



CRE ADVISING
ANY PROPERTY ON EARTH

1015 WEST GRAND AVE

OFFICE/RETAIL/WAREHOUSE/FLEX FOR LEASE

WEST TOWN

SPACE DETAILS

SPACE AVAILABLE

- ▶ First Floor: 2,800-5,057 square feet
- ▶ Second Floor: 2,078 square feet

RENTAL RATE

- ▶ First Floor: \$32.50 psf/year NNN
- ▶ Second Floor: \$23.00 psf/year NNN

HIGHLIGHTS

- ▶ Two floors for lease in booming West Town neighborhood
- ▶ Versatile open flex space is a fantastic fit for a variety of uses including retail, event space, office
- ▶ Spaces features lots of natural light, flexible floor plans and high-end amenities
- ▶ First floor features a garage, office space and 2-3 drive in doors
- ▶ Second floor features office space
- ▶ Easy access to major freeway I-90/94 and close to downtown
- ▶ First Floor Taxes: Approximately \$7.40 psf/year (2024)
- ▶ First Floor CAM: Approximately \$1.50 psf/year
- ▶ Second Floor Taxes: Approximately \$5.15 psf/year (2024)
- ▶ Second Floor CAM: Approximately \$1.30 psf/year
- ▶ Zoning: M2-2

DEMOGRAPHICS

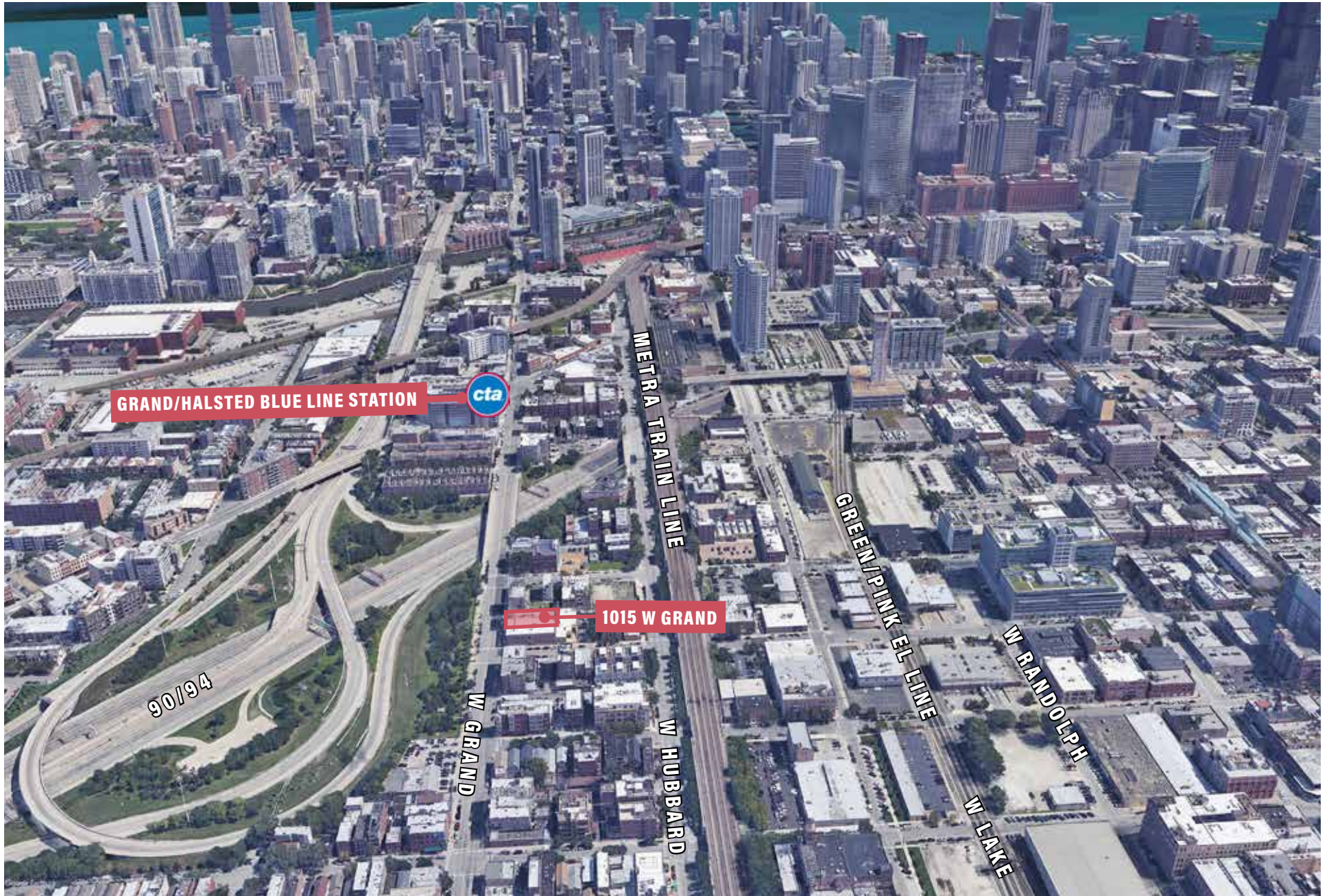
	1 MI	3 MI
TOTAL HOUSEHOLDS	36,272	248,918
MEDIAN HH INCOME	\$122,464	\$98,287
TOTAL POPULATION	66,347	488,953
DAYTIME EMPLOYEES	137,966	800,354



INTERIOR PHOTOS



PROPERTY AERIAL



W. GRAND AVE.
86' R.O.W. (PUBLIC STREET)

33.00'

CATWALK 0.88'S. & ON LINE
CORNER OF BLDG. #1015
0.60'W. & ON LINE

CONCRETE APRON

Meas.=Rec. Concrete Walk

47.00

BLDG. CORNER
0.03'W. & ON LINE

CATWALK 0.86'E. & 0.50'S.

CATWALK 0.55'E.

CORNER OF BLDG. #1019
0.03'S. & 0.71'W.

CATWALK 0.91'W.

(GARAGE DOOR)

EDGE OF CATWALK

BILLBOARD

EDGE OF CATWALK

2 STORY BRICK BUILDING #1019

2 STORY BRICK BUILDING #1015

116.00 Rec.
116.88 Meas.

LOT 15

LOT 16

29.60'

7.00'

40.00'

(INACCESSIBLE)

90°23'0"

90°22'15"

90.83

116.88 Meas.
116.00 Rec.

16 FT PUBLIC (CONCRETE) ALLEY

0.50'E

0.15'E

(GARAGE DOOR)

90°22'15"

(INACCESSIBLE)

47.00
Meas.=Rec.

1 STORY CONC. BLOCK
#457-59 N. CARPENTER ST.

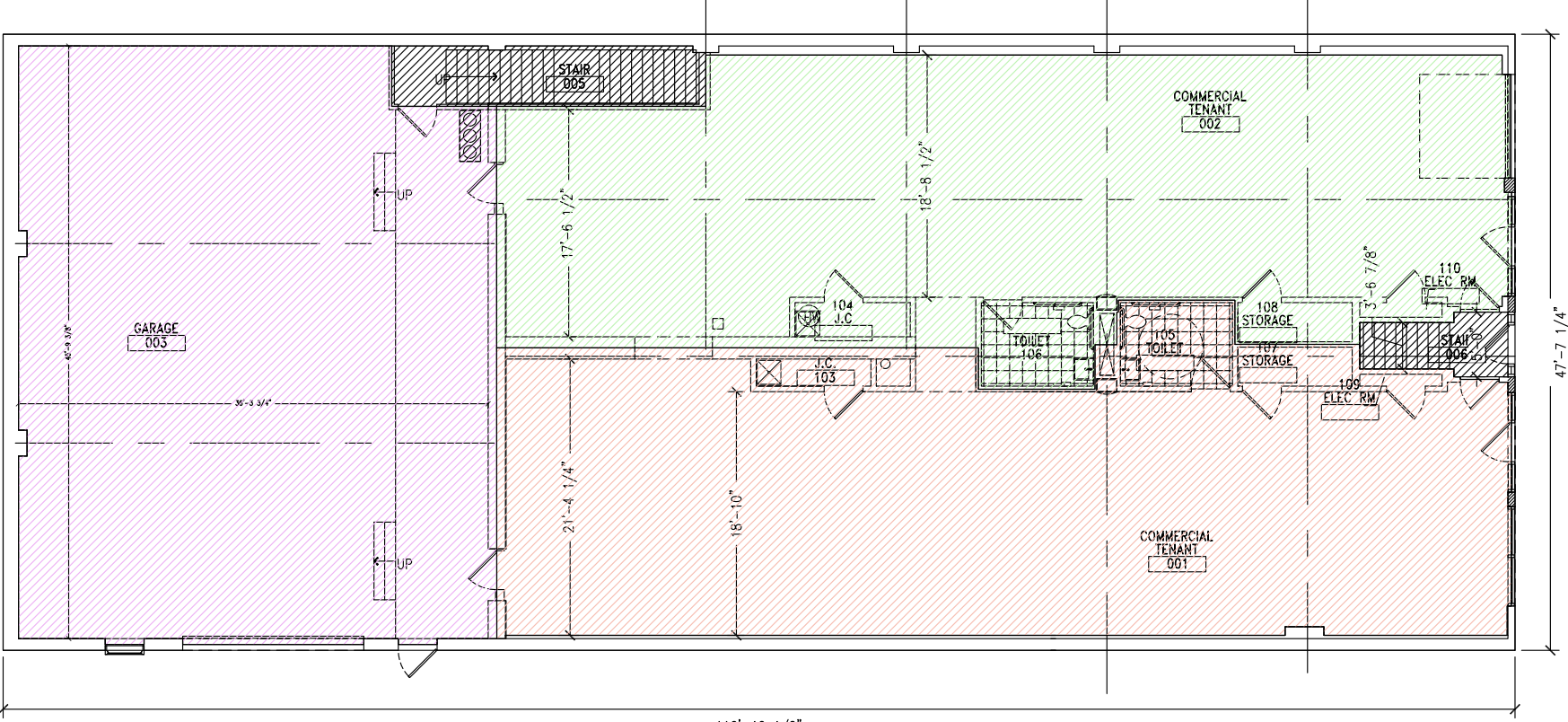
CORNER OF BLDG. #1015
0.04'W. & ON LINE

CORNER OF BLDG. #457-59
0.23'S. & 0.20'W.

EAST LINE OF N. CARPENTER ST.

WEST LINE OF LOT 15

FIRST FLOOR PLAN



- RENTABLE SQUARE
FOOTAGE: 1,672 SF
- RENTABLE SQUARE
FOOTAGE: 1,724 SF
- RENTABLE SQUARE
FOOTAGE: 1,661 SF
- VERTICAL PENETRATIONS
NOT COUNTED IN RSF



TECHNOLD.
ARCHITECTURE
INTERIOR DESIGN

SQUARE FOOTAGE CALC.

SCALE: $\frac{1}{8}" = 1'-0"$ NO.

CLIENT:

1015 W. GRAND

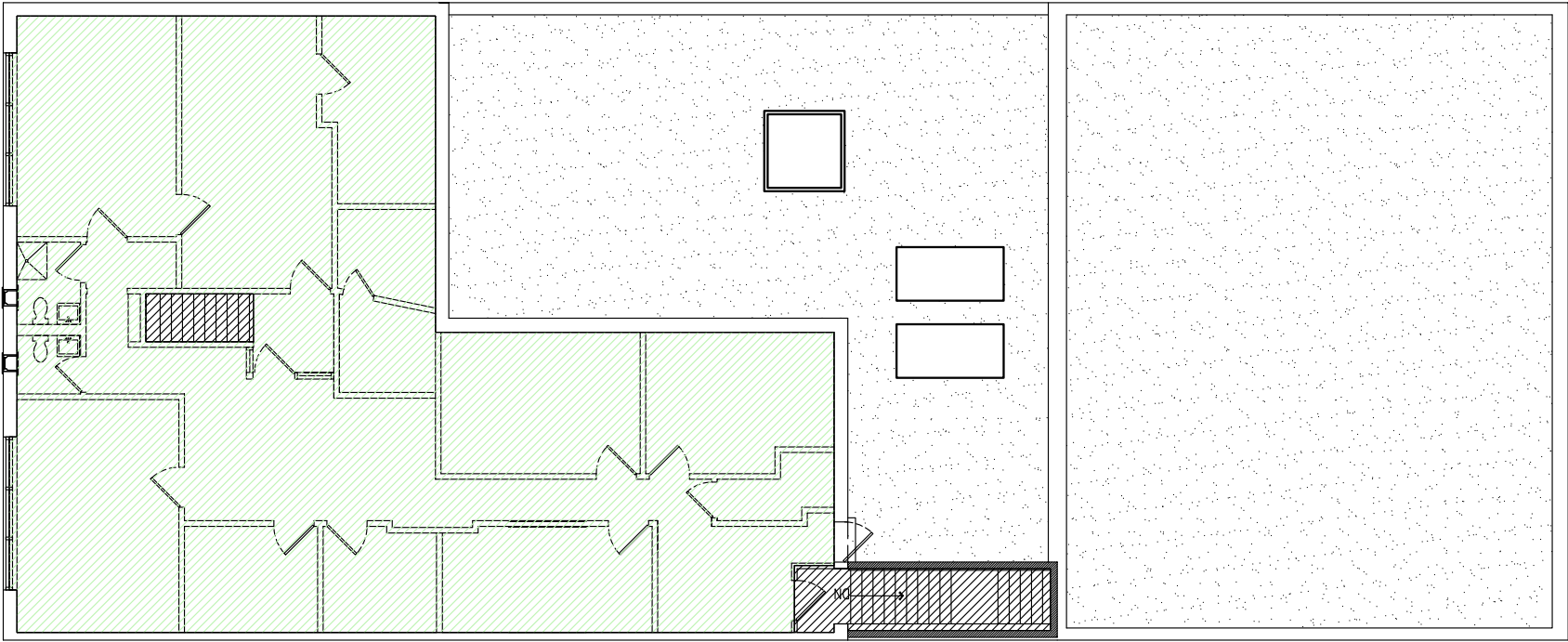
1015 W. GRAND AVE.
CHICAGO, IL

NOTES:

DATE
04.2.2026

REV. NO

SECOND FLOOR PLAN



- RENTABLE SQUARE
FOOTAGE: 2,075 SF
- VERTICAL PENETRATIONS
NOT COUNTED IN RSF



TECHNOLD.
ARCHITECTURE
INTERIOR DESIGN

SQUARE FOOTAGE CALC.

SCALE: $\frac{1}{8}" = 1'-0"$ NO.

CLIENT:
1015 W. GRAND
1015 W. GRAND AVE.
CHICAGO, IL

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1015 W GRAND
CHICAGO
ILLINOIS 60642

EXCLUSIVE AGENT

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