

3333 W. Lake Street // Chicago, IL

EAST GARFIELD PARK OFFICE / FLEX INDUSTRIAL SPACE FOR LEASE



Broker Owned Property

ARI TOPPER, CFA
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3333 W. Lake Street

UP TO ±23,200 SF OF OFFICE /
FLEX SPACE AVAILABLE

- + Build to suit office or 2nd floor industrial space with existing conditions in place
- + Brand new oversized passenger / freight elevator
- + Private, secured parking lot with parking for ±30 vehicles
- + High ceilings and abundant natural light
- + Divisible to ±7,000 RSF
- + Potential for roof deck / outdoor terrace
- + Suitable for office or light manufacturing / fabrication
- + Eastern skyline views
- + Located in Enterprise Zone #5, tenants are eligible for Enterprise Zone tax incentives including sales tax exemption & investment tax credits among other benefits
- + Located in rapidly growing East Garfield Park, just west of Chicago's booming Fulton Market neighborhood
- + Outstanding expressway & public transportation access - minutes away from CTA Green Line, Metra, and I-290



BUILDING INFORMATION

AVAILABLE SPACE:

FLOOR 2: 23,200 SF - Office / Industrial

LEASE RATE: Inquire with broker

ZONING: M1-3

CEILING HEIGHTS: 13-14'

PARKING: ±30 spaces (gated and secured)

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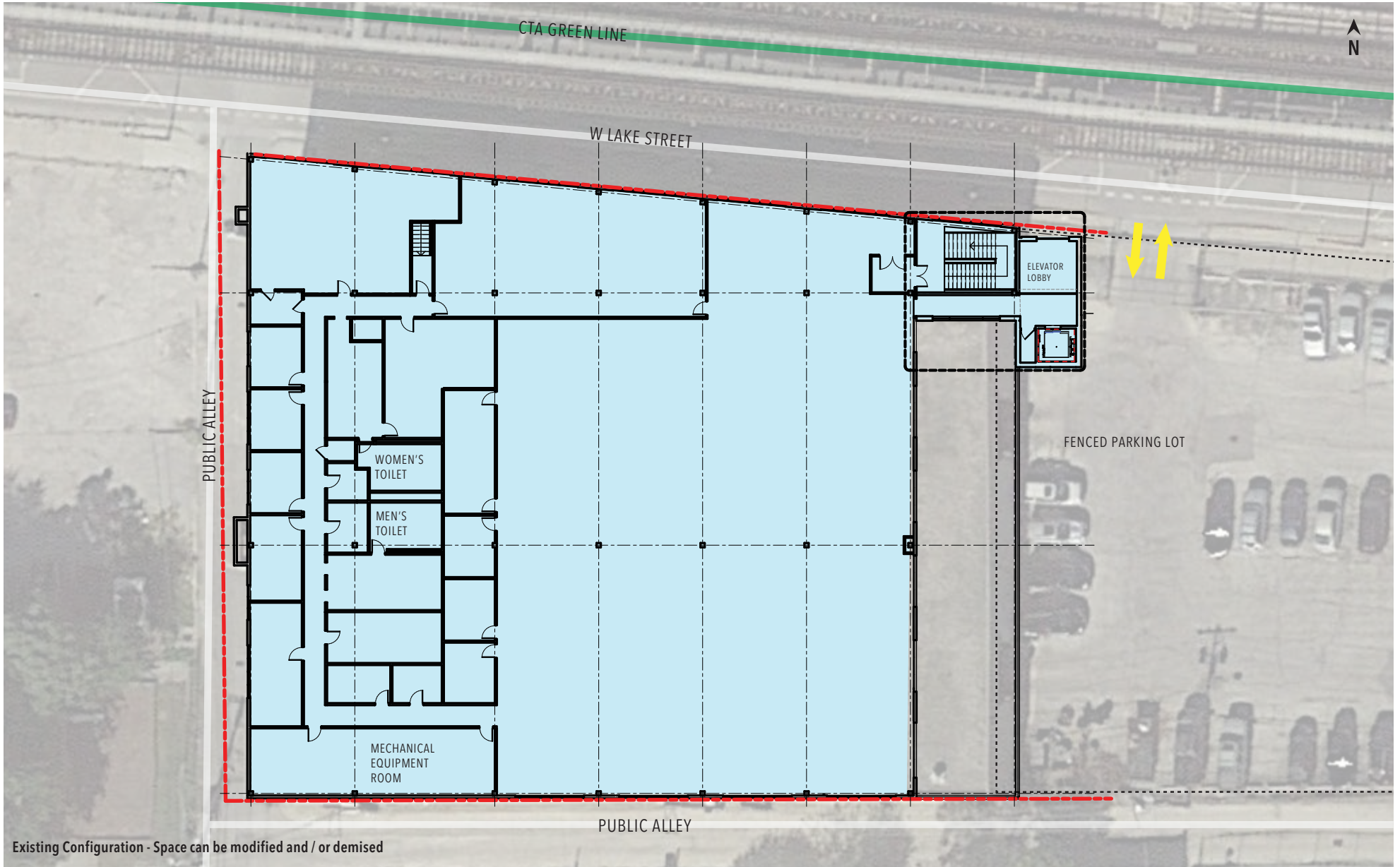


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Existing Configuration - Space can be modified and / or demised

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Second Floor Lobby



Second Floor Office Area



Second Floor Bathroom



Second Floor Bathroom



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East Garfield Park

3333 W. LAKE STREET IS WELL-POSITIONED WITHIN THE UP-AND-COMING EAST GARFIELD PARK NEIGHBORHOOD ON CHICAGO'S WEST SIDE.

Characterized by its tree-lined streets and historic architecture, the neighborhood offers a rich mix of residential and commercial spaces. Located a 4-minute walk from the CTA Kedzie Green Line station and a 6-minute drive to I-290, 3333 W. Lake Street enjoys seamless accessibility via CTA and expressway. Its central location provides easy access to downtown Chicago, with the iconic West Loop just moments away.

East Garfield Park boasts architectural gems, including greystone and Victorian-style homes, and is home to beautiful green spaces like Garfield Park, offering residents recreational opportunities and a place to gather. Cultural institutions like the Garfield Park Conservatory showcase the area's natural beauty and provide educational programs.

East Garfield Park has been growing in appeal in recent years due partly to its proximity to landmarks such as the United Center and the West Loop's booming submarkets, including the Brewery District/Kinzie Corridor, and Fulton Market. Sporting and entertainment events year-round at the nearby venues, including the United Center (home of the Chicago Bulls and the Chicago Blackhawks), Union Park, and Douglass Park, draw visitors from across the country to the area.

Ongoing redevelopment projects and investment initiatives also continue to attract businesses and improve infrastructure, fostering a bright future for this dynamic neighborhood.



Garfield Park Conservatory
2 minutes from 3333 W. Lake Street



Pitchfork Music Festival @ Union Park
9 minutes from 3333 W. Lake Street



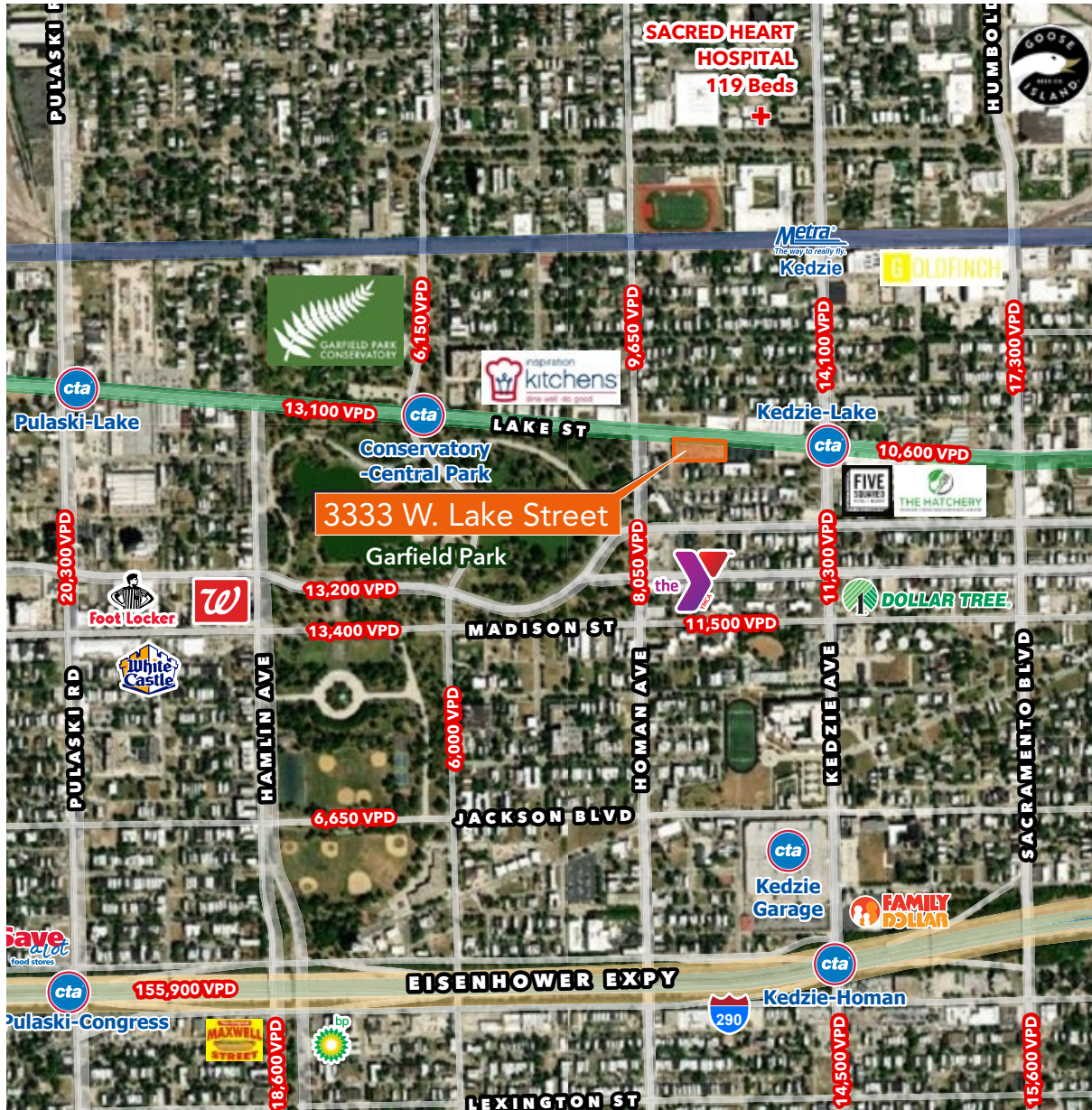
United Center (Bulls / Blackhawks)
8 minutes from 3333 W. Lake Street



Goose Island Fulton Market Taproom
8 minutes from 3333 W. Lake Street



Riot Fest @ Douglas Park
11 minutes from 3333 W. Lake Street



Desirable location in rapidly growing East Garfield Park

Located just west of Chicago's booming Fulton Market neighborhood 3333 W. Lake Street boasts outstanding expressway and public transportation access.

CTA GREEN LINE & METRA

- Kedzie CTA 'L' Station - *4 min walk*
- Kedzie Metra UP-W Station - *10 min walk*

CTA BUS ROUTES

- #82 (Homan & Lake) - *2 min walk*
- #52 (Kedzie & Lake) - *5 min walk*
- #94 (Fulton & Sacramento) - *12 min walk*

EXPRESSWAY

- I-290 from Homan Avenue - *<5 min drive*

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