



**143,480 SF
FOR SALE
OR LEASE**

Back of the
Yards loft
office space
with 34,364 SF
floorplates.

4501 SOUTH
WESTERN

AVISON
YOUNG





Historic architecture provides authentic brick-and-timber aesthetic, ideal for office or flex tenants seeking character-rich space.

Property overview

Leasing highlights



Massive 34,364 SF floorplates with 19'4"x16' column spacing



Exposed brick and timber interiors with high ceilings ready for your ideas



Parking lot with 55 spaces to accommodate your workforce



Excellent access to major transportation corridors — including I-55, I 90/94 and nearby rail — the area is well-suited for logistics, office, light manufacturing and more



P



Second floor

Suite 2



Space available
34,364 rsf



Lease rate
Subject to offer



2023 taxes (paid 2024)
\$88,721 (full building)



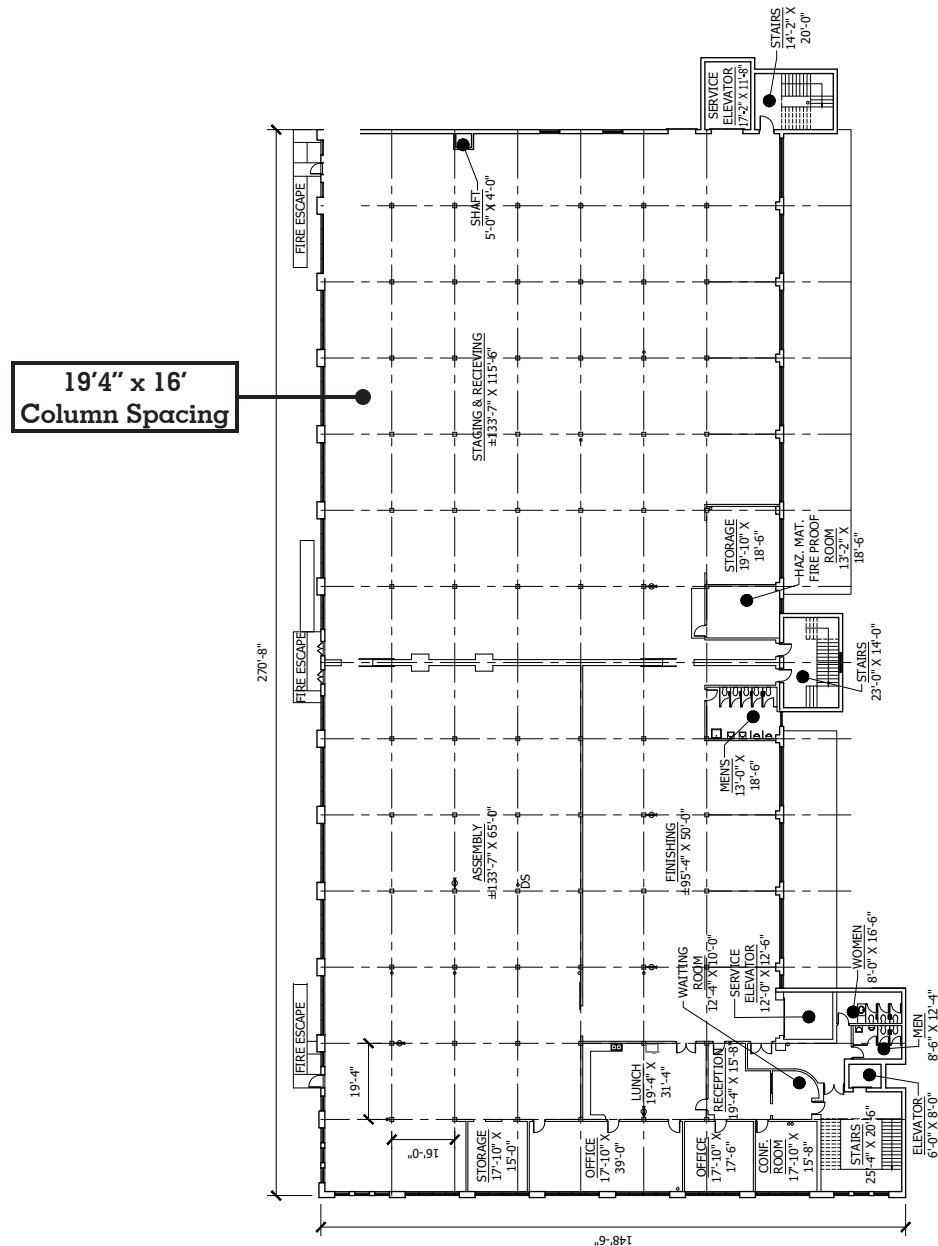
Date available
Immediate



Parking
55 (full building)



Sale offering price
\$7,000,000



Third floor

Suite 3



Space available
34,364 rsf



Lease rate
Subject to offer



2023 taxes (paid 2024)
\$88,721 (full building)



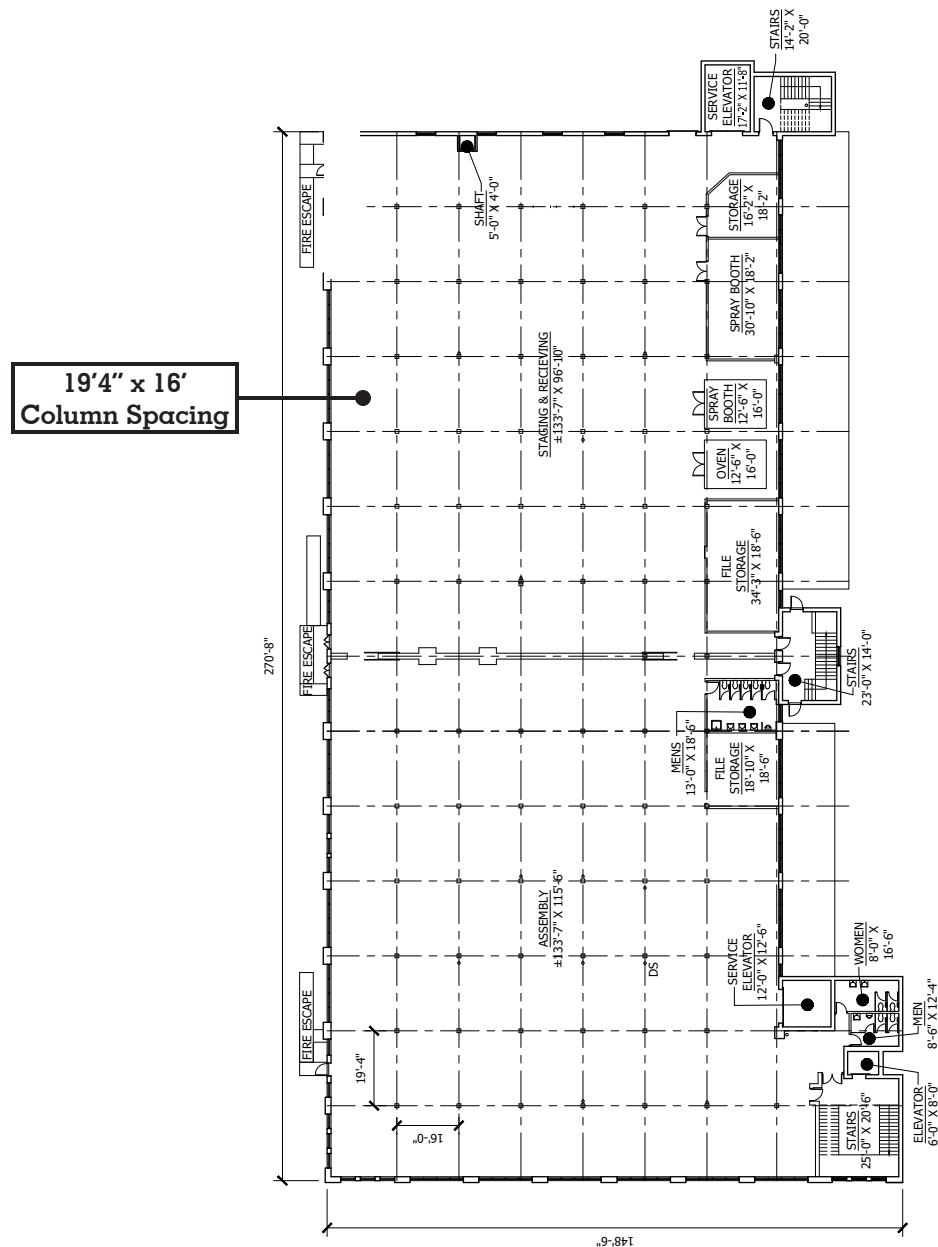
Date available
Immediate



Parking
55 (full building)



Sale offering price
\$7,000,000



34,364 rsf



Subject to offer



\$88,721 (full building)



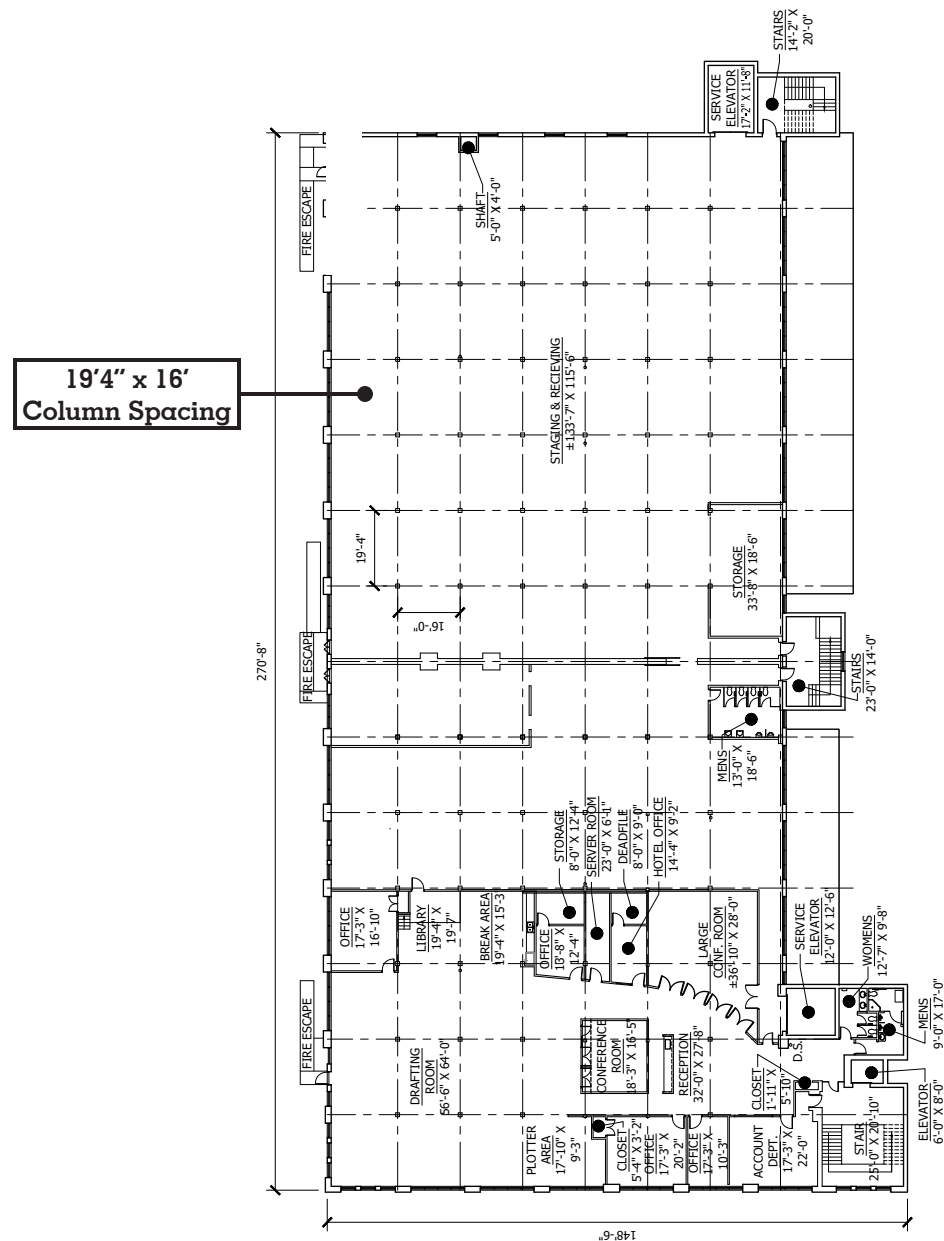
Immediate



55 (full building)



\$7,000,000



Back of the Yards

Back of the Yards is a historically significant neighborhood located just southwest of Chicago's downtown core. Once the engine of Chicago's industrial rise as home to the Union Stockyards, the area is now undergoing a steady transformation – blending its industrial past with new commercial potential.



Citywide mobility and regional reach

The Back of the Yards offers office users a unique opportunity to establish operations in a well-connected, emerging commercial corridor on Chicago's Southside. Just minutes from downtown, the area provides direct access to I-55, I-90/94 and key CTA bus and train routes – ideal for teams needing quick citywide mobility and regional reach.



Attractive for businesses

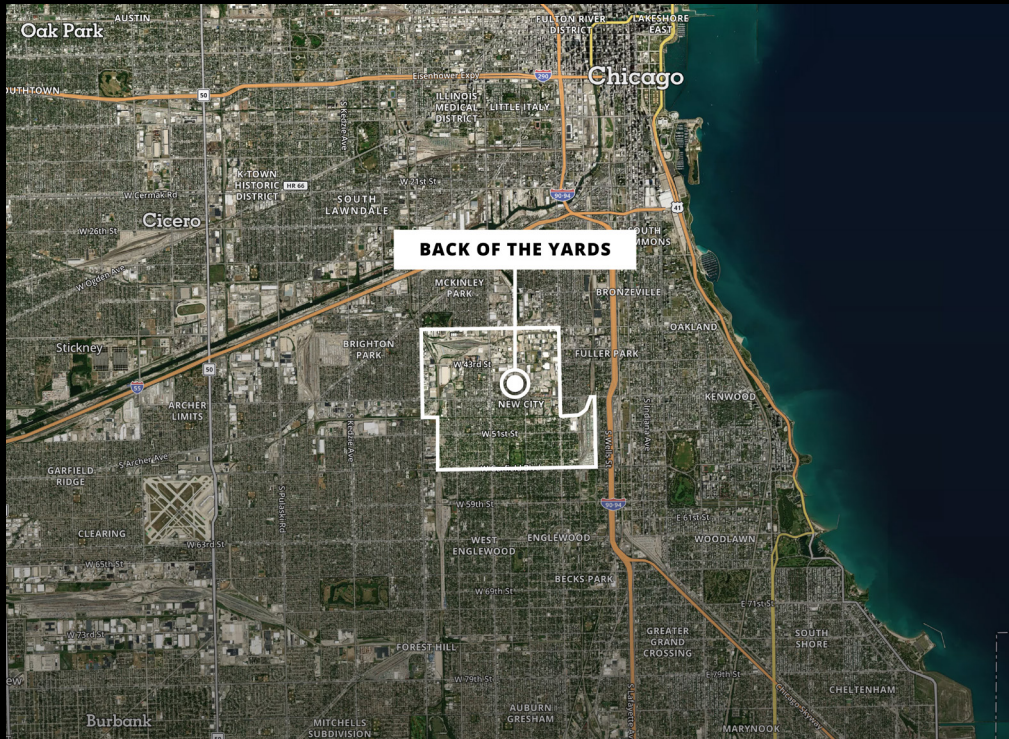
The neighborhood is seeing renewed investment, streetscape improvements and commercial redevelopment, making it attractive for businesses seeking affordable, adaptable office space outside of the central business district. Ample parking, proximity to industrial and service businesses and an available workforce further support long-term operational success.



Revitalization efforts

Recent city-supported revitalization efforts including infrastructure improvements and corridor enhancements are attracting new development and commercial interest. The availability of flexible office space, coupled with nearby workforce and growing services, make Back of the Yards an emerging choice for organizations looking to establish or expand their footprint in Chicago.

Area photos



Back of the Yards



Property Photos



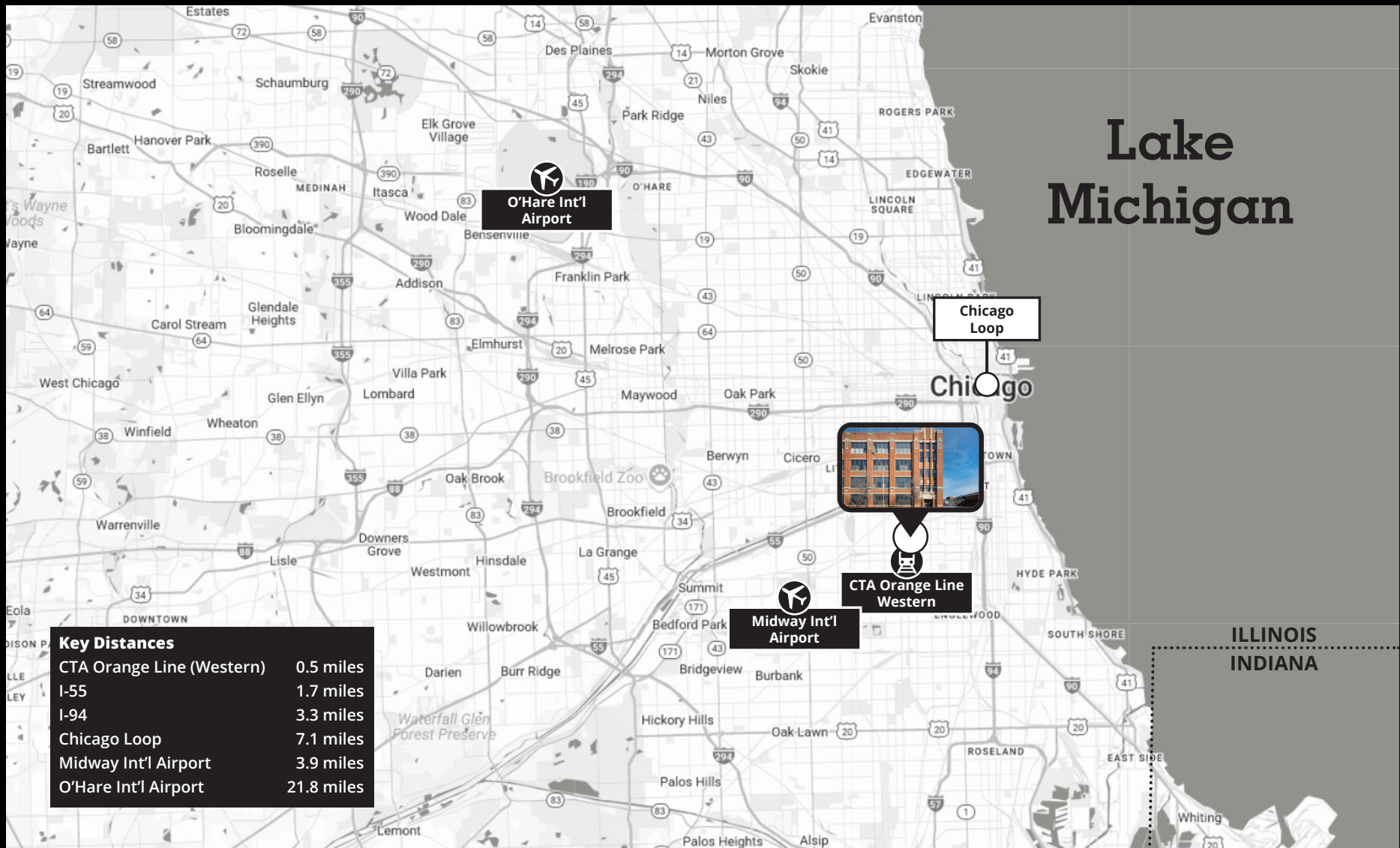
Corporate Neighbors Aerial



- | | | |
|--------------------------|---------------------------------------|-------------------------------------|
| ① Batory Foods | ⑥ Marina Railport & Redwood Warehouse | ⑪ Illinois Fibre Specialty |
| ② Restaurantware | ⑦ National Express / CDT | ⑫ Chicago Special Events Management |
| ③ Midwest Trailer Repair | ⑧ Shineluck Foods | ⑬ Home Depot |
| ④ TRAC Services | ⑨ Cedar Concepts Corporation | ⑭ Advance Auto Parts |
| ⑤ Bevolution Group | ⑩ Van Hessen USA | ⑮ Monterrey Trade |

Key Distances Map

90 Parking Spaces



For more information, get in touch.

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