



# 1444 WEST LAKE STREET

**FLEX/INDUSTRIAL/LOFT-OFFICE BUILDING FOR LEASE**

FULTON MARKET



# PROPERTY DETAILS

## SPACE AVAILABLE

Second Floor: Approximately 2,000 square feet

## RENTAL RATE

Second Floor: \$23.00 NNN

## SPACE HIGHLIGHTS

- ▶ Second floor loft office space
- ▶ Perfect for creative owner-operator
- ▶ Space is newly renovated and boasts refinished floors, lighting, paint, and new kitchen floors
- ▶ One private office/conference room and kitchen
- ▶ Fully conditioned
- ▶ Zoning: PMD-4B
- ▶ 2023 Taxes: \$25,697
- ▶ Building is situated in prime location, directly across the street from Union Park and within walking distances to Randolph's Restaurant Row and Fulton Market neighborhood

## FULTON MARKET/WEST LOOP DEMOGRAPHICS

	1 MI	3 MI
POPULATION	71,831	473,885
HOUSEHOLDS	39,760	238,777
AVERAGE HH INCOME	\$132,771	\$110,047
DAYTIME EMPLOYEES	313,501	745,320

*The information provided comes from sources considered to be reliable, but its accuracy or completeness has not been verified for accuracy. This information may not reflect the current or future performance of the property. Subject to your independent review and due diligence.*





# INTERIOR PHOTOS





# INTERIOR PHOTOS





# INTERIOR PHOTOS





# EXTERIOR PHOTOS





# AERIAL PHOTO



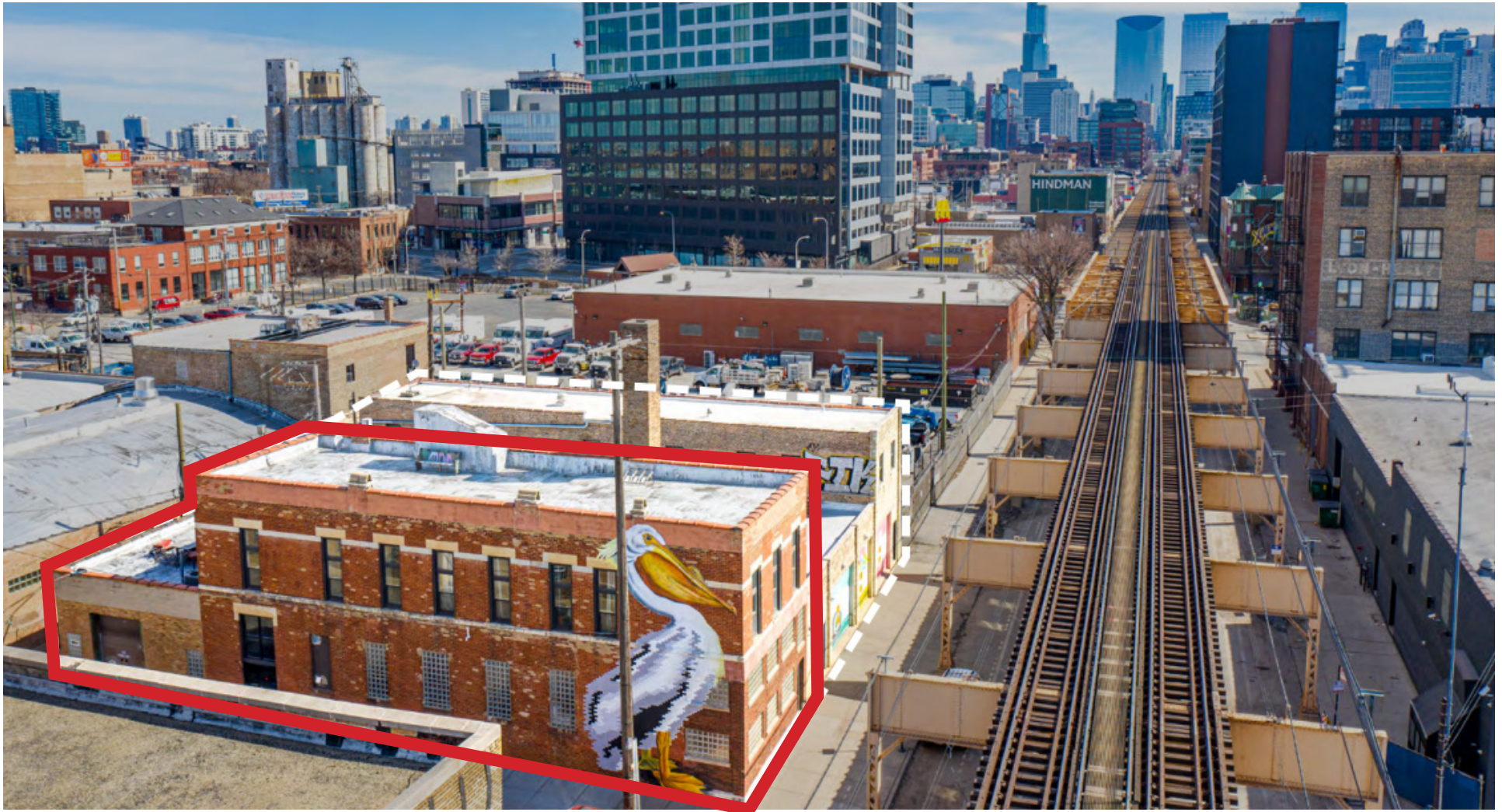


# AREA OVERVIEW

Can't beat this West Fulton Market location, this property is a commuters dream! Located right off the Green/Pink L line, the building is just a two-minute walk to the Ashland station and a 15 minute walk west to new Damen/Lake station or east to Morgan station. It is just steps from the Ashland CTA bus line and a quick drive to both the 90/94 and 290 expressways.

The West Loop and Fulton Market are well known for showcasing the best of the best within the exciting Chicago culinary scene and 1444 W Lake is located mere steps from everything these two neighborhoods have to offer, including Michelin Star restaurants Ever, Smyth, and Elske, all three of which are within walking distance. Restaurant Row on Randolph is also nearby featuring popular restaurants Au Cheval, The Publican, and Girl & The Goat.

In addition to its eclectic food and drink scene, the Fulton Market/West Loop area boasts numerous luxury hotels including The Hoxton, Soho House, Nobu, and The Emily. It has also become a major hub for technology companies to plant their flag, attracting the like of Google (Midwest HQ), McDonald's (Global HQ), John Deere, and Dyson.





# AREA MAP



## RESTAURANTS

NEXT  
GIRL & THE GOAT  
SMYTH  
EVER  
THE PUBLICAN  
LAJOSIE

AU CHEVAL  
ELSKE  
BEATRIX  
DUCK DUCK GOAT  
HIGH FIVE RAMEN  
GREEN ST SMOKED MEATS

ABA  
SWIFT & SONS  
ROISTER  
ROOH

## RETAIL

WARBY PARKER  
FREE PEOPLE  
MADEWELL  
PATAGONIA

## TECH OFFICES

GOOGLE (MIDWEST HQ)  
MCDONALD'S (GLOBAL HQ)  
DYSON (UNITED STATES HQ)  
JOHN DEERE

## HOTELS

NOBU  
SOHO HOUSE  
THE HOXTON  
THE EMILY HOTEL  
HYATT HOUSE  
CROWNE PLAZA





**1444 WEST**  
**LAKE STREET**  
**CHICAGO, IL 60607**

## EXCLUSIVE AGENTS

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