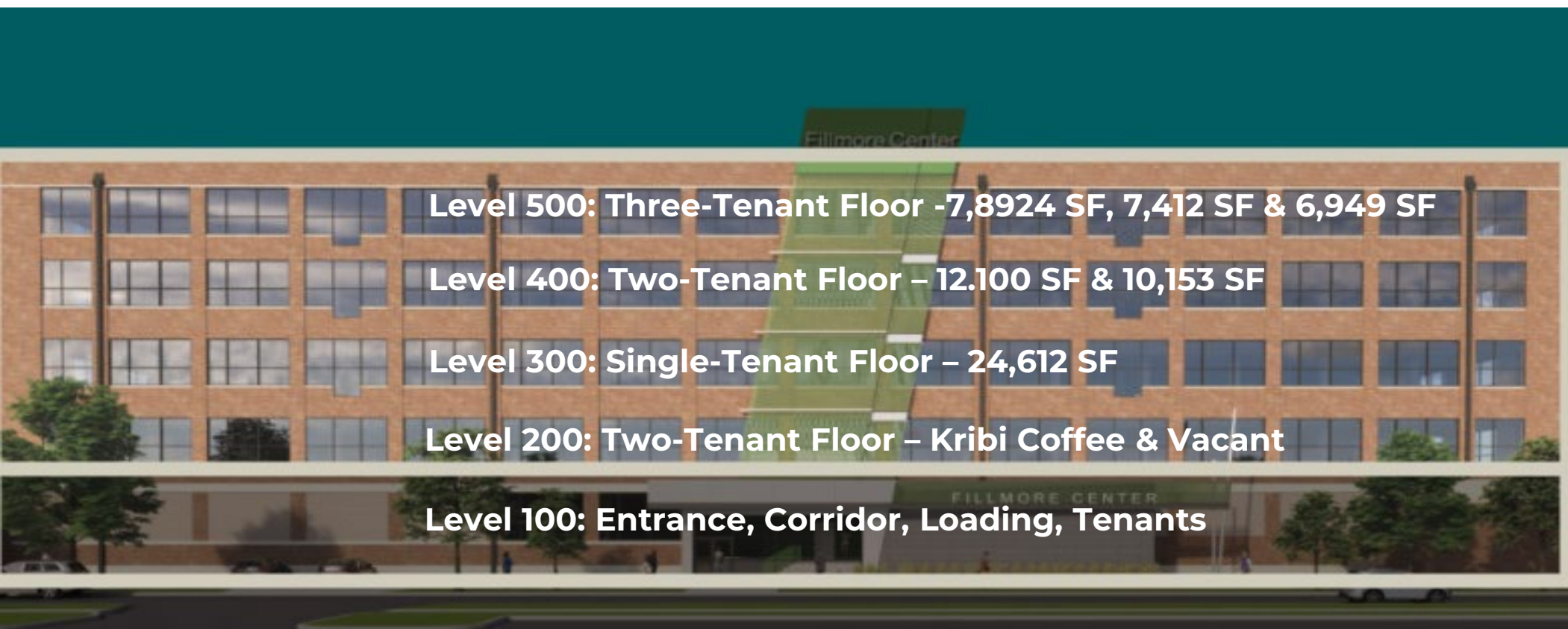


4100 W Fillmore Street, Chicago, IL



Property Overview

126,098 SF of fresh, clean production, tech bench, assembly & office space on five floors – 75,000 SF contiguous, divisible to 7,000 SF



We are the Only Newly-Built Workplace Environment
Within 15 Minutes of Downtown



What Tenants Can Expect

Flexible Unit Sizes & Favorable Zoning:

5th level - divisible to 7,000 SF; 4th level - divisible to 10,100 SF;
2nd and 3rd levels are for 24,500 SF single-floor tenants

Clean spaces in a collaborative environment

Minimum 12 ft clear ceilings throughout

M1-2 Zoning (commercial / light industrial)

Approx. 24,500 SF per level; total building area is
126,098 SF across 5 floors

Direct Access to Premium Amenities:

Loading docks and drive-in doors

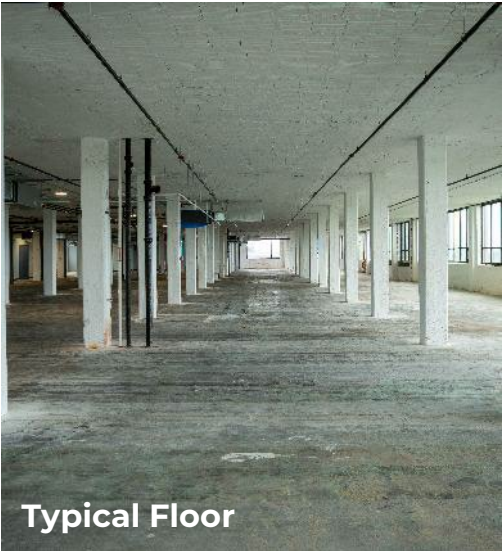
Passenger and freight elevators (84" high x 132" wide)

New cost-efficient HVAC, electrical, & plumbing systems

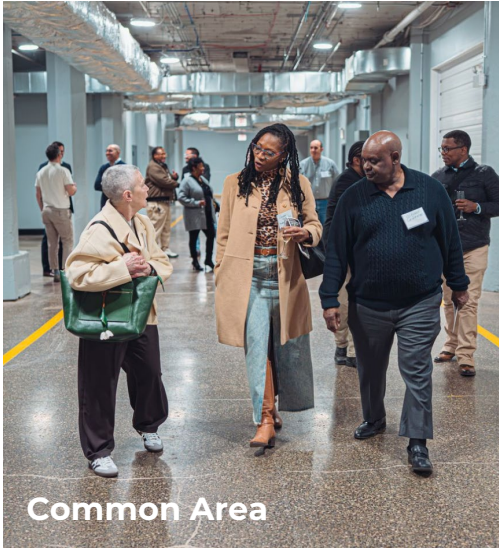
New energy-efficient windows

164 free private secured parking on-site

Minutes from I-290 via Kostner Ave and Independence
Blvd; four miles to Downtown



Typical Floor



Common Area

Key Economic Drivers:

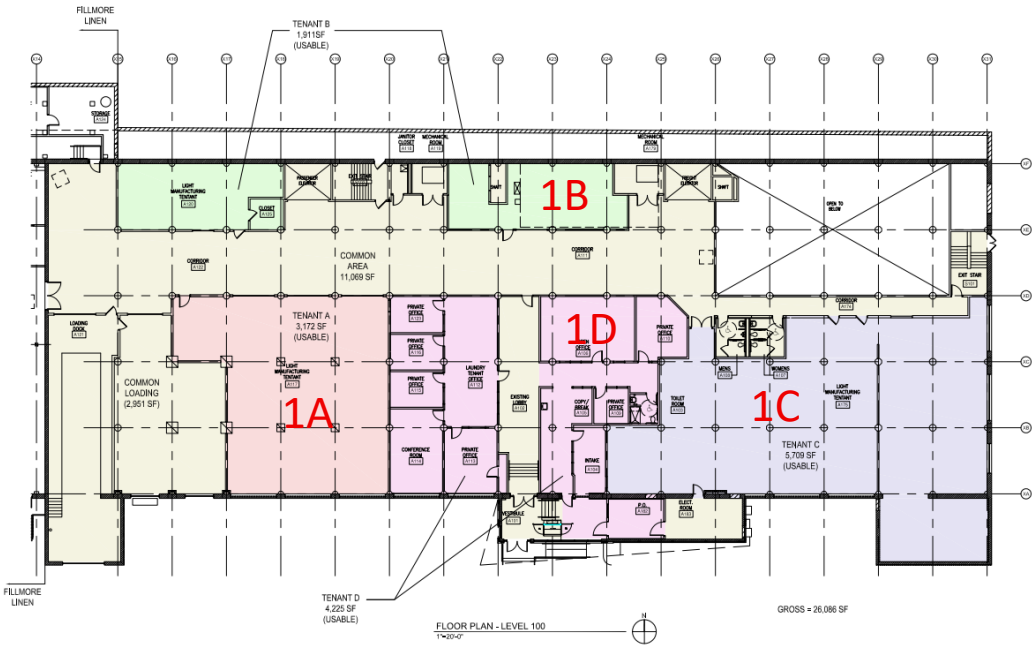
Nearby Tenants have common business objectives

Project will attract new Tenants to the community

\$15 million renovation completed in 2024 (original build – 1932)

Community Partnership

- New Market Tax Credits keep occupancy costs low
- Employment hiring and training support available
- Favorable lease terms available for employing Lawndale-Area talent



Level 100 Plan

Level 100: Entrance, Tenants, Corridor & Loading:

- Unit 1A – Fillmore Linen Service – available 2027
- Unit 1B – Router Monkey
- Unit 1C – Southside Bloom
- Unit 1D - Steans Family Foundation – Fillmore Linens

Individual Tenant Spaces:

- All suites accessed through Level 100 common hallway
- Full window line on west, south and east sides
- All floors have lighting and HVAC distribution in place
- Base build out allowance included; additional amortized allowance available at favorable terms
- New restrooms on each floor; capacity for 100 employees
- Approximately 1,200 AMPS of power per floor

Attractive Lease Terms:

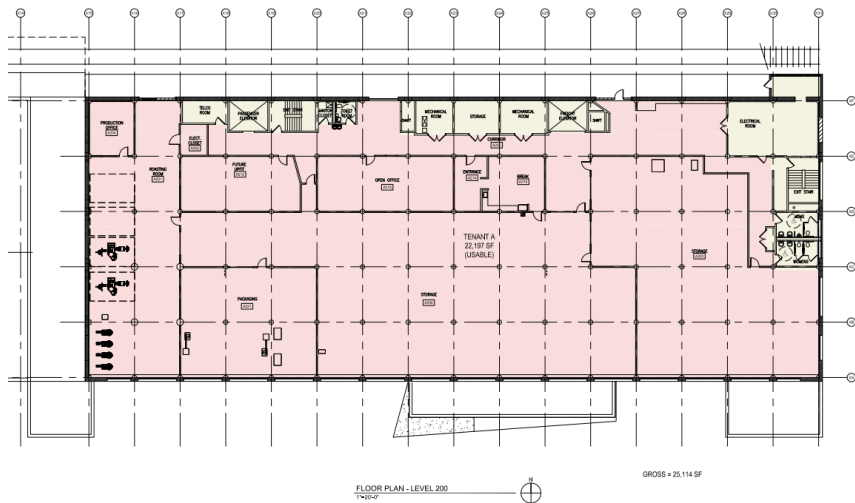
- | | |
|---------------------------|---|
| Base Rent: \$6.50 PSF Net | Additional Rent: \$4.75 PSF |
| 5+ Year Lease Terms | Free rent available while businesses are setting up |

Ideal For Light industrial Businesses With:

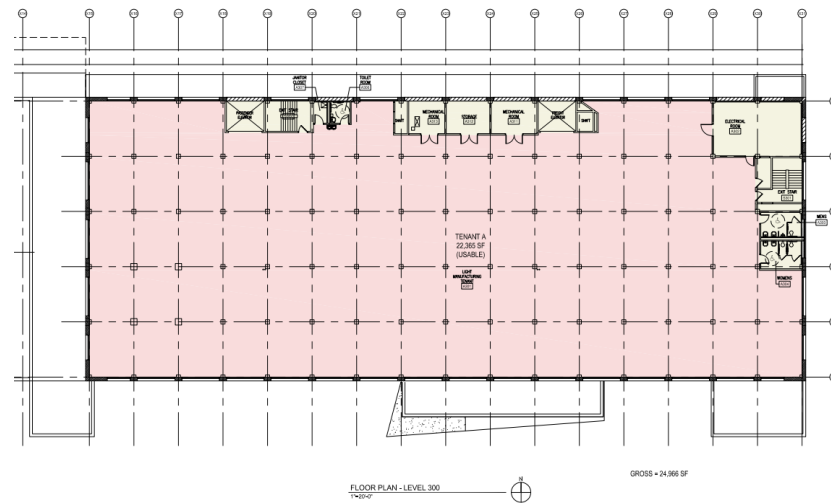
- Manufacturing or tech operations
- Desire for creative, innovative space
- Ideal for companies with mid-to-high employment counts



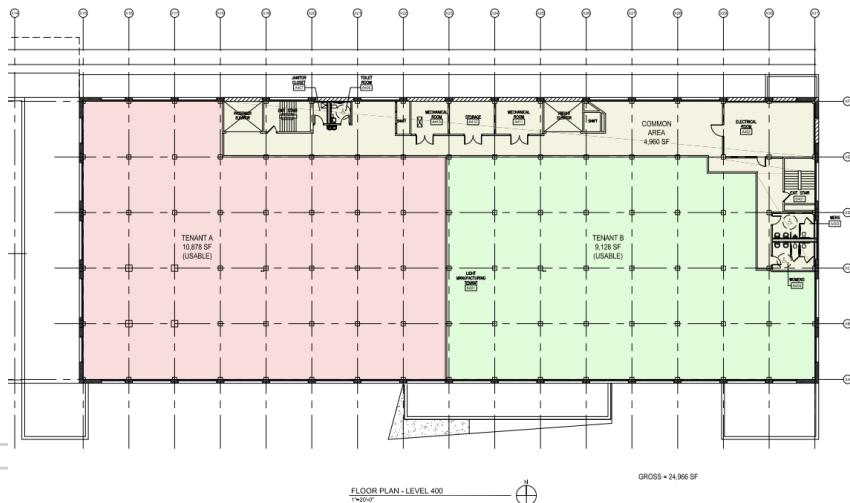
Level 200 – 500 Plans



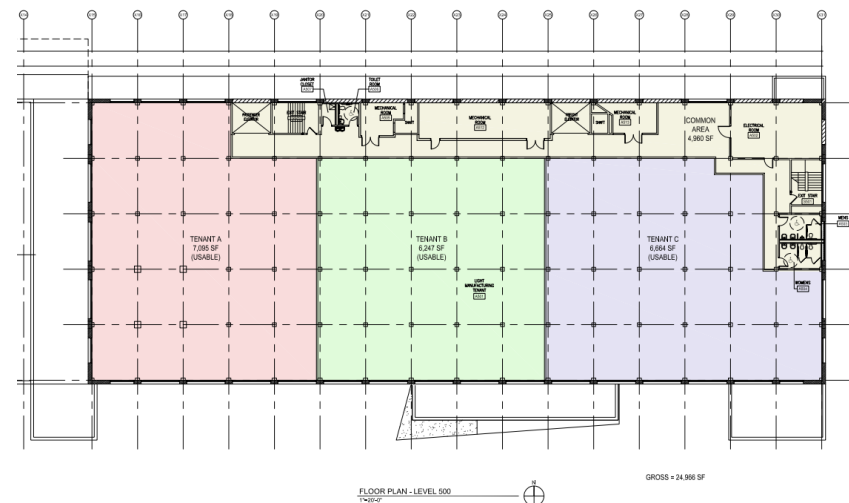
Level 200 – Full or Two Tenant Floor - Unit 2A- 24,457 RSF



Level 300 – Full Floor - Unit 3A- 24,612 RSF



Level 400 – Two Tenant Floor
Unit 4A: 12,100 RSF - Unit 4B: 10,153 RSF

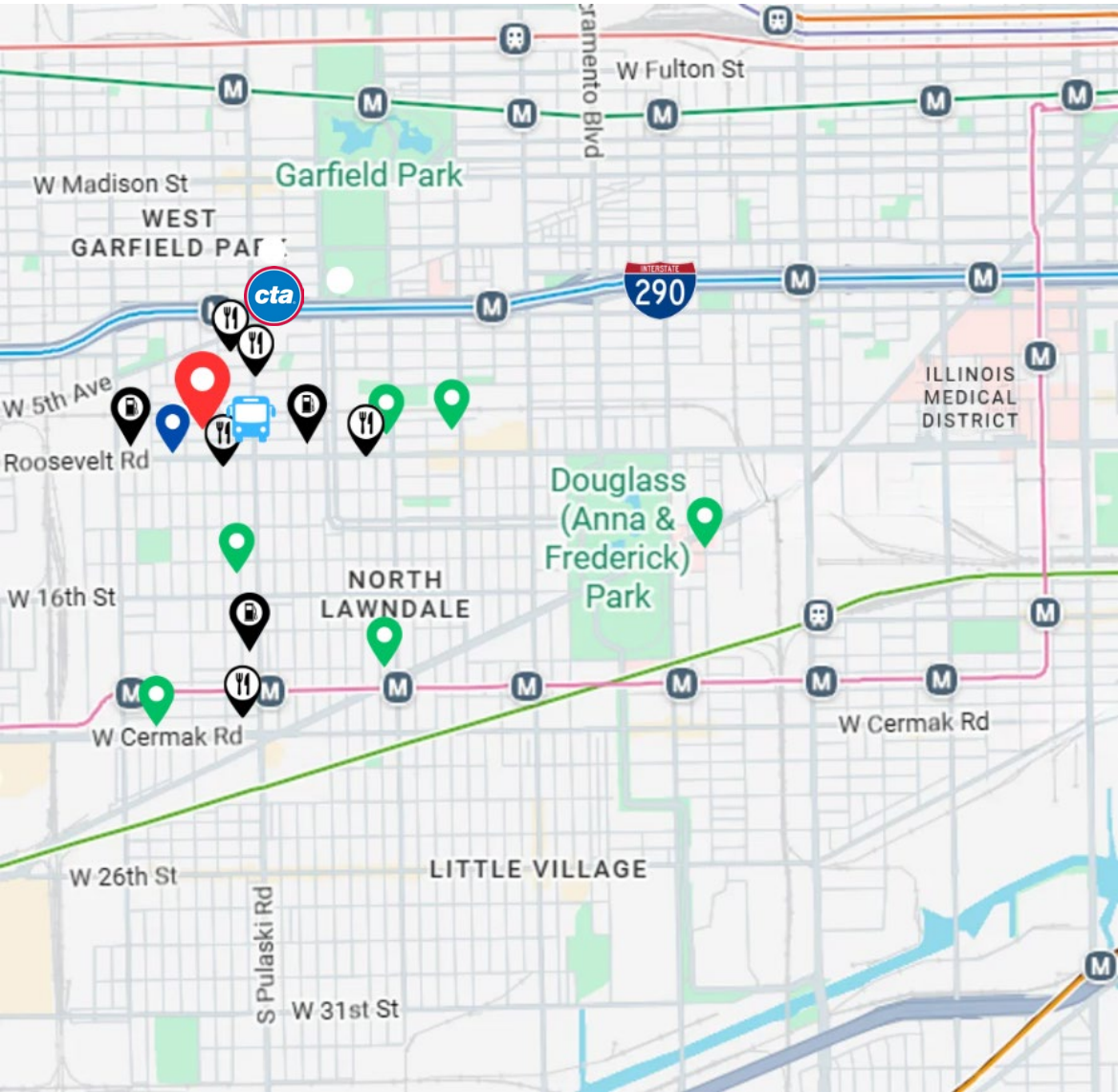


Level 500 – Three Tenant Floor
Unit 5A: 7,892 RSF - Unit 5B: 6,949 RSF - Unit 5C: 7,412 RSF

* Modest 9% common area add-on factor



Points of Interest



-  4100 W Fillmore
-  24th Ward Alderman Office
- 
 - Lawndale Community Resources
 - North Lawndale Employment Network
 - North Lawndale Community Coordinating Council
 - Fuel Movement Community Center
 - Lawndale AMACHI Mentoring Program (LAMP)
 - Building Brighter Futures Family Services
 - UCAN Social Services
-  Pulaski Blue Line Stop
-  Pulaski & Fillmore Bus Stop
-  Restaurants
-  Gas Station
-  Nearest Interstate



Workforce Overview

North / South Lawndale (2025)

-  Population: 100,042
-  Median Age: 32
-  Education: 72% HS or better
-  Households: 32,746
-  Median Household Income: \$44,092
-  Total Workforce: 41,845
-  Unemployment Rate: 10.2
-  Consumer Spending: \$4.6 B

Diversity Breakdown

- Black: 31%
- Hispanic: 59%
- White: 6%
- Other: 4%

Source: Chicago Metropolitan Agency for Planning

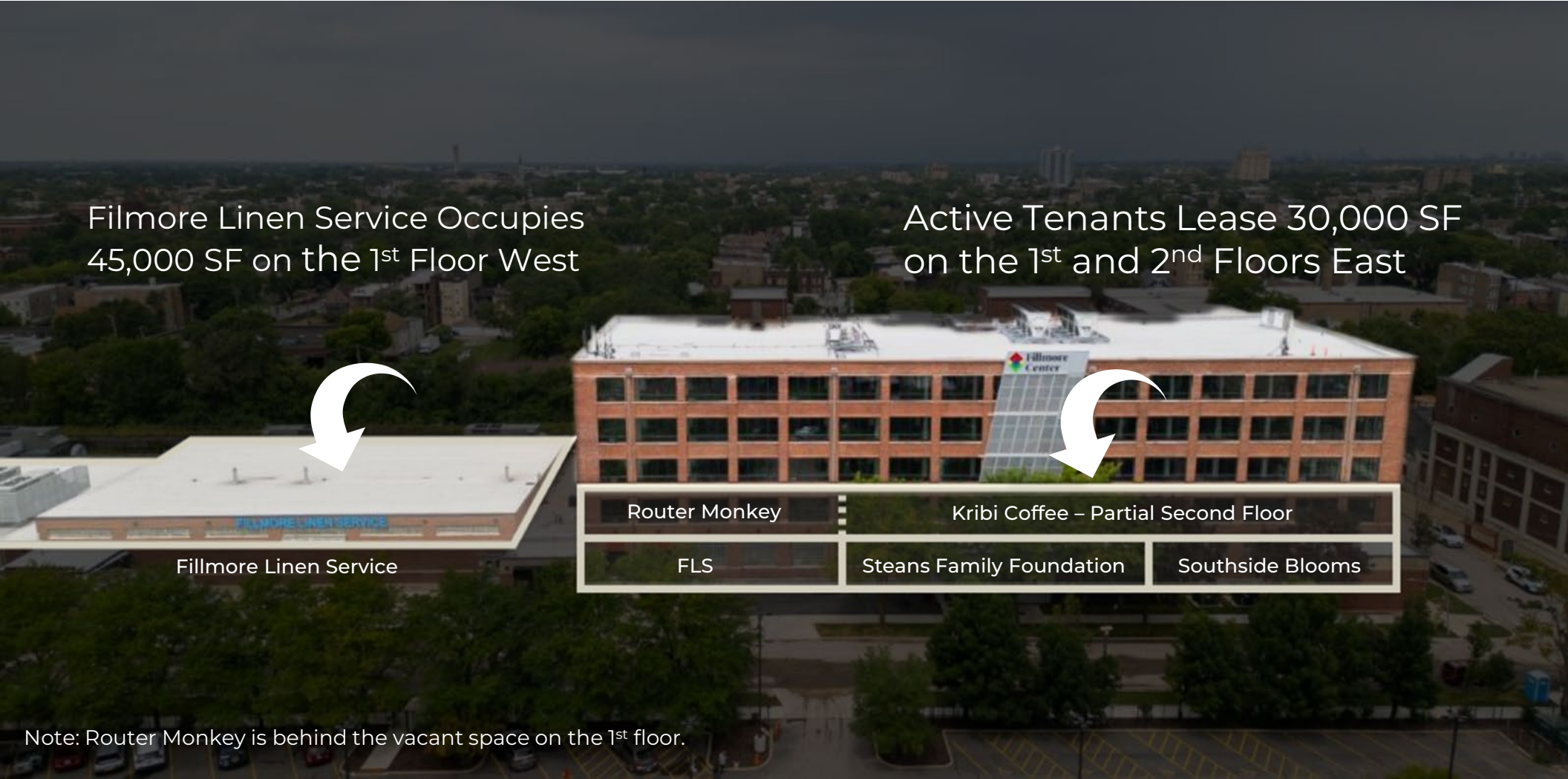




Existing Occupants

Fillmore Linen Service Occupies
45,000 SF on the 1st Floor West

Active Tenants Lease 30,000 SF
on the 1st and 2nd Floors East



Note: Router Monkey is behind the vacant space on the 1st floor.

A Building for Growing Companies A Model For All Chicago



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