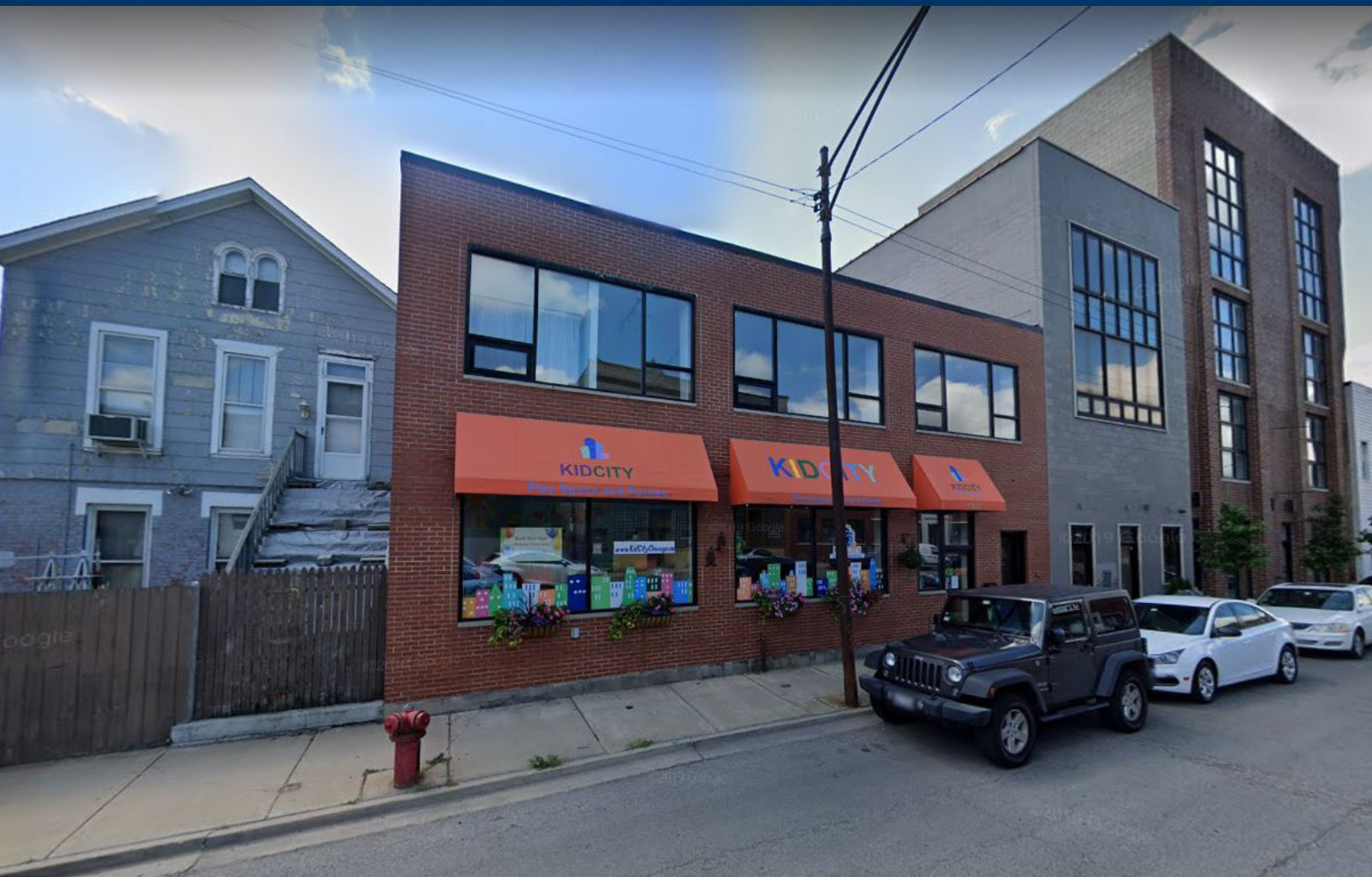


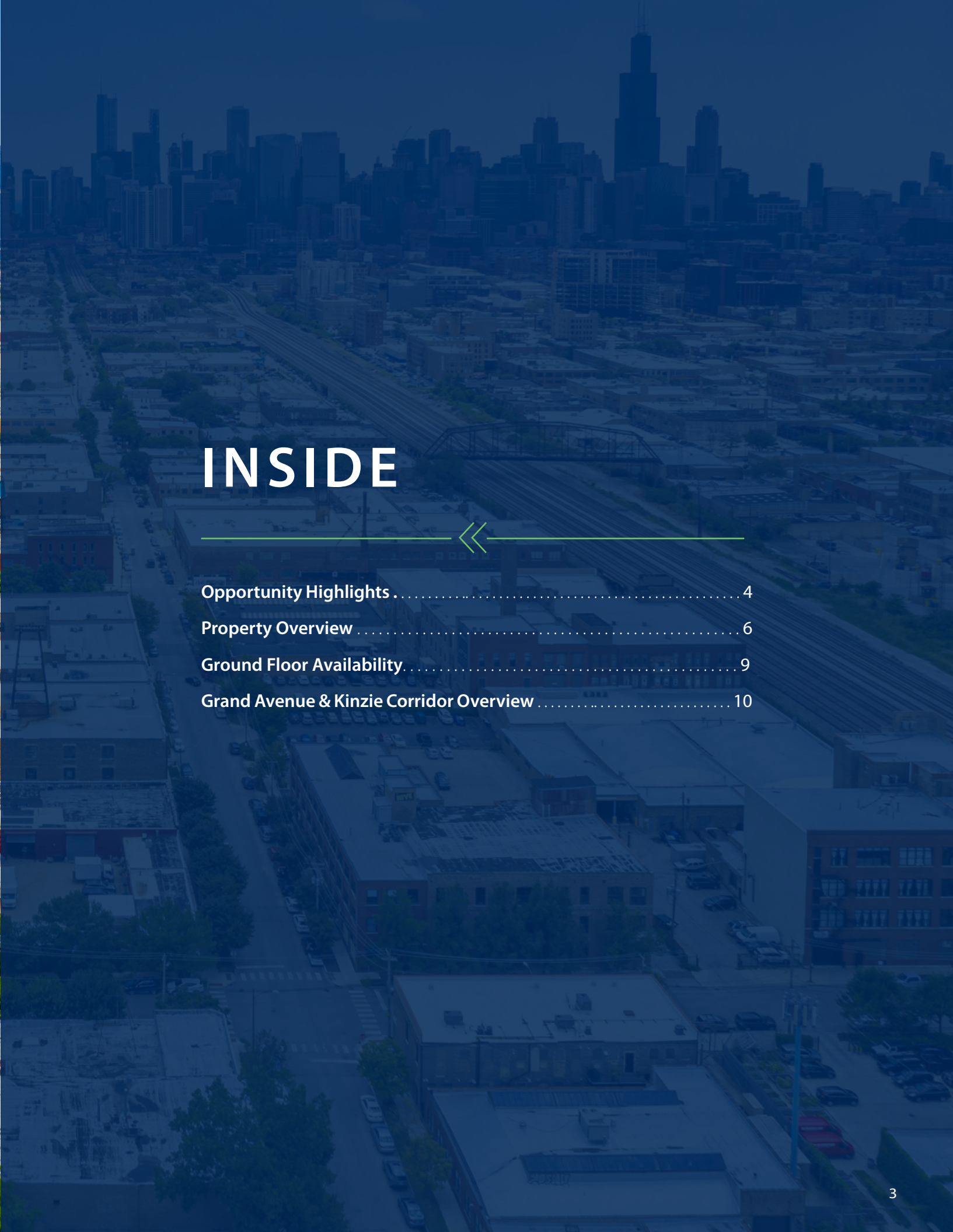
1837 W. GRAND AVE. FOR LEASE



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OPPORTUNITY HIGHLIGHTS



- Move-in ready space with flexible layout, dedicated kitchen, and track lighting
- Space is 100% tenant climate controlled
- Ability to increase footprint up to 9,120 SF for single tenant including balance of ground floor and entire second floor
- 48' of frontage along Grand Ave with large storefront windows for natural light
- Great signage opportunities along Grand Avenue with 17,700 average daily traffic counts
- Favorable B3-3 zoning grants wide range of allowed uses
- Centrally located for easy access to downtown, major corridors, Fulton Market, Wicker Park and Highways
- Walking distance to newly coined Brew District, highly desired Kinzie Corridor, and Grand Ave retail
- Steps from public transportation including 65 Grand Ave Bus and 0.7 miles to CTA Ashland GREEN & PINK Line



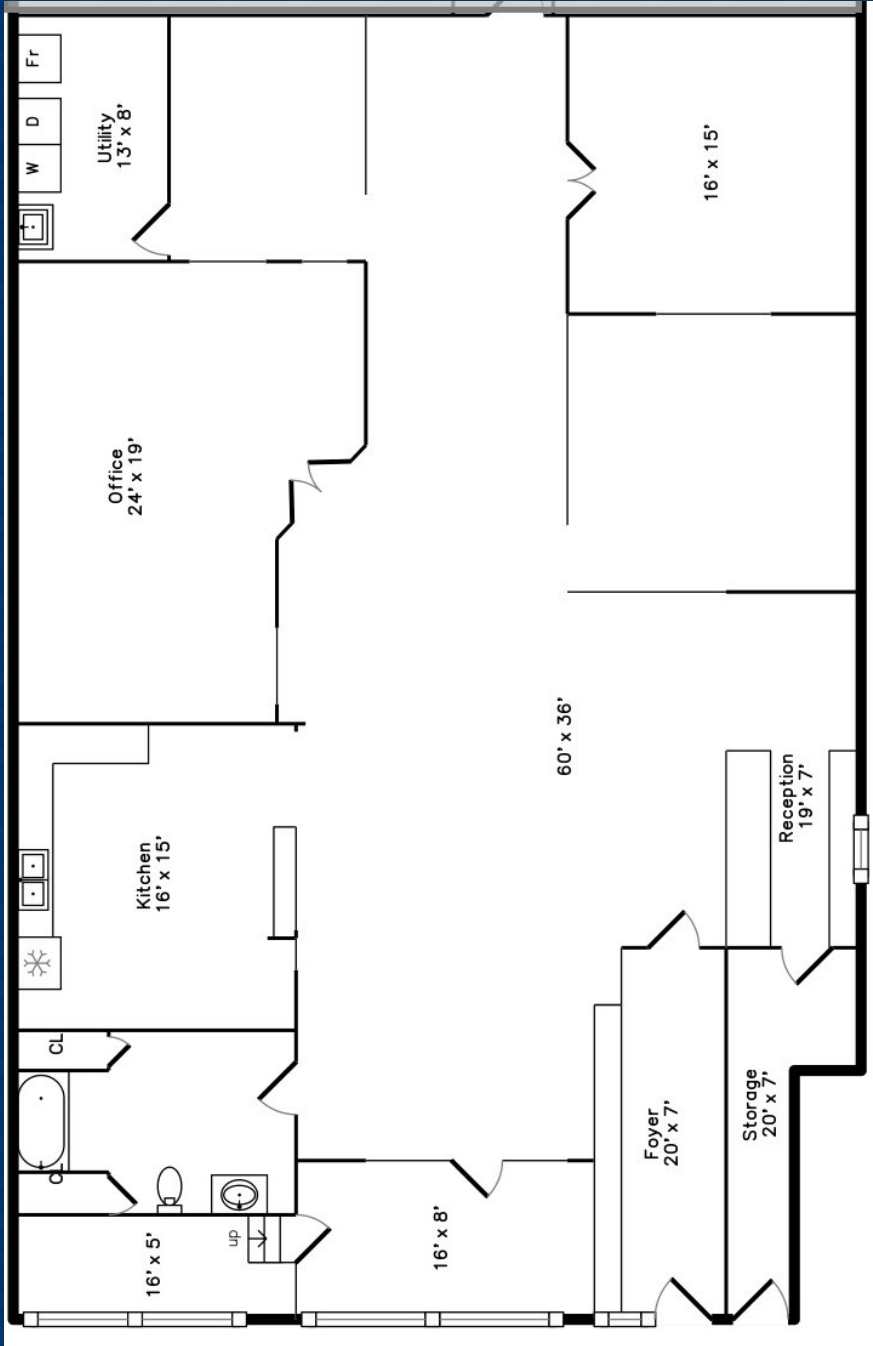
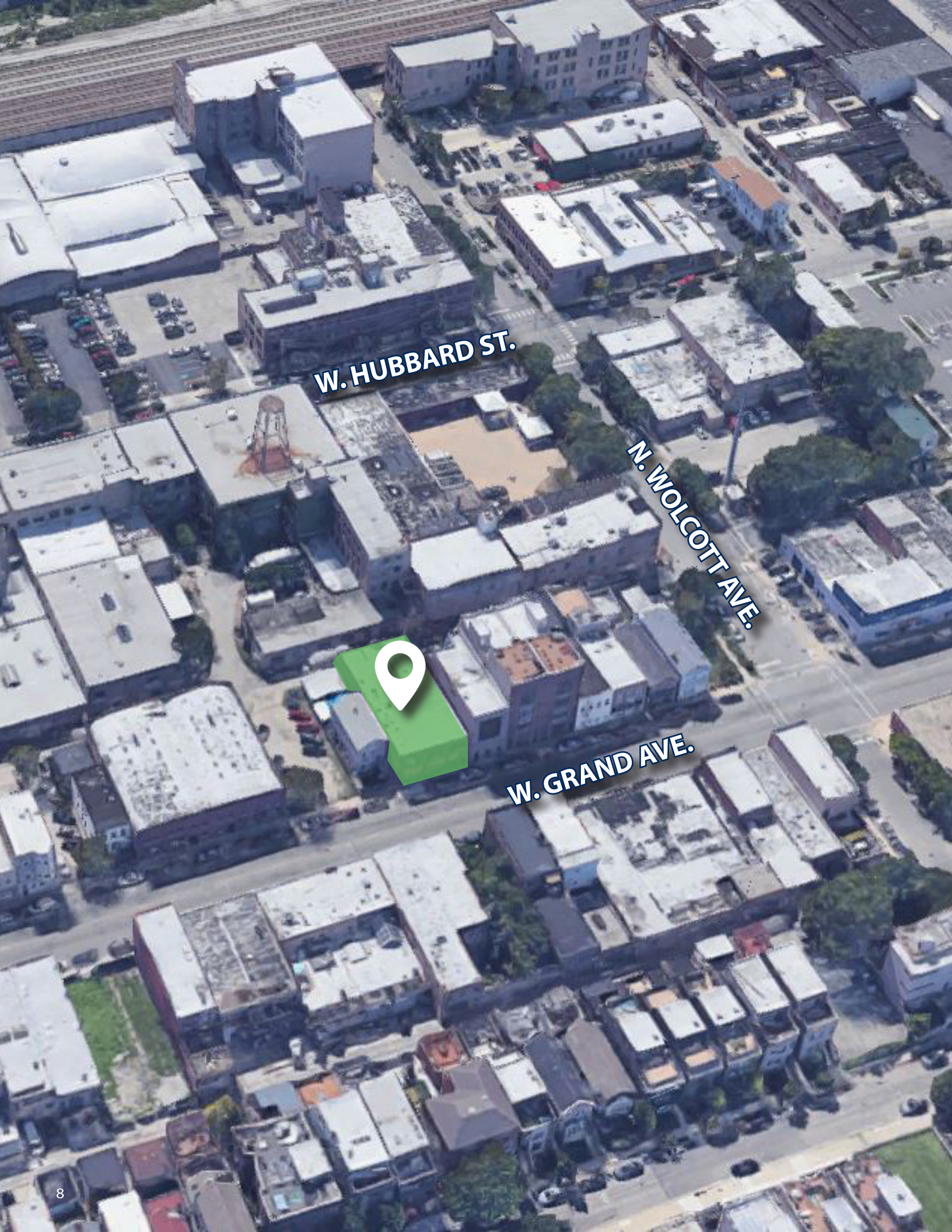
PROPERTY OVERVIEW



Address:	1837 W Grand Avenue
Asking Lease Rate	\$18.00 Modified Gross per RSF
Property Type:	Office / Retail
Available Space:	3,600 SF Ground Floor Up to 9,120 SF total for single tenant
Total Building Size:	9,120 SF Ground Floor: 4,560 SF 2nd Floor: 4,560 SF
Mechanicals:	Dedicated HVAC unit
Sprinklered:	No
Ceiling Heights:	9'
Neighborhood:	West Town
Zoning:	B3-3
Enterprise Zone:	4
Frontage:	48' on Grand Avenue
2018 Taxes:	\$17,232.14 (\$1.89 PSF) on Entire Building
Ward:	27th, Ald. Walter Burnett Jr.



GROUND FLOOR AVAILABILITY



THE HEART OF THE KINZIE CORRIDOR



	Damen Green Line	0.6 miles	I-90/94	1.1 miles
	Ashland Green & Pink Line	0.7 miles	I-290	1.2 miles
	Western (MD-N, MD-W, NCS)	0.9 miles		
	65 Grand & Wolcott	250 ft	Wood & Hubbard	0.2 miles
	50 Grand & Damen	0.2 miles	Damen & Grand	0.2 miles

UNITED CENTER

Union Park



CHICAGO | 770 N Halsted Street, Suite 206, Chicago, IL

HEADQUARTERS | One Lincoln Centre, Suite 120, Oakbrook Terrace, IL

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