



cawley

Man
Contemporary

FOR LEASE
MULTI-USE INDUSTRIAL/FLEX SPACE
2211 S THROOP ST



FRANK MELCHERT, SIOR

Principal

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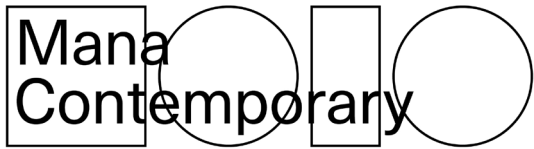
STEVAN ARANDJELOVIC

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PROPERTY SPECIFICATIONS

This is a 9-story multi-tenant building with approximately *23,200 Sq.Ft. per floor*. The property is located with *access to I-55 via Damen* and *I-90 via Canalport*. The building was built in 1926 by notable Chicago Architect, George C Nimmons. The building itself is roughly 100 years old and made up of warehouse, show-room, and studio space. The property features a secure 24/7 campus along with plenty of on site parking, truck loading, and on-site management.

Property Address: 2211 S Throop St, Chicago IL 60608

Type: Flex / Light Industrial / Showroom

Total Building Size: 428,828 Sq.Ft.

Total Land Size: 5.79 Acres

Stories: 9

Year Built: 1926

Renovated: 2003

Elevators: 3 Freight
2 Passenger

Clear Heights (Floor to Ceiling): 12'

Floor: Concrete Epoxy

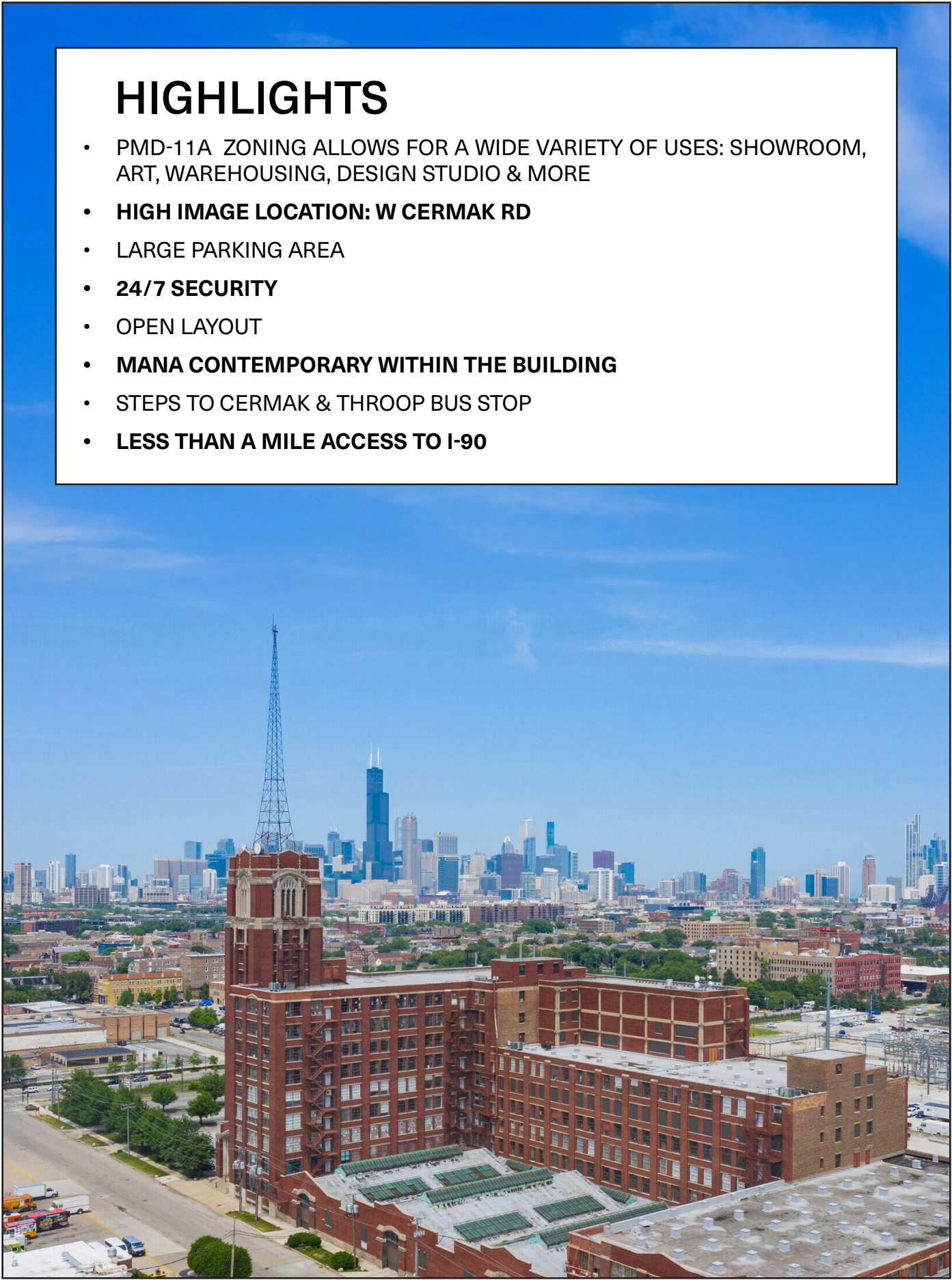
Heat: Yes

Zoning: PMD 11A

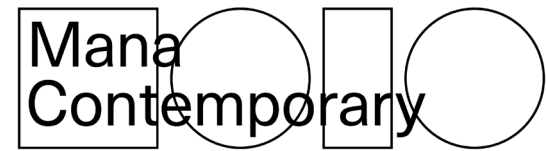
Tenant Amenities: Fifth Floor Cafe, Concierge Service

HIGHLIGHTS

- PMD-11A ZONING ALLOWS FOR A WIDE VARIETY OF USES: SHOWROOM, ART, WAREHOUSING, DESIGN STUDIO & MORE
- **HIGH IMAGE LOCATION: W CERMAK RD**
- LARGE PARKING AREA
- **24/7 SECURITY**
- OPEN LAYOUT
- **MANA CONTEMPORARY WITHIN THE BUILDING**
- STEPS TO CERMAK & THROOP BUS STOP
- **LESS THAN A MILE ACCESS TO I-90**



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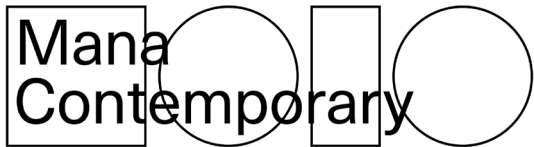


ABOUT

Mana Contemporary is a multidisciplinary arts institution with cultural centers in Jersey City, Chicago, and Miami, focused on celebrating creativity and supporting artists globally. It fosters a collaborative community through exhibitions, residencies, career development, and discussions both online and in person. Artists from various disciplines share innovative environments that encourage experimentation and inspiration. Mana Contemporary Chicago, located in a historic building in Pilsen, serves as a vibrant hub for local artists and arts organizations.



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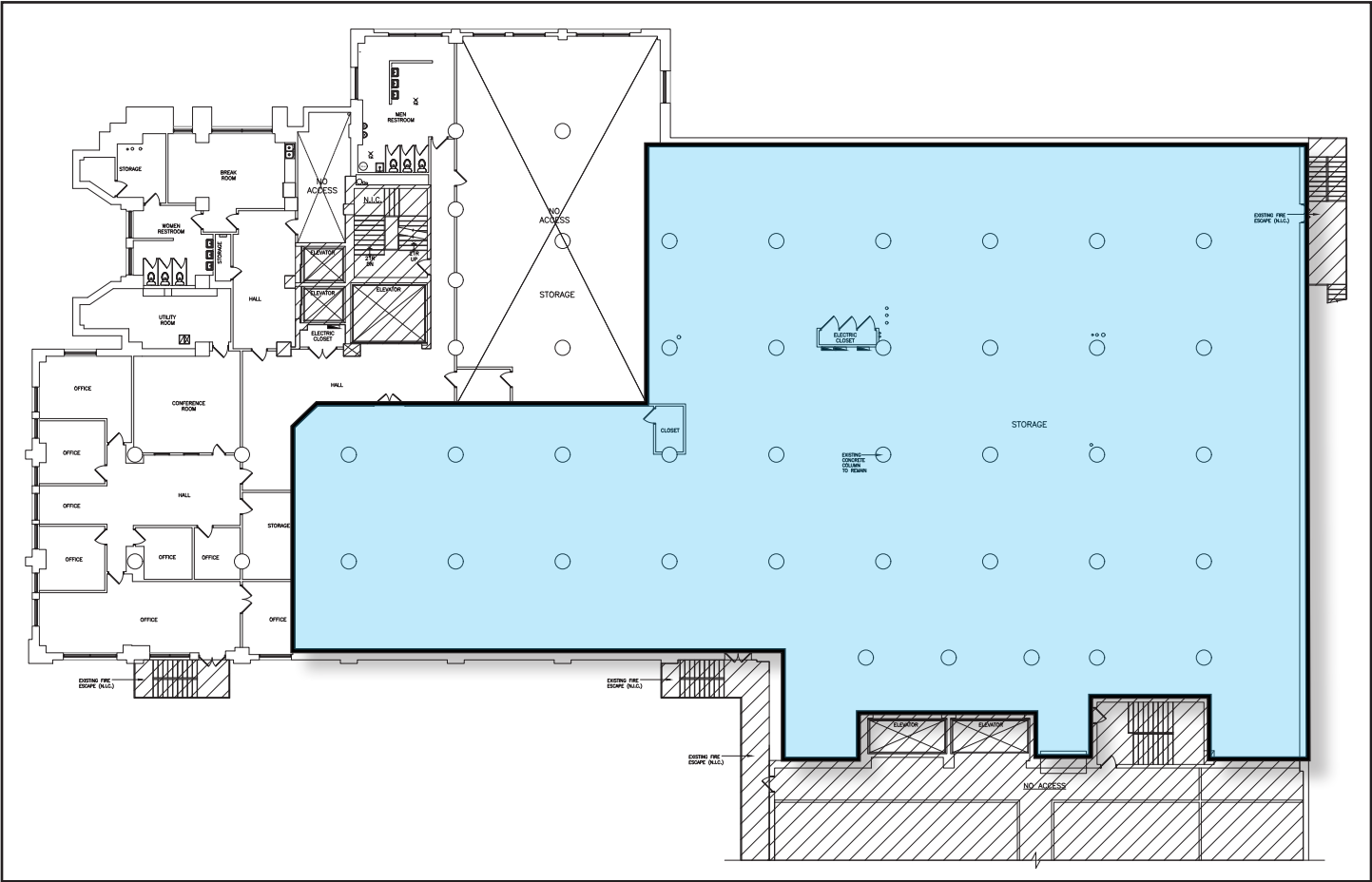


WAREHOUSE SPACE OVERVIEW

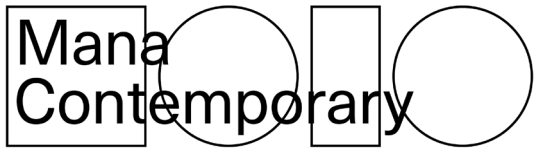
- Property Address: 2211 S Throop St, Chicago IL 60608
- Type: Flex / Light Industrial / Showroom
- Unit Size: Warehouse: 16,915 Sq.Ft.
Warehouse + Office: 21,475 Sq.Ft.
- Story: 2
- Renovated: 2003
- Elevators: 2 Freight
- Column Spacing: 20' x 20' (Center to Center)
- Restrooms: Two (2) – Men's and Women's
- Breakroom: YES
- Clear Heights (Floor to Ceiling): 12'
- Floor: Concrete Epoxy
- Heat: YES
- Sprinklers: YES
- Lease Rate: \$16.00 Per Sq.Ft.

Full Service Gross

Inclusive of: Base Rent, Real Estate Taxes, CAM, Utilities, Management Fee



2211 S THROOP ST



OFFICE SPACE OVERVIEW

Property Address: 2211 S Throop St, Chicago IL 60608

Type: Office

Unit Size: Office: 4,560 Sq.Ft.
Office + Warehouse: 21,475 Sq.Ft.

Story: 2

Conference Rooms: One (1)

Elevators: 1 Freight
2 Passenger

Private Offices: Five (5)

Restrooms: Two (2) – Men's and Women's

Breakroom and Kitchen: YES

Clear Heights (Floor to Ceiling): 12'

Floor: Concrete & Carpet

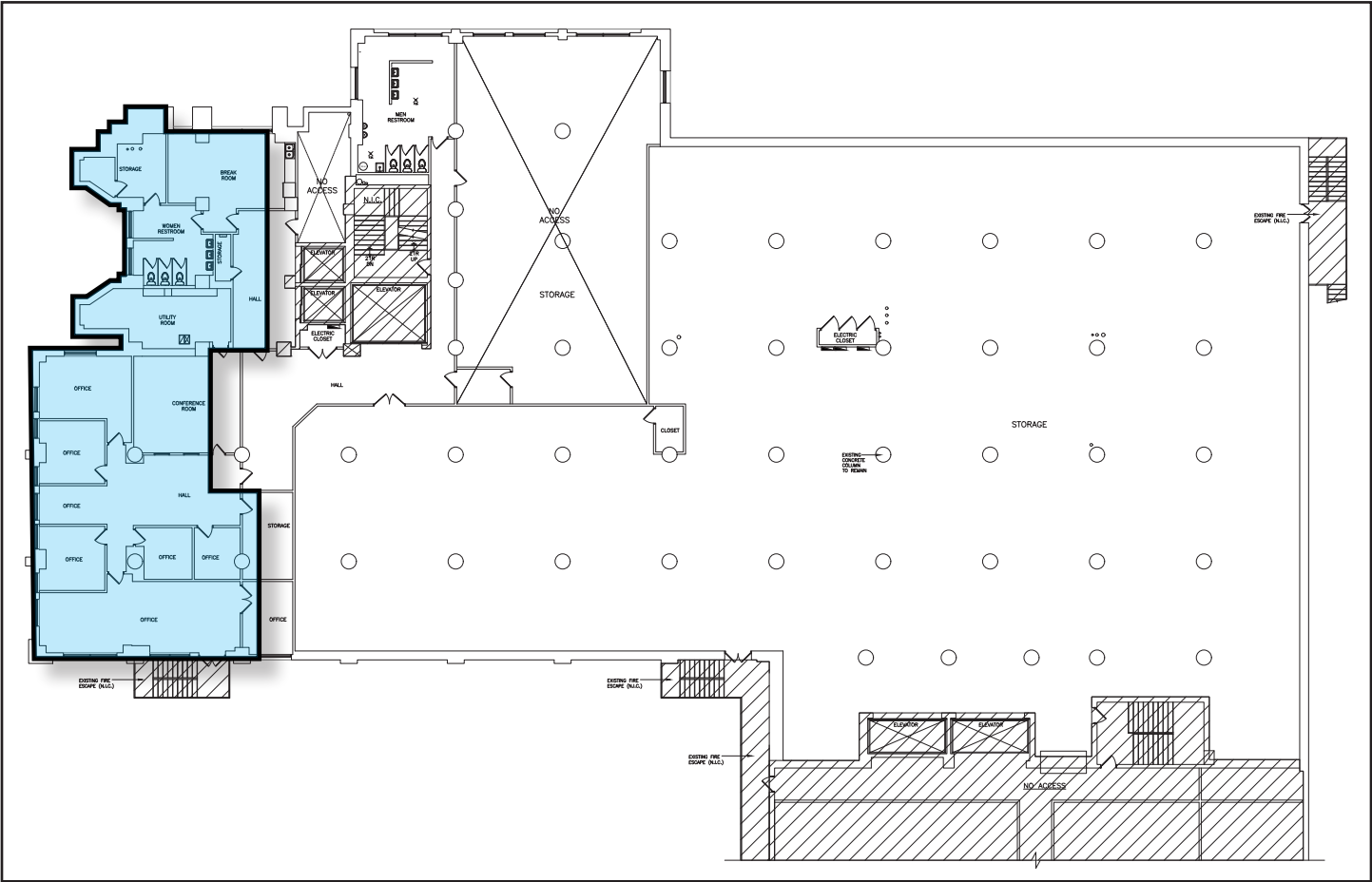
Heat: YES

Furniture: Option for Fully Furnished Suite

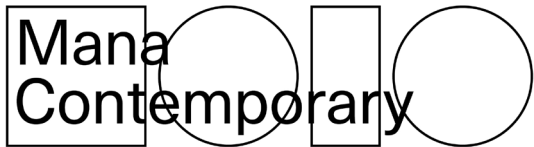
Lease Rate: \$19.00 Per Sq.Ft.

Full Service Gross

Inclusive of: Base Rent, Real Estate
Taxes, CAM, Utilities, Management
Fee



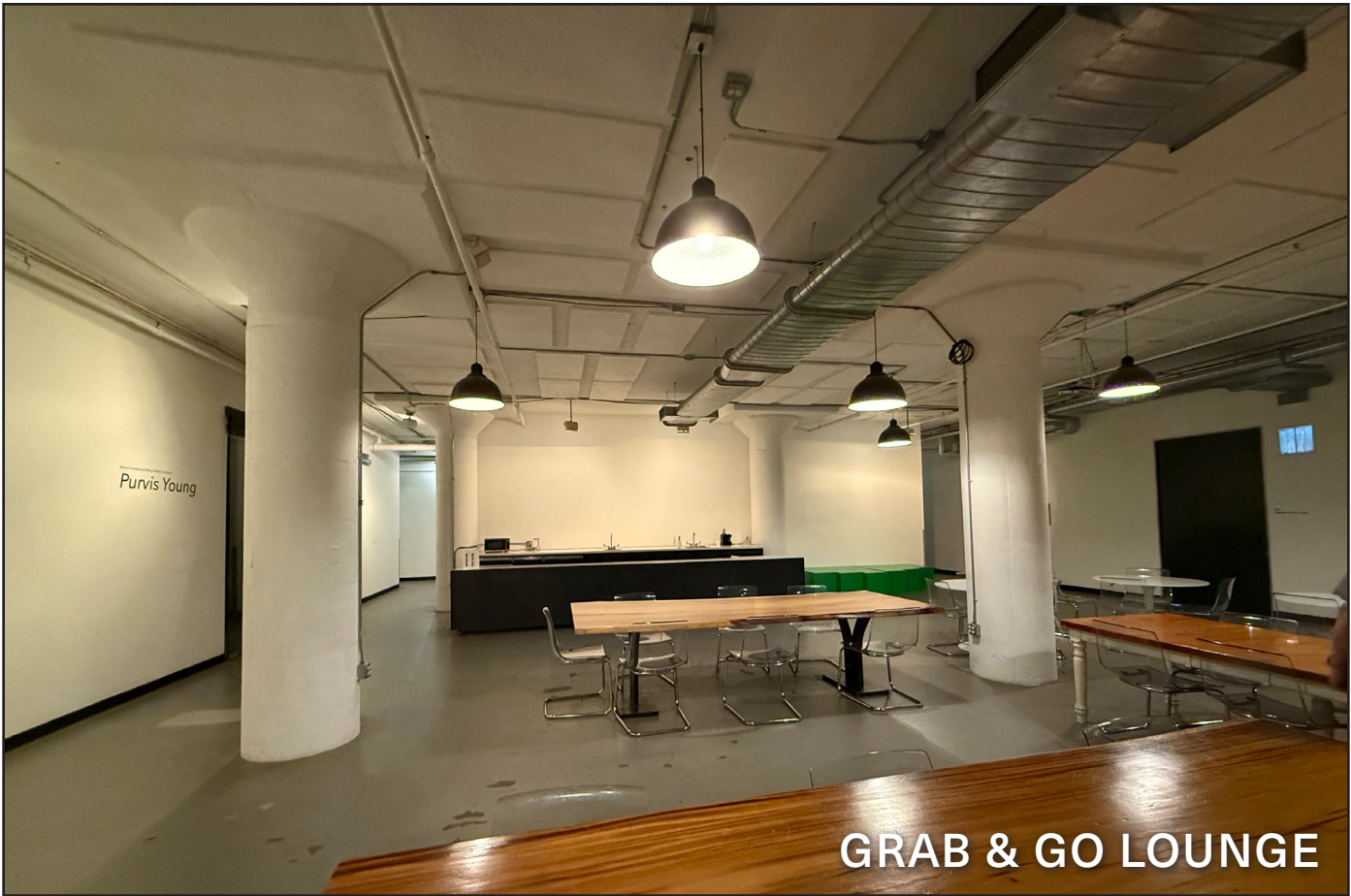
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SPACE PHOTOS



WAREHOUSE



GRAB & GO LOUNGE

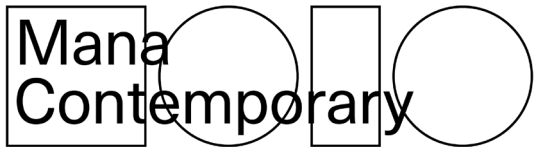


OFFICE CONFERENCE ROOM



SHIPPING & RECEIVING DOCKS

2211 S THROOP ST



NEIGHBORHOOD | PILSEN

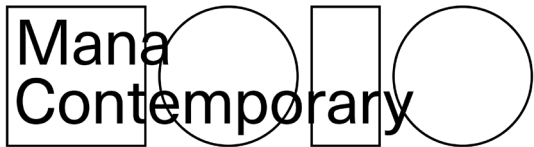
Pilsen has long been a hub of Mexican and Latino culture in Chicago. Rich in Latino culture, Pilsen is a neighborhood that overflows with music, art, culinary tradition, and nightlife. It's home to award-winning restaurants, iconic music venues, and sensational murals as far as the eye can see. The 907-acre district is intended to maximize the Pilsen Industrial Corridor's proximity to major highways, rail lines and water routes for manufacturing, distribution and warehouse purposes, and to coordinate retail and service-oriented development on appropriate sites.

Geographically-Based Incentives

Community Area:	Pilsen
Submarket:	Southwest Chicago
Ward Alderman:	25th Ald. Byron Sigcho-Lopez
Qualified HubZone:	YES
Enterprise Zone:	YES
Tax Increment Financing (TIF):	Pilsen Industrial Corridor
Industrial Corridor:	YES
Small Business Improvement Fund (SBIF):	Pilsen Industrial Corridor
SBIF Application Period:	November 2023



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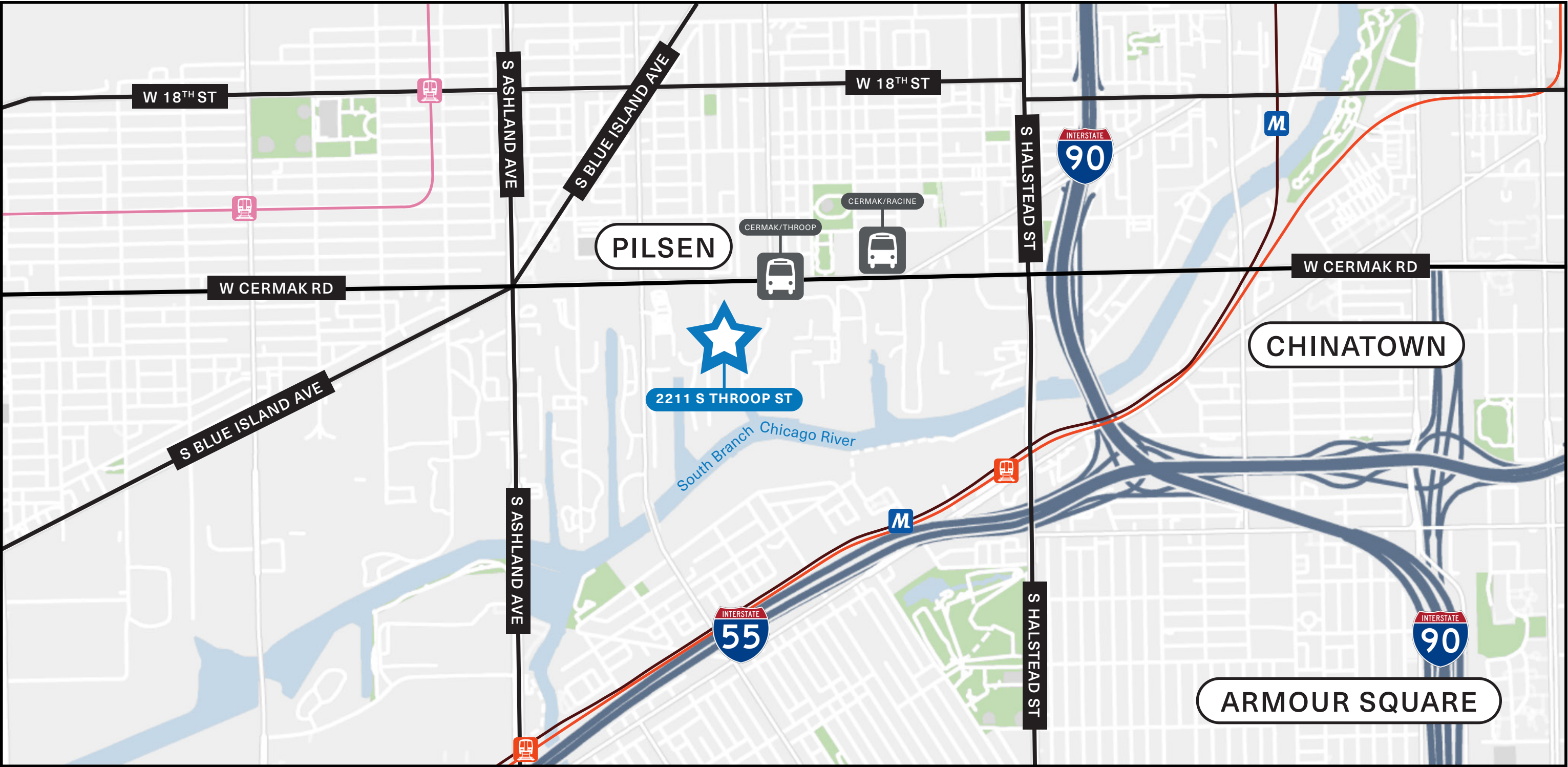
LOCATION MAP

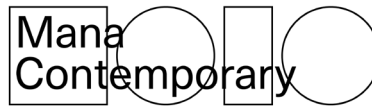
 CTA – BUS STOP

 CTA – ORANGE LINE

 CTA – PINK LINE

 METRA – HERITAGE CORRIDOR (HC)





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