



EST - 2020

GARFIELD SQUARE

CHICAGO

Leasing by:



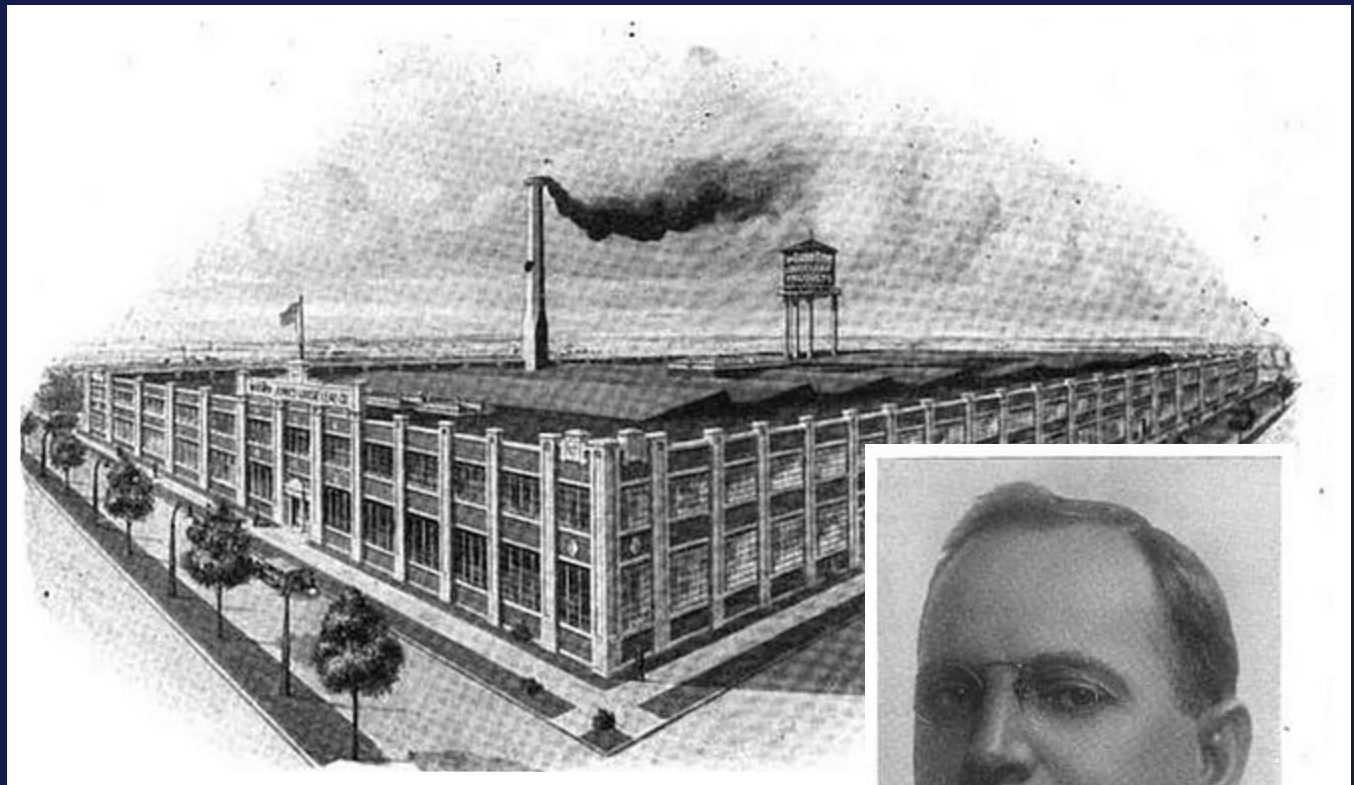
BOLD BEGINNINGS

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In 1900, Ralph B. Wilson, age 29, employed a modest team of four in a one-room office at 20 S. Clark Street in Chicago. His company, Wilson-Jones Loose Leaf, a manufacturer of stationary supplies, would expand over the course of two decades into a 1,000 employee workforce—outgrowing four locations and leading it to its grandest and ultimately final headquarters at 3300 W. Franklin Boulevard (Garfield Square).

Wilson viewed the new headquarters as his parting gift to the company when he made his exit in 1920. His successor, Benjamin Kulp, ran the company under the same roof for another 40 years. In 1963, New York's famous stapler company, Swingline, Inc. acquired Wilson-Jones Loose Leaf and shortly after abandoned 3300 W. Franklin Boulevard and moved operations to New Jersey. Both Swingline and Wilson-Jones carry on today under the company ACCO Brands and Garfield Square is now ready for a new era of prosperity.

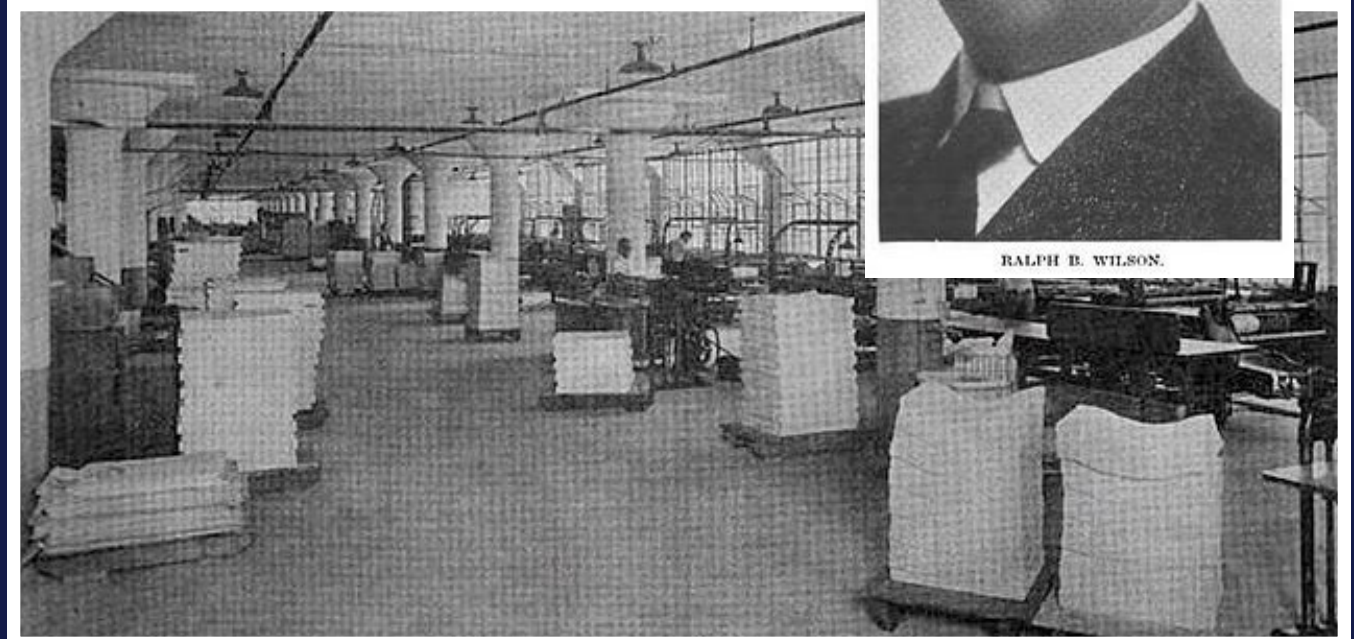
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3300 W. Franklin Boulevard illustration from Security Banknote Company's 1920 specimen certificate.



RALPH B. WILSON.



Ruling Department in the new Wilson-Jones Loose Leaf Co.'s Headquarters.



A BRIGHT FUTURE

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Fully renovated in 2020, the all new **Garfield Square** at 3300 W. Franklin Blvd offers a 231,700-SF clean slate of concrete loft space for sale or lease—providing an ideal home for light industrial, creative workspace, flex and self-storage users.



PROPERTY HIGHLIGHTS



**FLEXIBLE & DIVISIBLE
FLOOR PLANS**



**SECURED OFF-STREET
PARKING LOT**



**AUTHENTIC & DESIRABLE
CONCRETE LOFT AESTHETIC**



**ABUNDANT NATURAL LIGHT
WITH 2ND FLOOR SKYLIGHTS**



**MULTIPLE POINTS OF ENTRY
FOR MULTI-TENANT SCENARIO**



**CLOSE PROXIMITY TO
PUBLIC TRANSPORTATION**



**TWO-STORY BUILDING
WITH ±115,850-SF FLOOR PLATES**



AERIAL & SPECS

231,700 SF
TOTAL BUILDING SIZE
(±115,850-SF FLOOR PLATES)

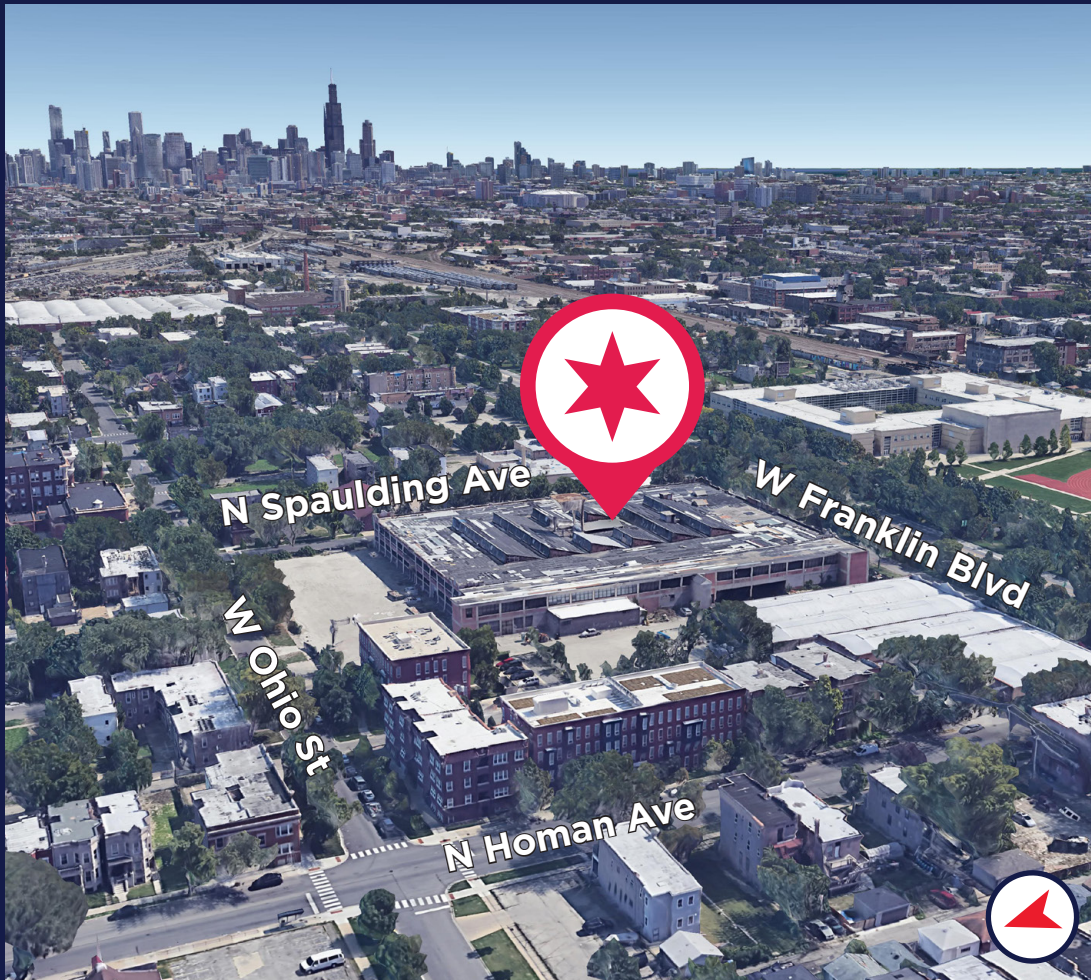
4.32 ACRES
SITE SIZE

11'0" - 14'0"
CEILING HEIGHT

6
EXTERIOR DOCKS

2
DRIVE-IN DOORS

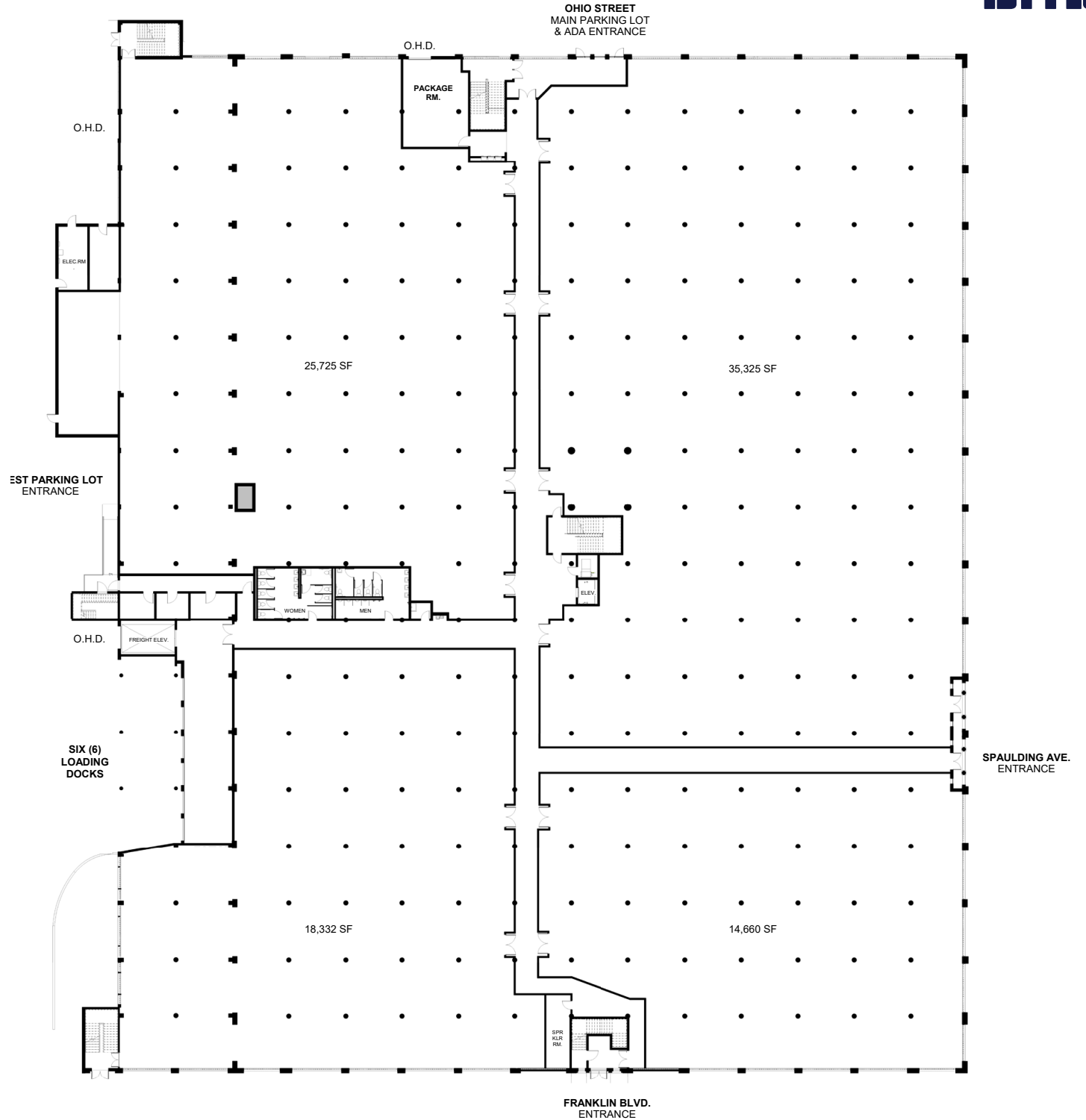
100+
SECURED PARKING
SPACES



**FOR
SALE
OR
LEASE**

FLOOR PLANS

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CHICAGO

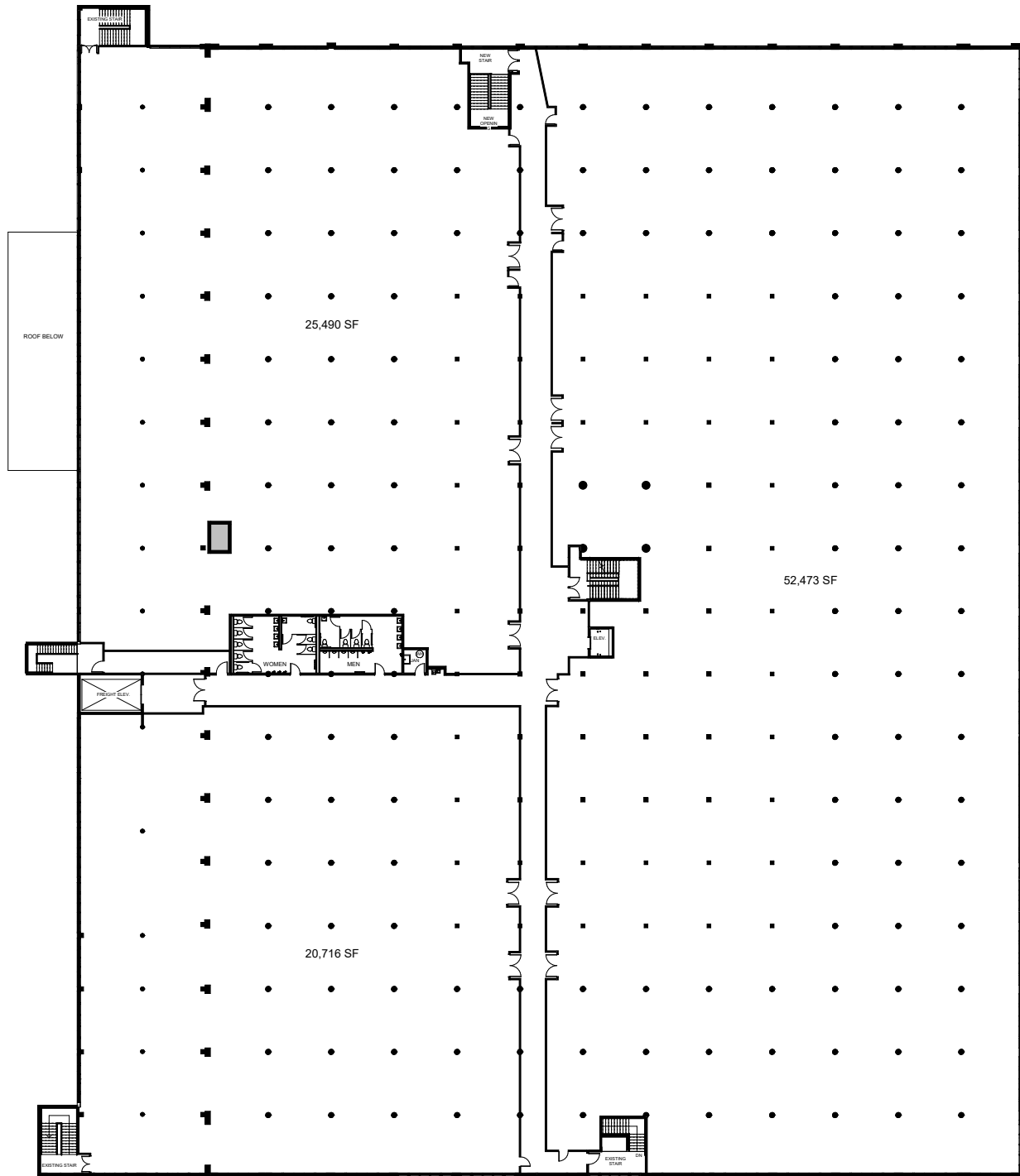


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CHICAGO

FLOOR PLANS



PRIME LOCATION

Bordering the East Garfield & Humboldt Park neighborhoods of Chicago, **Garfield Square** is a prime location for businesses looking to capture the market's dense population of workers and consumers surrounding downtown Chicago. The property's on-site, secured parking lot and proximity to public transportation also provides an exceptional level of accessibility for all users.



9-minute walk to
Goose Island's
Barrel Warehouse
& Event Space



5 Minutes
to I-290

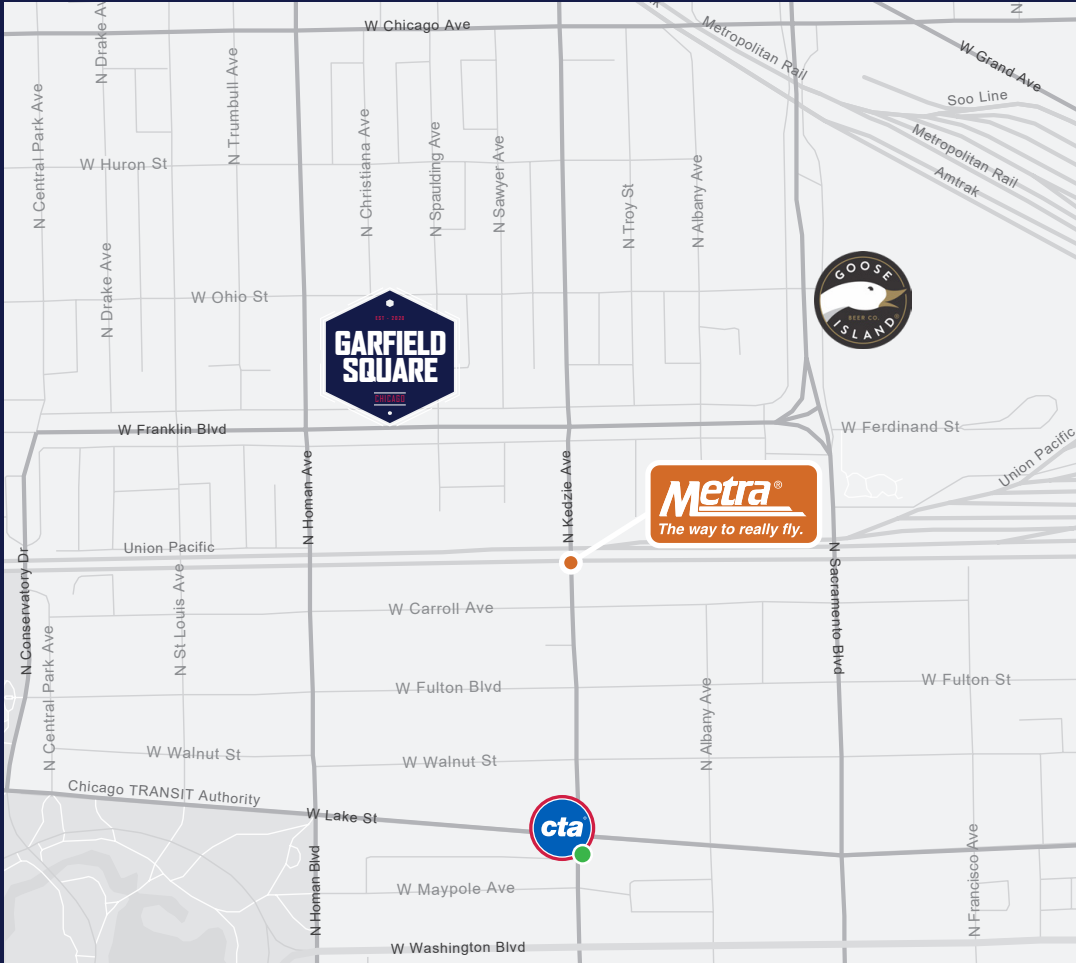
DOWNTOWN
CHICAGO

12 Minutes
to CBD

WORKFORCE & NEIGHBORHOOD

As millennials and corporations flock to the city at a record pace, the surrounding neighborhoods have seen a steady uptick in development and an increasing demand for affordable space with easy access to public transportation and close

proximity to Chicago's flourishing West Loop. The East Garfield & Humboldt Park neighborhoods are fulfilling this growing demand and continue to attract and support Chicago's next generation of workers.



Goose Island Barrel Warehouse at 603 N. Sacramento Blvd. Photo: Marc Much



DEMOGRAPHICS WITHIN A 3-MILE RADIUS

446,285
TOTAL
POPULATION

196,376
TOTAL
WORKFORCE

32.3
MEDIAN
AGE

\$77,397
AVERAGE HH
INCOME



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**TO LEARN MORE
OR SCHEDULE
YOUR TOUR:**
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