

2137
W. WALNUT
STREET



FOR LEASE

2137 W. Walnut Street

2137 W. Walnut Street is a rare free standing, heavy timber loft building, well suited to a wide range of different uses. The subject property is located in the Kinzie Corridor, in close proximity to the booming West Loop and Fulton Market.

HIGHLIGHTS

- Under new ownership as of August 2017
- Build-to-Suit office spaces
- Updated finishes include concrete floors at ground level, timber beam construction, steel stairwells new exterior windows, and new electrical service
- On-site parking lot
- Excellent location near the West Loop, United Center and Fulton Market District
- Surrounded by creative office and manufacturing companies
- Future CTA train stop located one block east at Lake and Damen

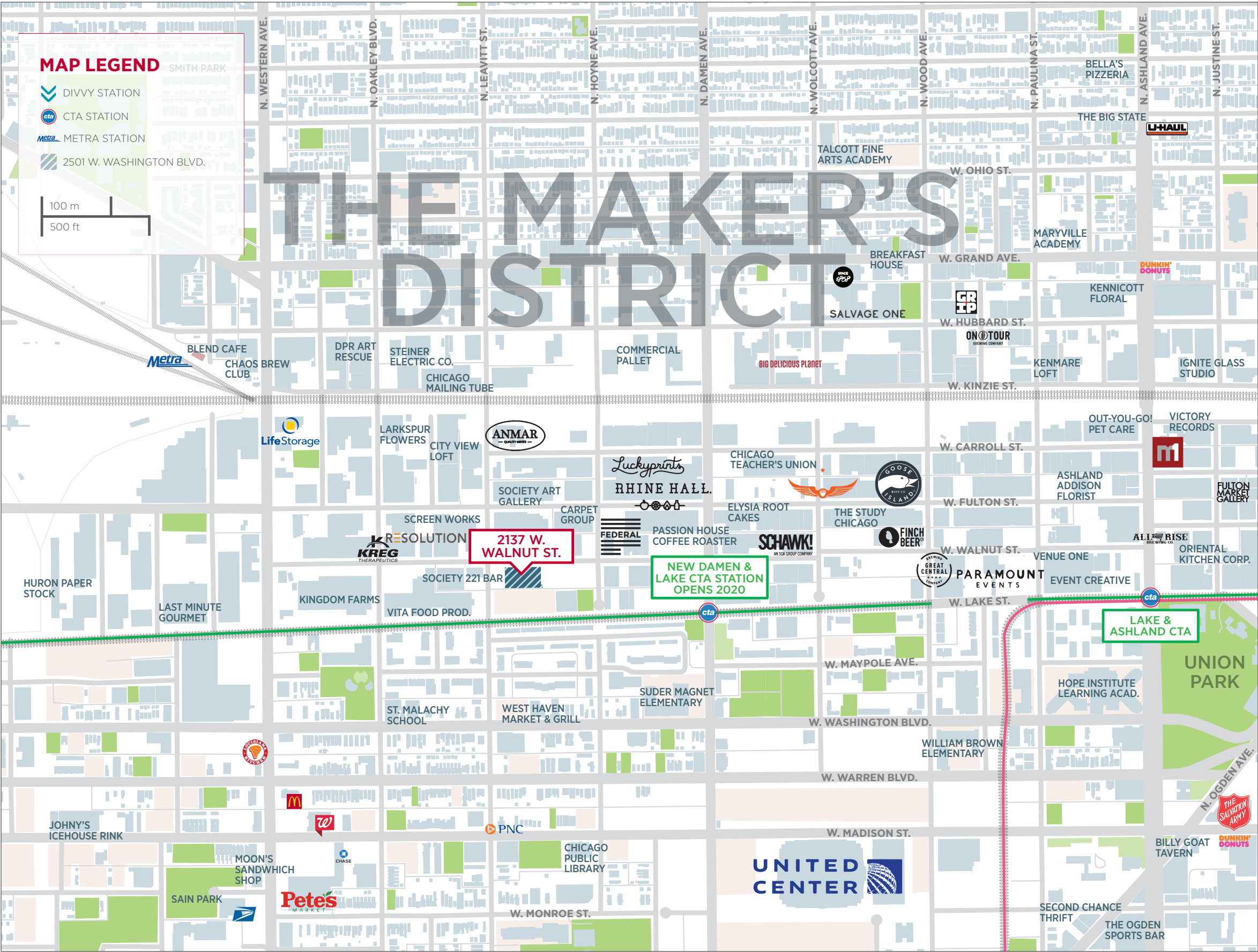
SPECIFICATIONS

BUILDING SIZE	± 36,703 SF
AVAILABLE SPACE	FIRST FLOOR: ± 12,648 GSF
	SECOND FLOOR: ± 6,703 GSF
	TOTAL: ± 19,351 GSF
DIVISIBILITY	± 3,480 SF
LOADING	1 DRIVE-IN DOOR
ZONING	PMD-4

LEASE RATE	\$18 PSF MODIFIED GROSS
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All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.





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NEIGHBORHOOD ANALYSIS

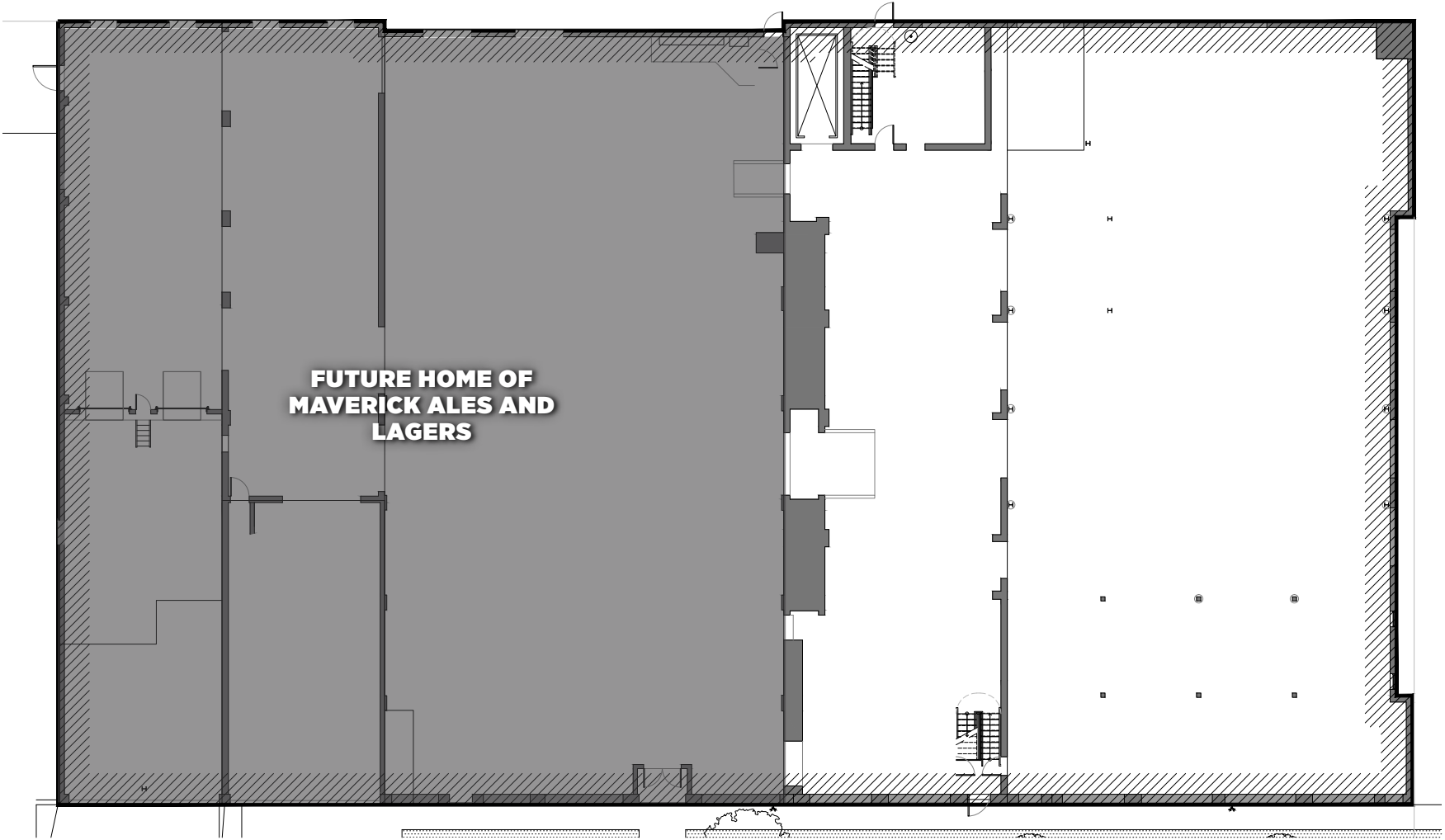
In the mid-90's, West Fulton Market, also known as The Kinzie Corridor, became known as a robust manufacturing district in Chicago. This was the decade that Goose Island planted it's manufacturing facility in the neighborhood and many other food, beverage and retail manufacturers followed.

Today, West Fulton Market is known as the Maker's District- attracting light manufacturers, creative office, and artisans from around the city with it's creative environment and easy access to downtown Chicago. The city of Chicago supports the movement with over \$700,000 in grants annually.



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FIRST FLOOR PLAN



FIRST FLOOR GROSS SF AVAILABLE:
± 12,648 SF

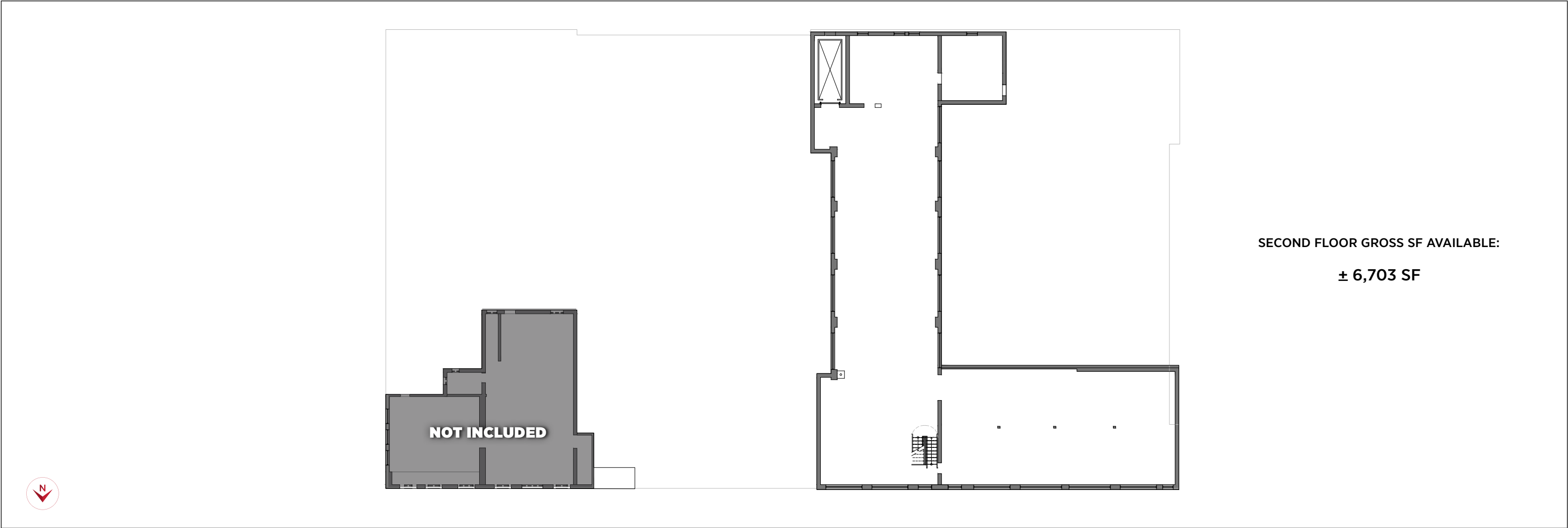


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SECOND FLOOR PLAN

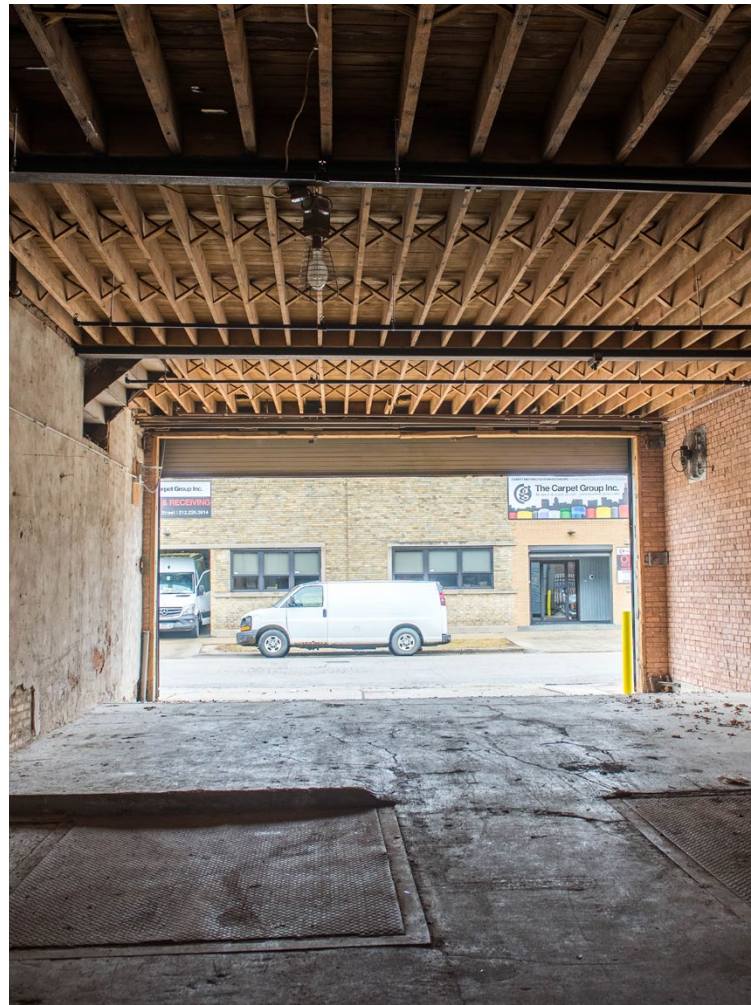


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KINZIE CORRIDOR
—
HEAVY TIMBER
LOFT BUILDING



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