

FOR LEASE

3,180 SF Kinzie Corridor
Office Space

1928 W. Fulton Street
CHICAGO, IL 60612



Building Exterior



Renovated Second Floor Office Space

PROPERTY SPECIFICATIONS

For more information,
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from sources deemed reliable and is
submitted subject to errors, omissions
and to change of price or terms
without notice.

Space Available

First Floor: ± 1,845 Sq. Ft.
Second Floor: ± 1,335 Sq. Ft.
Total: ± 3,180 Sq. Ft.

Land Size

6,200 Sq. Ft.

Zoning

PMD-4

2016 Taxes

\$2.76 PSF (Estimated)

Lease Rate

\$22.00 PSF Modified Gross

Highlights

- Building completely renovated in 2010
- 3-Story hydraulic elevator
- Excellent Kinzie Corridor location near I-90/94 Kennedy, public transit and local amenities
- Upgraded finishes include: custom lighting, glass-front offices with sliding doors, wood and tile flooring, A/V system and stone-top reception and kitchen
- Four (4) parking spaces available

Property Overview

8,700 Sq. Ft. three (3) floor office building in desirable West Loop / Kinzie Corridor neighborhood. Building underwent complete gut renovation in 2010 with new roof, and rooftop AC condensing units. Property includes secured parking for 11 cars (with 4-car garage) and alarm system/cameras. Building also includes rear balconies, 5 ADA-compliant washrooms, and 3-story hydraulic elevator serving all floors.



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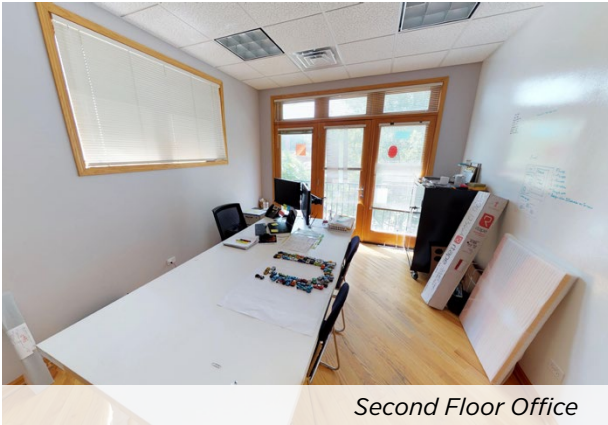
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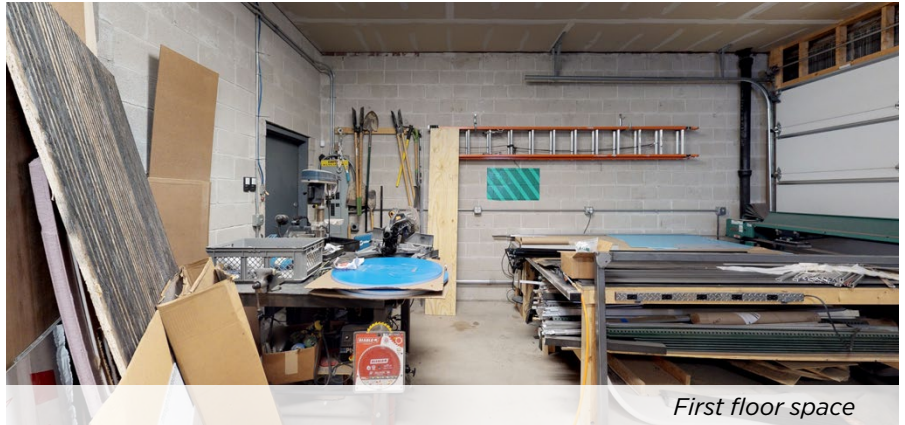
INTERIOR PHOTOS



First floor space



Second Floor Office



First floor space



Second Floor Office



Second Floor Entrance



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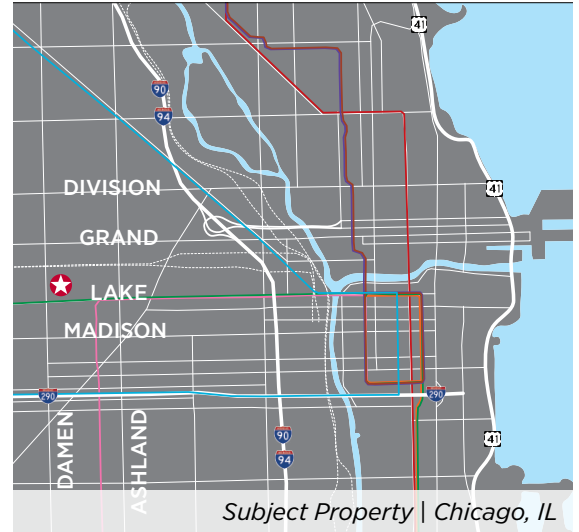
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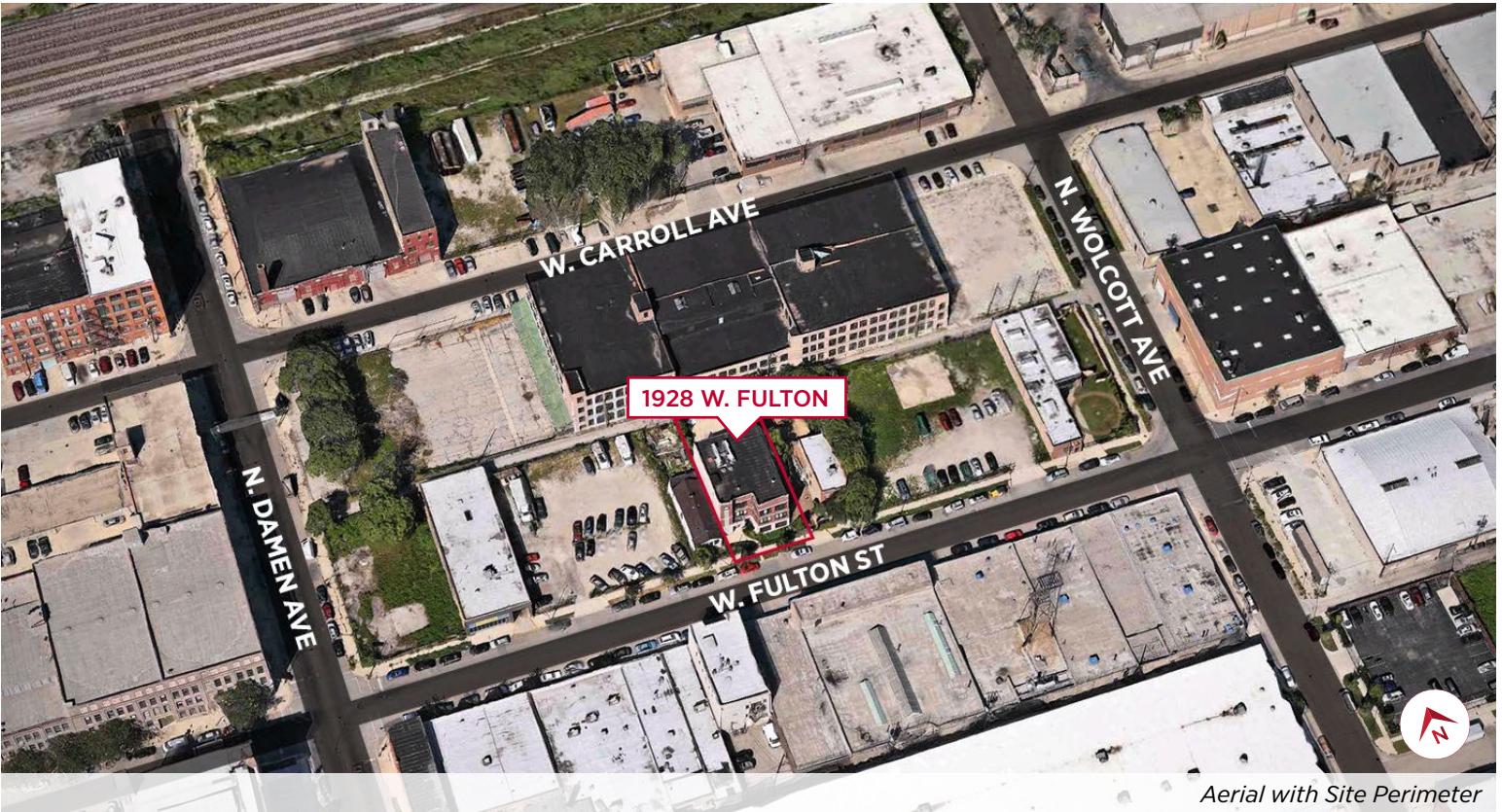
PROPERTY LOCATION



Streetview from W. Fulton St.



Subject Property | Chicago, IL



Aerial with Site Perimeter

