



BRIGHTSTAR GROUP
Investment | Development | Management

**FULTON
MARKET**

CHICAGO, IL



1023 W Lake Street

TURNKEY RESTAURANT OPPORTUNITY

FULTON MARKET | CHICAGO, ILLINOIS



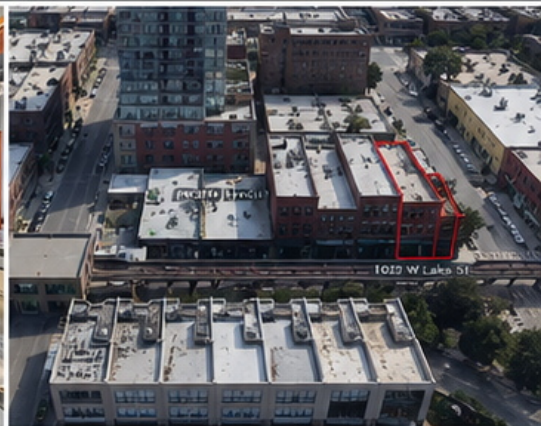
3,000 SF
AVAILABLE



14'
CEILINGS



< 1 BLOCK
TO MORGAN CTA



LEASING INQUIRIES

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Property Overview

TURNKEY RESTAURANT OPPORTUNITY

1023 W Lake Street is a turnkey corner restaurant opportunity in the heart of Fulton Market, less than one block from the Morgan CTA Green/Pink Line station. The space offers exceptional pedestrian visibility, strong daytime office traffic, and immediate proximity to prominent restaurants, hotels, tech tenants, and entertainment venues.

Formerly occupied by Riccardo Osteria, the space blends historic Fulton Market character with modern hospitality design.



Space:
3,000 SF



Rental Rate:
\$87.50/SF/YR



Rent Type:
NNN



Term:
5-10 Years



Availability:
Now



Ceilings:
14'



KEY HIGHLIGHTS

- Fully built-out bar and dining room
- Operable nano-style folding glass doors along Carpenter
- Restored cast iron detailing and oversized storefront windows
- Exposed brick walls, hardwood flooring, and custom millwork
- Strong corner identity and branding opportunity
- Ample natural light and exceptional visibility





Existing Improvements

A highly improved, second-generation restaurant opportunity featuring significant existing infrastructure throughout.



Commercial kitchen with black iron hood infrastructure and cooking line



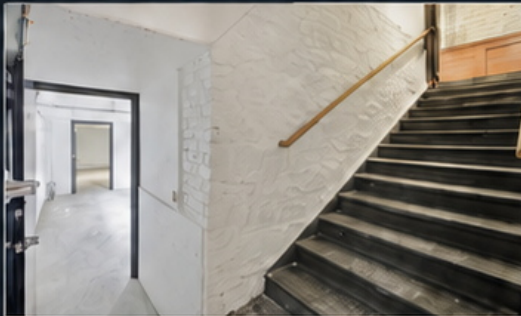
Existing bar equipment and back bar millwork



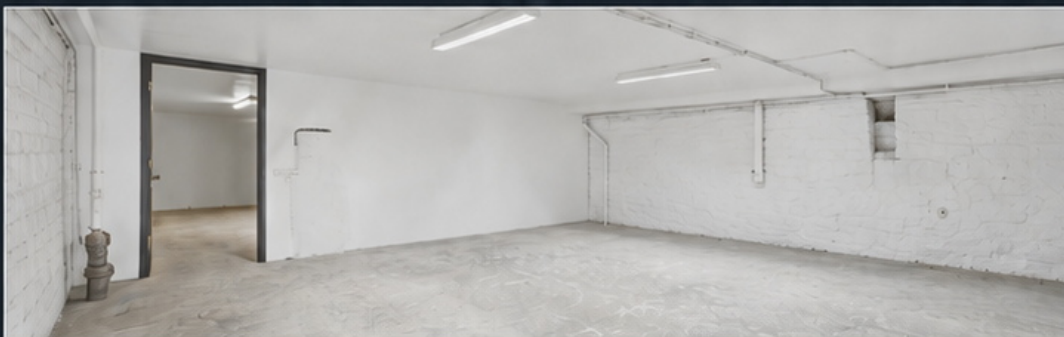
ADA restrooms



Rear back-of-house kitchen



Lower-level prep kitchen and walk-in cooler



Lower-level storage/support space with direct interior access



Central air and heating



Freezer space

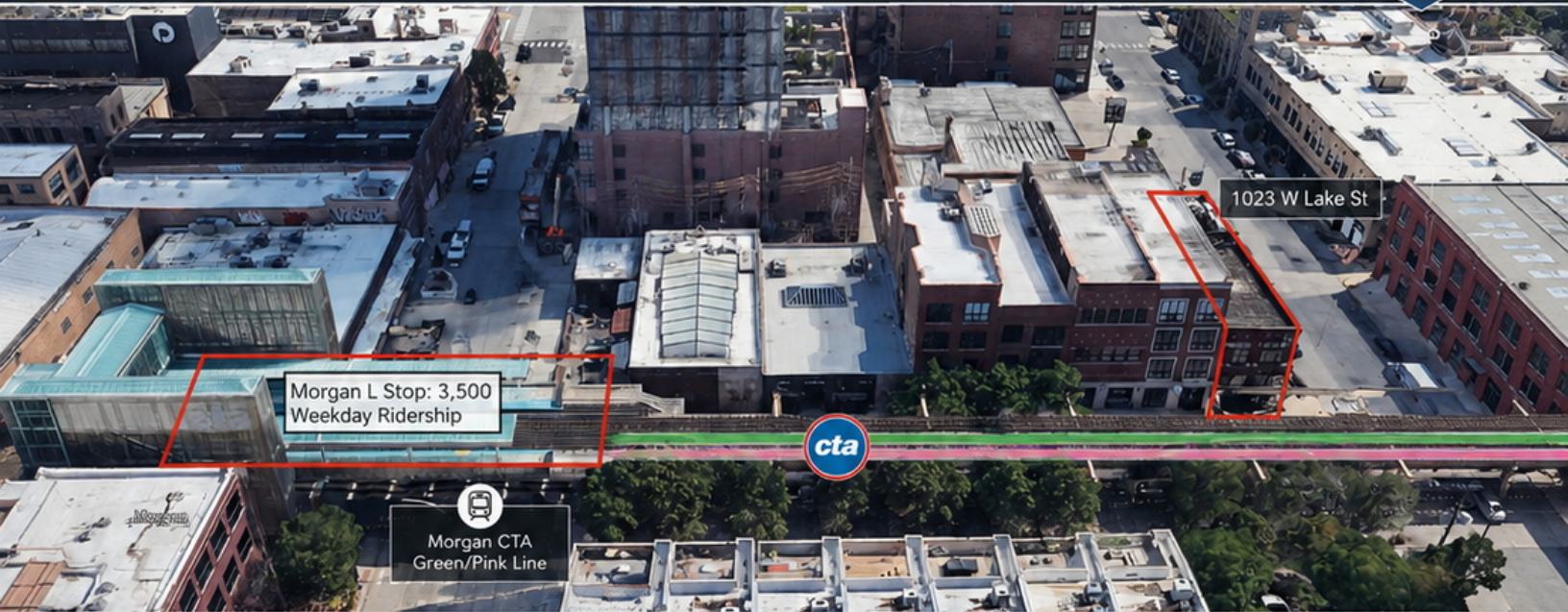


Location & Leasing

1023 W LAKE STREET

FULTON
MARKET

CHICAGO, IL



Morgan L Stop: 3,500
Weekday Ridership

1023 W Lake St



Morgan CTA
Green/Pink Line

The property is positioned in the heart of Chicago's premier Fulton Market dining and nightlife corridor and offers immediate access to the Morgan CTA Green/Pink Line station, one of the busiest transit stops serving Fulton Market and the West Loop, with approximately **3,500 average weekday riders**.

The area is surrounded by dense residential development, boutique hotels, corporate office users, and nationally recognized dining concepts.

LOCATION ADVANTAGES

-  Less than 1 block to Morgan CTA
-  Strong pedestrian, vehicular, and CTA visibility
-  Surrounded by restaurants, hotels, office, and entertainment uses
-  Premier Fulton Market / West Loop hospitality trade area
-  Excellent branding opportunity on a hard corner



LEASING INFORMATION

-  Address:
1023 W Lake Street,
Chicago, IL 60607
-  Use:
Retail / Restaurant
-  Build-Out:
Full Build-Out
-  Condition:
Excellent
-  Available:
Now



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