

MODERN LOFT OFFICE & SHOWROOM FOR LEASE

1517 W. CARROLL AVE.
CHICAGO, IL

JAMESON.

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EXECUTIVE SUMMARY



SQUARE FOOTAGE

5,000 SF - FIRST FL
2,500 SF - 2ND FL EAST
2,500 SF - 2ND FL WEST
5,000 SF - LOWER LEVEL

PARKING

LOADING ZONE PARKING

TAX & CAM

\$11.00/RSF COMBINED
(\$6/SF-RE TAX \$5/SF CAM)

FOR LEASE

\$21.00/SF NNN (FIRST FL)
\$16.50 - \$18.00/SF NNN (SECOND FL)
\$15.00/SF MG (BASEMENT)

PROPERTY DESCRIPTION

THIS 10,000 SF CREATIVE OFFICE AND SHOWROOM SPACE IN CHICAGO'S VIBRANT FULTON MARKET NEIGHBORHOOD OFFERS 5,000 SF ON EACH FLOOR FOR LEASE, IDEAL FOR FLEXIBLE OFFICE LAYOUTS OR SHOWROOMS. LOCATED IN A THRIVING AREA KNOWN FOR ITS INDUSTRIAL-MEETS-MODERN AESTHETIC, FULTON MARKET IS HOME TO TECH GIANTS, TRENDSETTING COMPANIES, AND WORLD-CLASS DINING, MAKING IT ONE OF CHICAGO'S MOST SOUGHT-AFTER BUSINESS AND LIFESTYLE DESTINATIONS. WITH AMPLE STREET PARKING AVAILABLE, THE SPACE PROVIDES CONVENIENCE AND STYLE WITH MODERN FINISHES IN A PREMIER LOCATION. PERFECT FOR TENANTS, LANDLORDS, AND DEVELOPERS, THIS VERSATILE PROPERTY OFFERS AN EXCELLENT OPPORTUNITY TO ESTABLISH OR EXPAND IN ONE OF THE CITY'S MOST DYNAMIC AND FAST-EVOLVING DISTRICTS.

AREA & TRANSPORTATION HIGHLIGHTS:

EASY ACCESS TO TO PUBLIC TRANSPORTATION WITH THE FOLLOWING TRANSIT STOPS NEARBY:

GRAND AVENUE STATION (BLUE LINE) - 5 MIN WALK

MORGAN STATION (GREEN LINE) - 7 MIN WALK

CHICAGO AVENUE STATION (BLUE LINE) - 11 MIN WALK

CLINTON STATION (BLUE LINE) - 16 MIN WALK

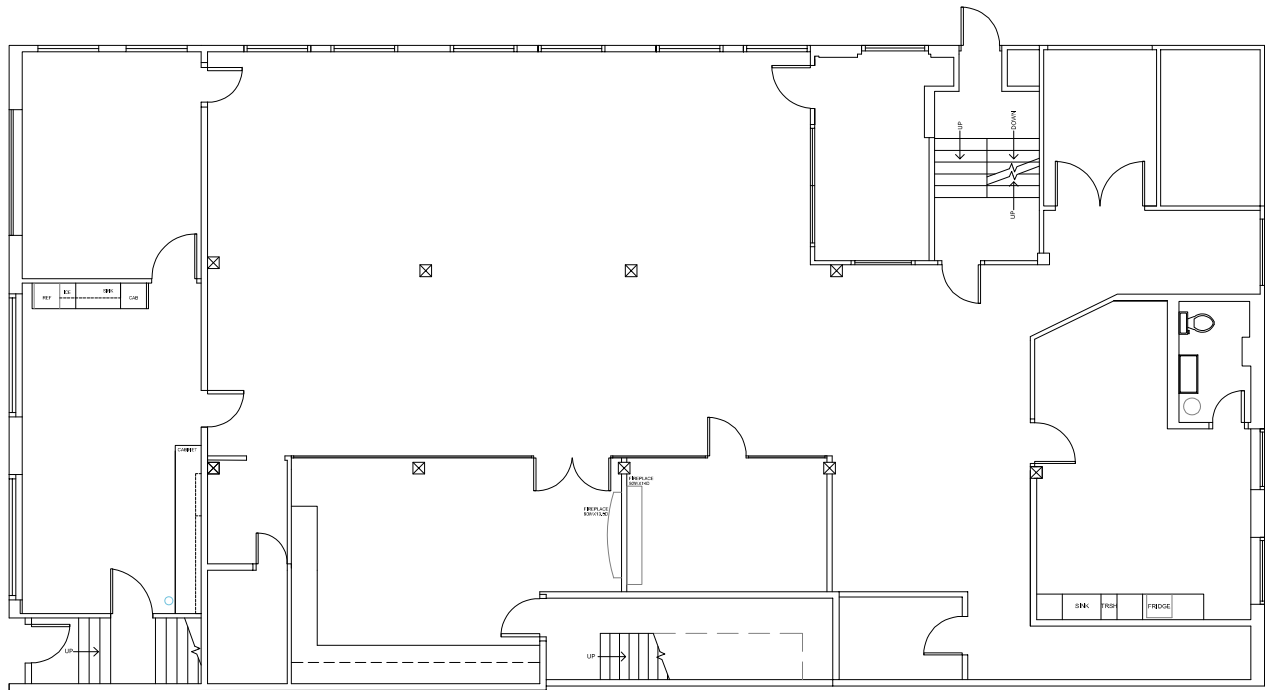
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FIRST FLOOR PLAN - 5,000 SF AVAILABLE

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FIRST FLOOR north 


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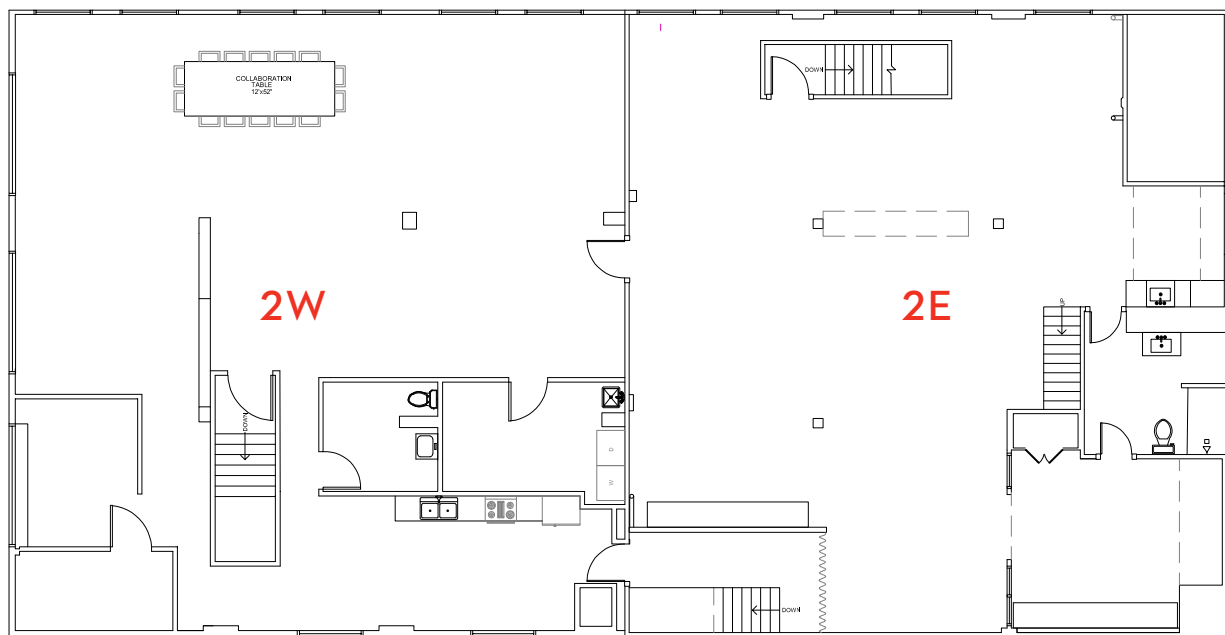
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2ND FLOOR PLAN - 5,000 SF SUBDIVIDED INTO TWO (2) 2,500 SF SPACES

1517 W. CARROLL AVENUE

CHICAGO



SECOND FLOOR north 
1' 4' 16'
2 8'

****THIS SPACE IS WELL SUITED FOR A LIVE/WORK USER BECAUSE IT HAS A LOFTED AREA THAT IS SEPARATED FROM THE MAIN SPACE.**

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FIRST FLOOR OFFICE SPACE - INTERIOR PHOTOS

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OFFICE SPACE - INTERIOR PHOTOS

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FIRST FLOOR STUDIO



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FIRST FLOOR OFFICE SPACE - INTERIOR PHOTOS

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FIRST FLOOR DINING



SUITE 2W - 2ND FLOOR DINING

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OFFICE SPACE - INTERIOR PHOTOS

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SUITE 2W



SUITE 2E

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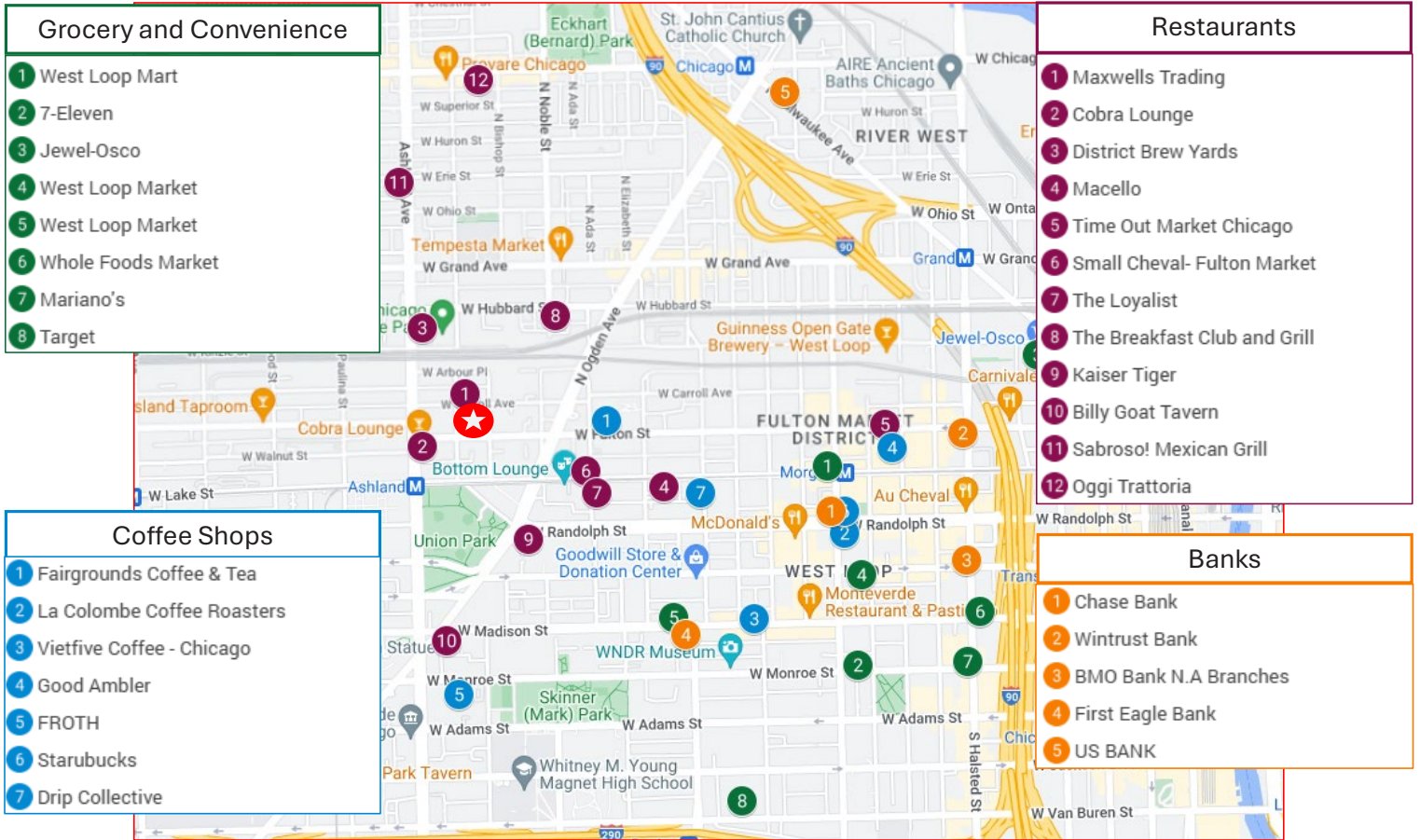
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TENANT RETAIL MAP

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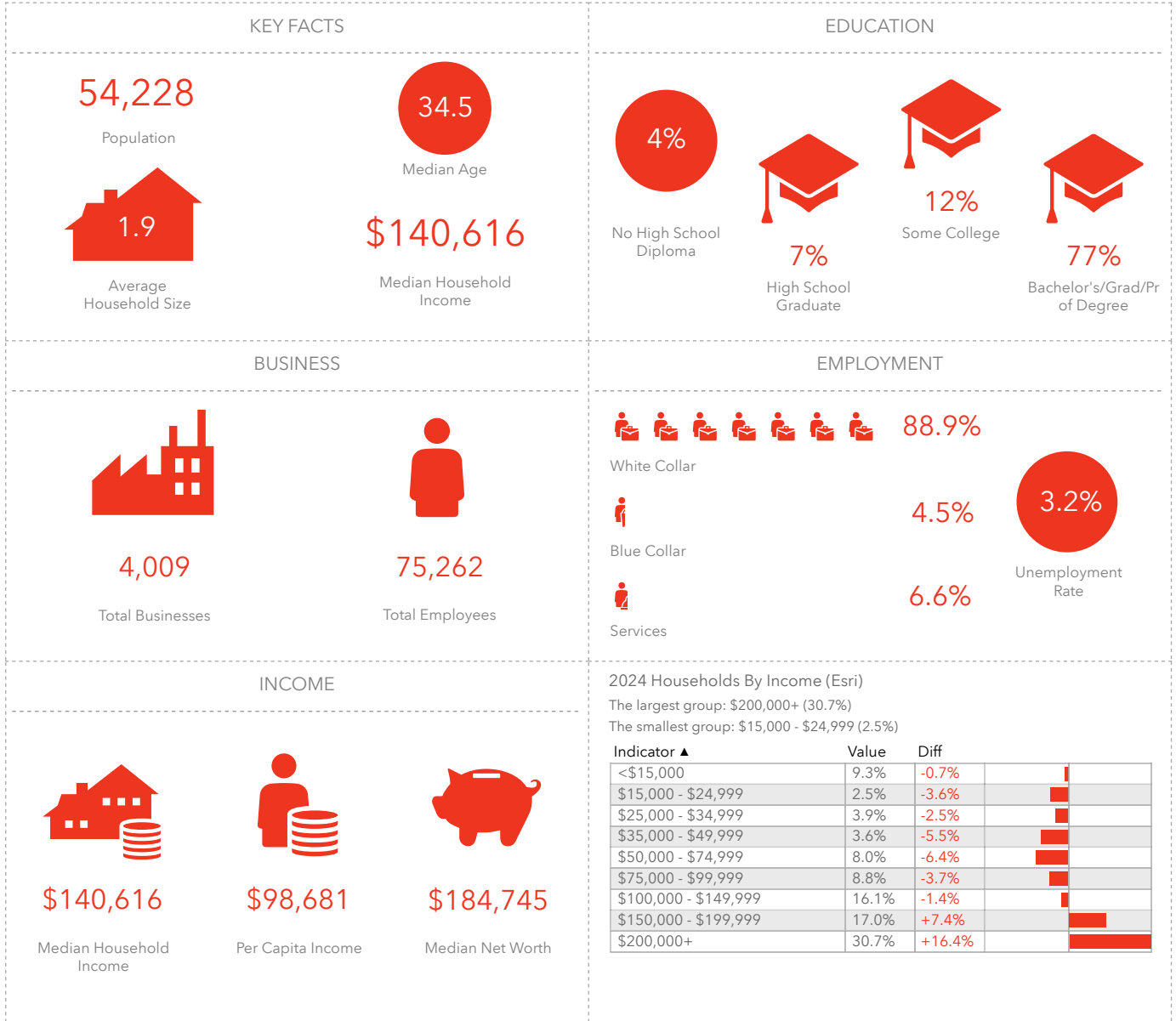
 1517 West Carroll

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DEMOGRAPHIC INSIGHTS - 0.1 MILE FROM SITE

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