



**2501**  
W. WASHINGTON  
BOULEVARD

# FOR LEASE

## 2501 W. Washington Blvd.

NelsonHill is pleased to present 2501 W. Washington Boulevard, a five-story, 68,000 SF, concrete loft office/flex building for lease. The property is located 2-miles west of the thriving Fulton Market district and in close proximity to downtown Chicago. The property is also located 3-miles west of Downtown, 1.5-miles from the thriving Maker's District, which is full of breweries, eateries and coffee shops.

### BUILDING HIGHLIGHTS

- New windows on all four sides of building flood the space with abundant natural light
- Walking distance to CTA Green Line & Blue lines, Metra station and multiple Divvy stations
- Individual climate control for each floor
- Secured fenced parking in lot
- Exterior & Interior signage/branding opportunities
- Custom turn-key buildouts
- New ownership has invested large capital to completely redevelop the building to a loft office/flex space

### SPECIFICATIONS

BUILDING SIZE	68,000 SF
TOTAL AVAILABLE SPACE	33,100 SF (1ST, 4TH, 5TH FLOORS)
MINIMUM DIVISIBILITY	2,500 RSF
FLOOR PLATES	13,600 RSF
STORIES	5
ZONING	M1-1
PARKING	78 SPACES (UP TO 200 SPACES AVAILABLE)
CAM	\$0.75 / PSF
LOADING	3 EXTERIOR LOADING DOCKS
ELEVATORS	1 PASSENGER, 1 FREIGHT
LEASE RATE(S)	1ST FLOOR: \$13 RSF MG+ 2ND - 5TH FLOOR: \$17 RSF MG+



property overview 3

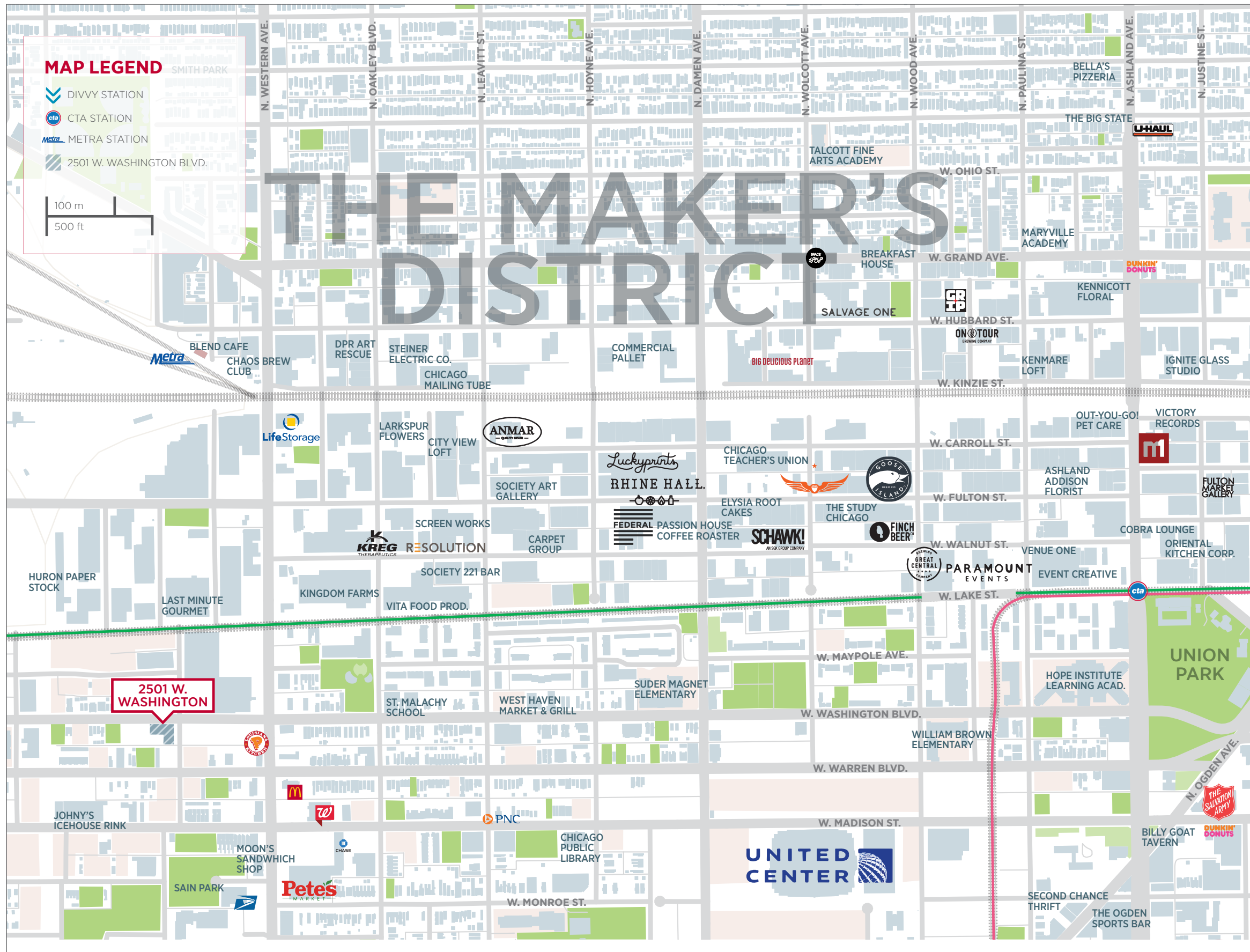
EAST ELEVATION



CONCRETE LOFT



INTERIOR OFFICE BUILDOUT

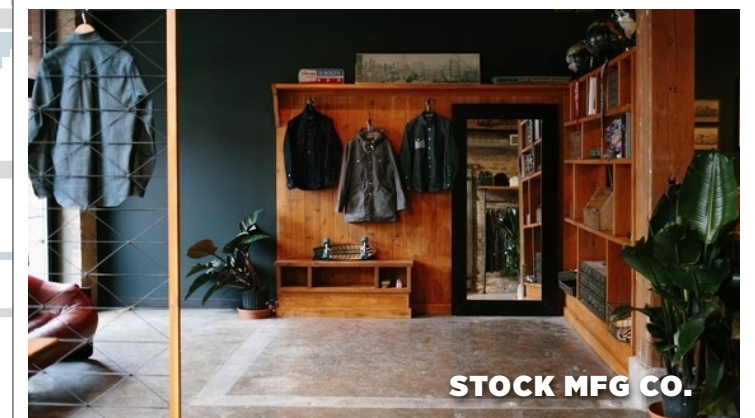


# THE MAKER'S DISTRICT

## 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 its 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 its creative environment and easy access to downtown Chicago. The city of Chicago supports the movement with over \$700,000 in grants annually.



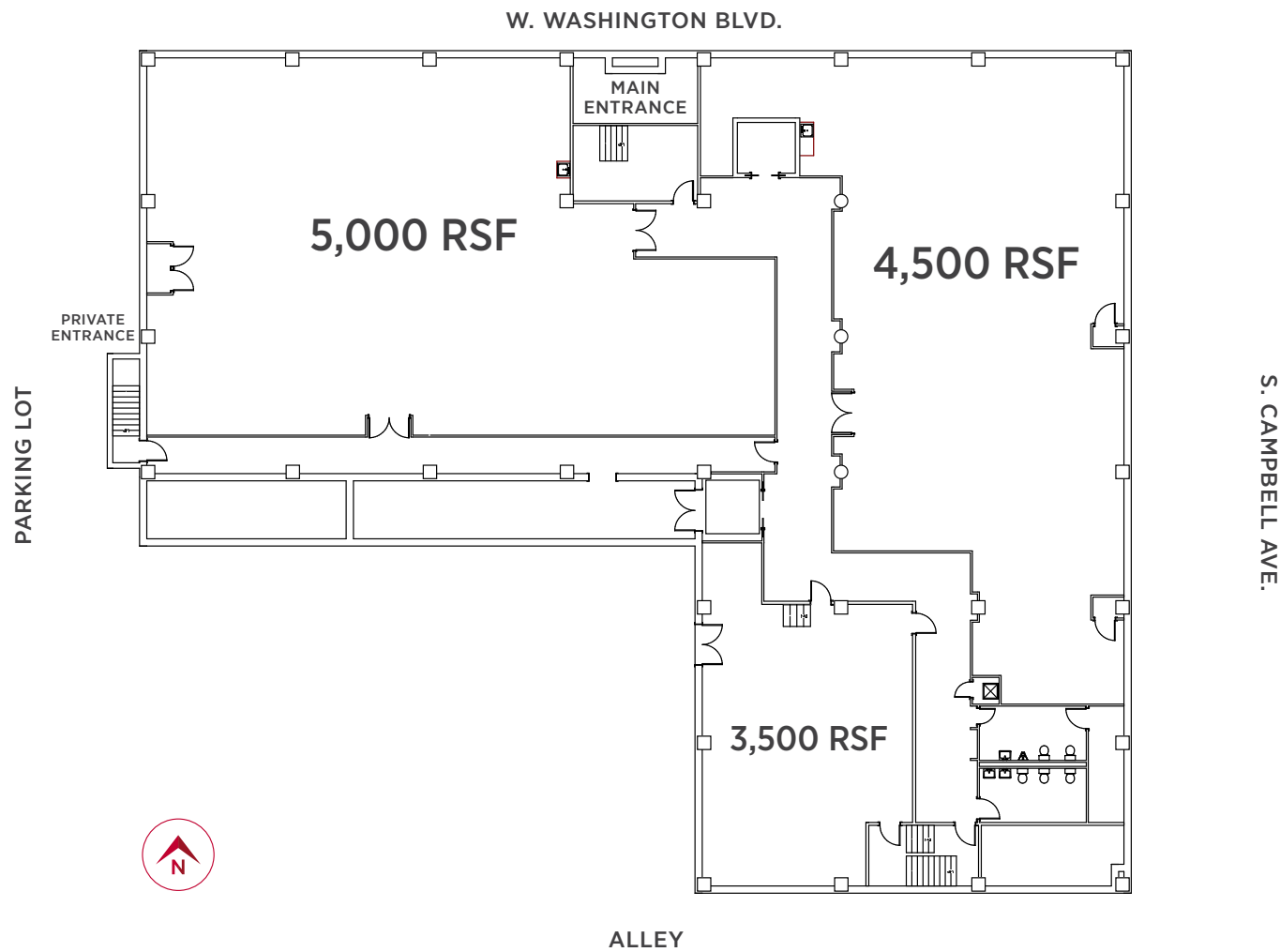
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# FLEX OFFICE SPACE FOR LEASE

## 2501 Washington Boulevard

### FIRST FLOOR PLAN

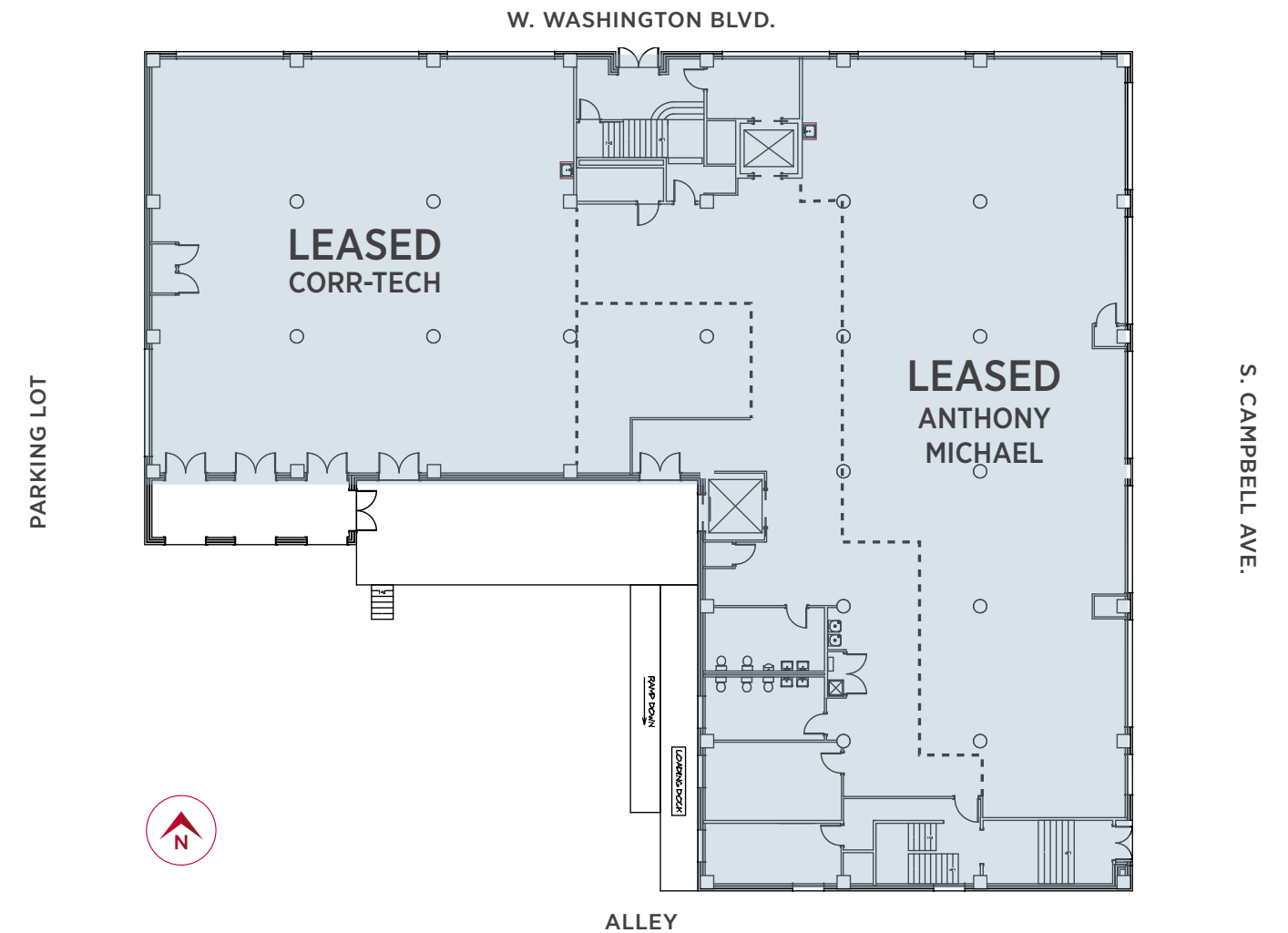


### SPACE FEATURES

- 5,000 RSF, 4,500 RSF & 3,500 RSF suites available
- Private entrance direct to secured parking lot
- Individual climate control
- East, west & north natural light exposure
- Ceiling Height:
  - 9'7" Clear
  - 12'1" Slab to slab
- Column Spacing:
  - 18'5"-19'
- 400 Amp service per floor
- Depicated split system HVAC

**ASKING RATE: \$13.00 MG / RSF**

### SECOND FLOOR PLAN



### SPACE FEATURES

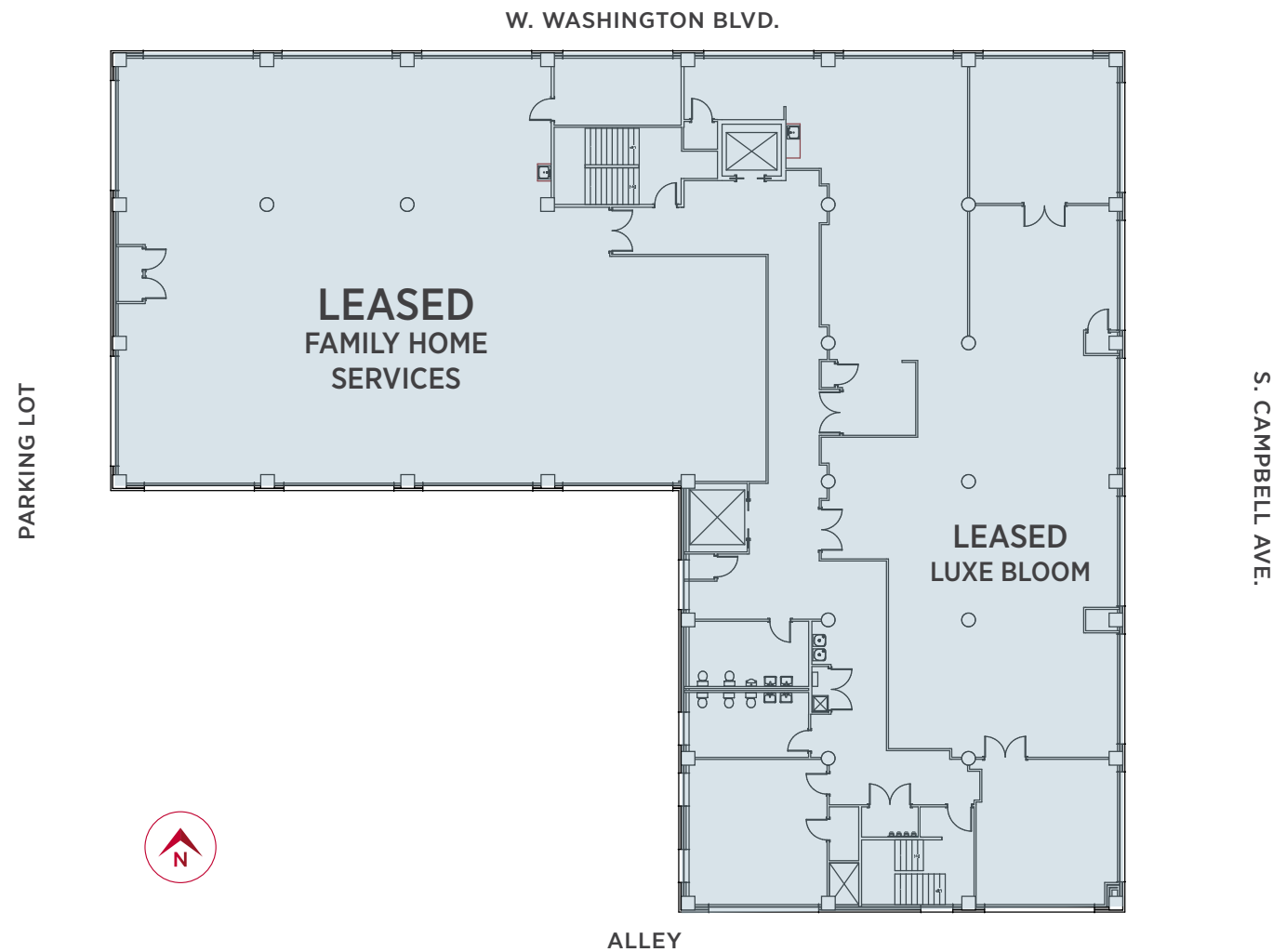
- Direct access to loading docks
- Storage space available
- Building access through North and East entrance
- Abundant natural light
- Ceiling Height:
  - 9'7" Clear
  - 12'1" Slab to slab
- Column Spacing:
  - 18'5"-19'
- 400 Amp service per floor
- Depicated split system HVAC

**SECOND FLOOR LEASED**

# FLEX OFFICE SPACE FOR LEASE

## 2501 Washington Boulevard

### THIRD FLOOR PLAN

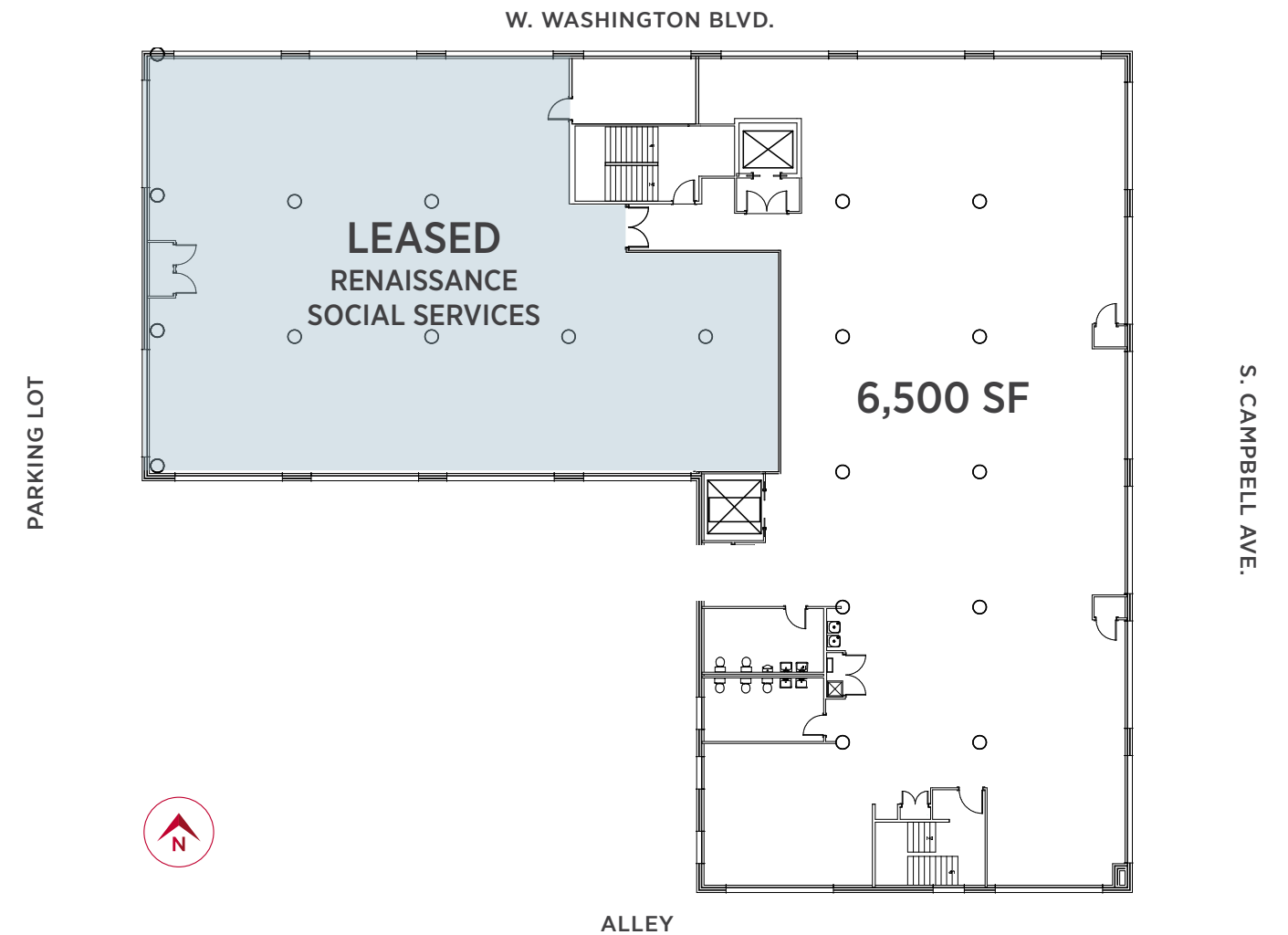


#### SPACE FEATURES

- 13,500 RSF Floor plates
- Fully Leased
- Natural light on all three sides
- Elevator ID
- Ceiling Height:
  - 9'7" Clear
  - 12'1" Slab to slab
- Column Spacing:
  - 18'5"-19'
- 400 Amp service per floor
- Depicated split system HVAC

**THIRD FLOOR LEASED**

### FOURTH FLOOR PLAN



#### SPACE FEATURES

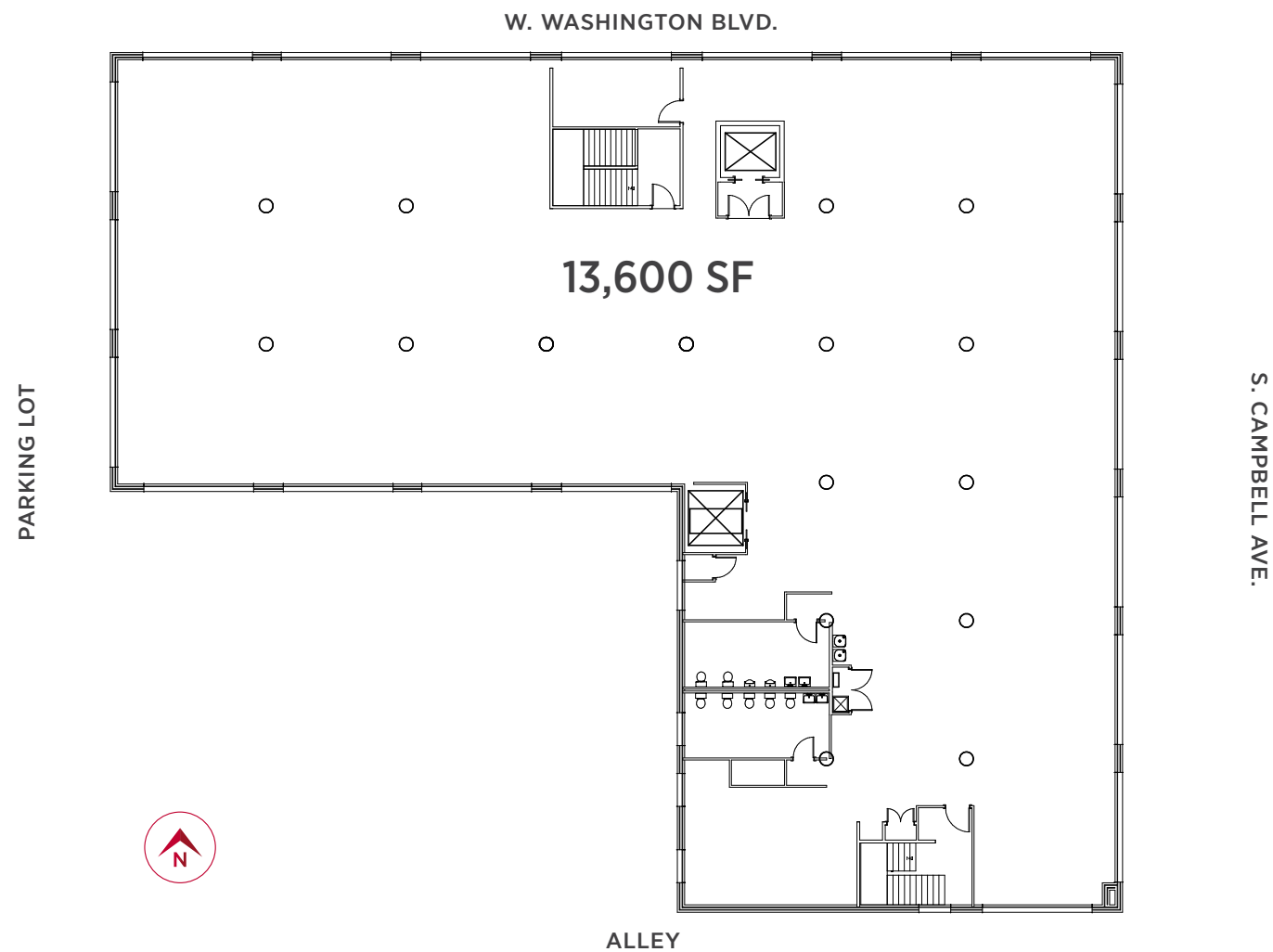
- 6,500 RSF suite available divisible to 2,500 RSF
- Direct access to loading docks
- Storage space available
- Building access through North and East entrance
- Abundant natural light
- Ceiling Height:
  - 9'7" Clear
  - 12'1" Slab to slab
- Column Spacing:
  - 18'5"-19'
- 400 Amp service per floor
- Depicated split system HVAC

**ASKING RATE: \$13.00 - \$17.00 MG / RSF**

# FLEX OFFICE SPACE FOR LEASE

## 2501 W. Washington Boulevard

### FIFTH FLOOR PLAN



### RETAIL SPACE FEATURES

- 13,500 RSF floor plates
- 13,500 RSF available divisilbe to 2,500 RSF
- Natural light on all three sides
- Elevator ID
- Open Plan with ability to customize build-out
- Ceiling Height:
  - 9'7" Clear
  - 12'1" Slab to slab
- Column Spacing:
  - 18'5"-19'
- 400 Amp service per floor
- Depicated split system HVAC

**ASKING RATE: \$15.00 MG / RSF**



### CONTACT



**MARK A. NELSON, SIOR**

312-267-1101

[Mark@NelsonHill.com](mailto:Mark@NelsonHill.com)

**MICHAEL D. NELSON, SIOR**

312-267-1102

[Mike@NelsonHill.com](mailto:Mike@NelsonHill.com)