

1517 W CARROLL AVE, CHICAGO, IL 60607



FOR LEASE

Loft Office/Creative/ Flex Units in Fulton Market West

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PROPERTY DESCRIPTION

Prime Fulton Market West location featuring bright and versatile loft office/flex/creative spaces. Two units are currently available, plus lower level for storage.

First Floor 5,000 SF would work great for creative office, tech, showroom or boutique retail.

Second Floor 2,500 SF with 14' ceilings, skylights, sprinkler system, kitchen, and private bathroom. The space features modern finishes, abundant natural light, and a lofted area separated from the main floor. Ideal for a variety of uses including creative office, artists, graphic design, event planning, etc.

Lower Level 5,000 SF is available for storage or simple flex space for additional fee.

Property Data

Lease Price:	\$29.50 PSF Modified Gross
Available Units:	1st Floor: 5,000 SF 2nd Floor: 2,500 SF
Lower Level for Storage/Flex Space:	5,000 SF at \$6.00 PSF, Modified Gross
Loading Docks:	2
Ceiling Height:	14'
Zoning:	PMD4-A
Parking:	Street
Ward:	27
Alderman:	Walter Burnett Jr.

Disclaimer. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Strauss Realty, Ltd.

CONTACT

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LOCATION HIGHLIGHTS

- Located within Fulton Market and West Loop expanding office market
- Ample street parking
- Easy access to I-90/94 and I-290
- Walking distance of the Ashland Pink/Green Line
- Steps from the Ashland bus stop
- Fulton Market and Randolph Street's Restaurant Row just minutes away

NEARBY BUSINESSES

- | | |
|-------------------------------------|----------------------------|
| 1. Altitude Chicago Trampoline Park | 17. Billy Goat Tavern |
| 2. District Brew Yards | 18. Soju BBQ |
| 3. Totorice Pizza | 19. Lou Malnati's |
| 4. Mission MMA & Fitness | 20. City Winery |
| 5. All Rise Brewing Company | 21. WNDR Museum |
| 6. The Breakfast Club and Grill | 22. Hyatt House Hotel |
| 7. Coalfire | 23. Walgreens |
| 8. Butterfly Sushi & Thai | 24. Monteverde |
| 9. Glassdoor | 25. Whole Foods |
| 10. Bottom Lounge | 26. Uncommon James |
| 11. Smyth | 27. Anthropologie |
| 12. Elske | 28. Lululemon |
| 13. Kaiser Tiger | 29. Nobu Hotel |
| 14. West Loop Athletic Club | 30. Emily Hotel |
| 15. Viaggio | 31. Mondelez International |
| 16. Johnny's Ice House | 32. Knoll |
| | 33. Herman Miller |
| | 34. Hoxton Hotel |
| | 35. Duck Duck Goat |

PHOTOS

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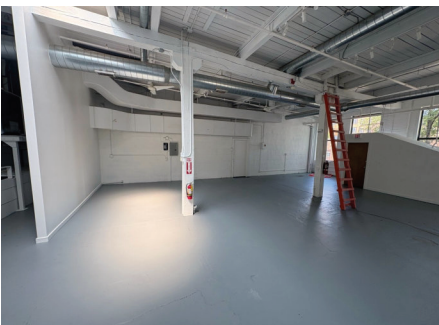
1ST LEVEL



1ST LEVEL



2ND LEVEL



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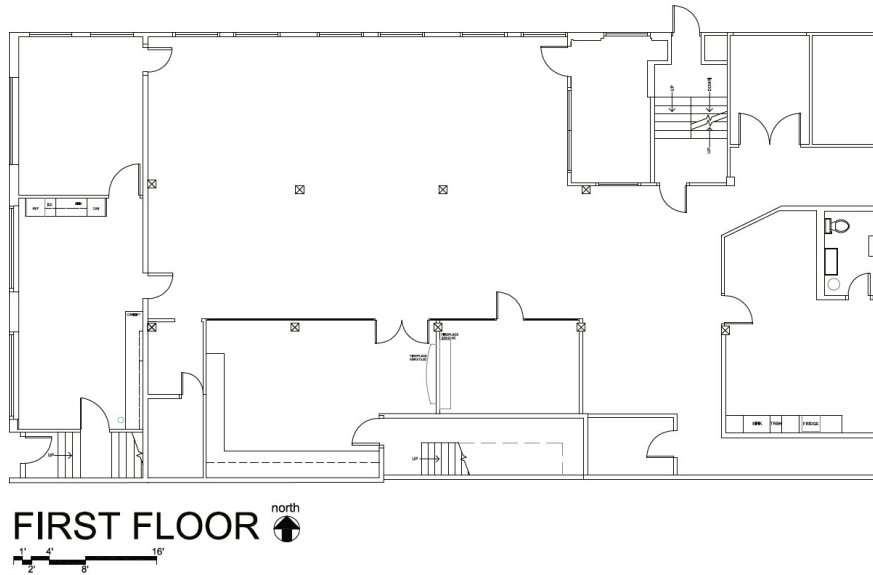
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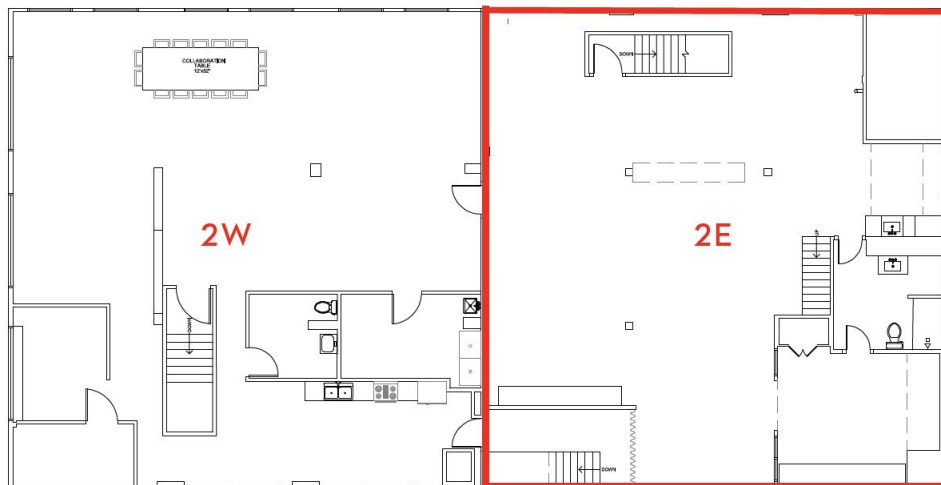
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STRAUSS
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FIRST FLOOR



SECOND FLOOR



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