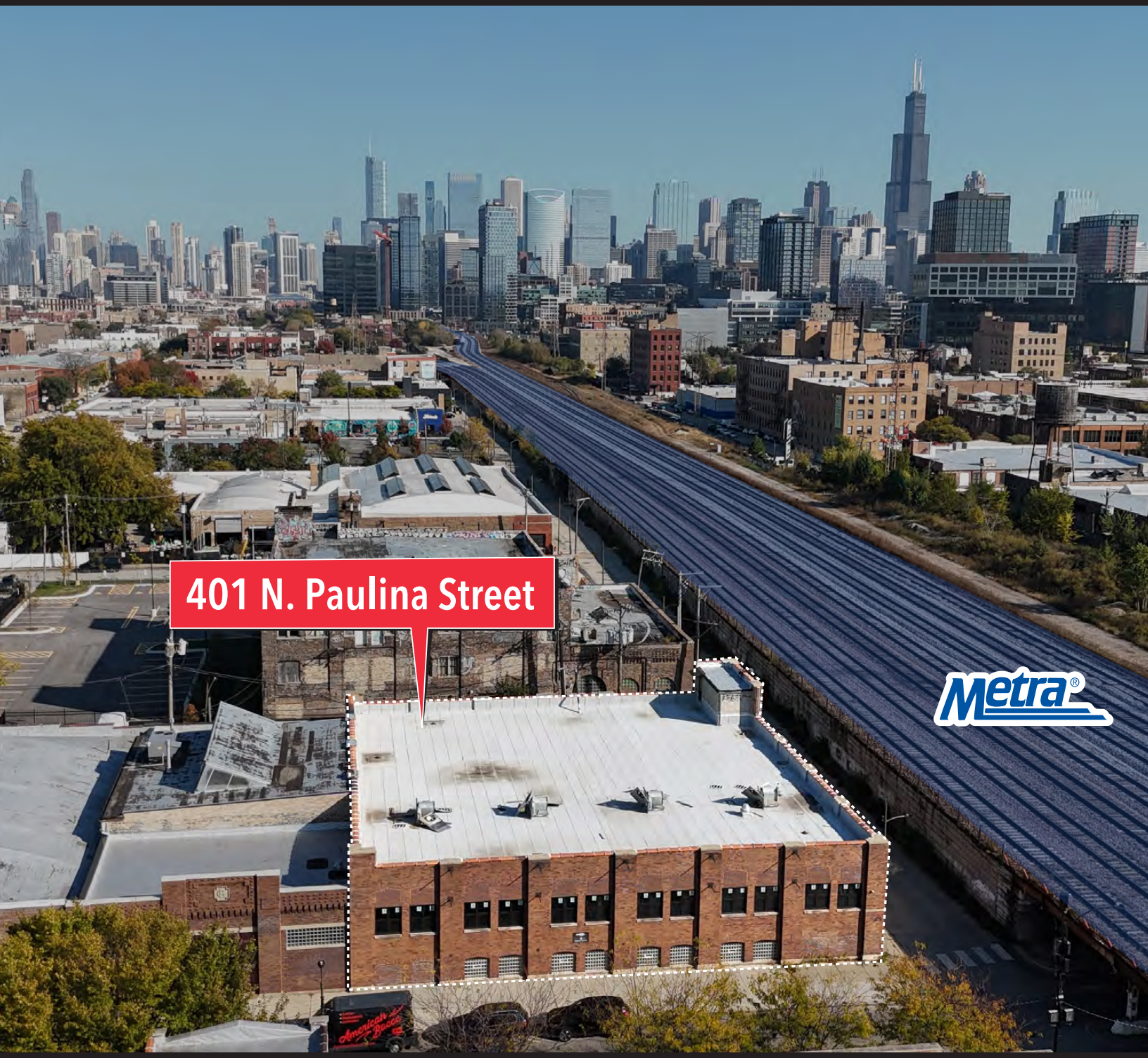
INDUSTRIAL / FLEX OPPORTUNITY FOR LEASE

401 N. Paulina Street

KINZIE CORRIDOR // CHICAGO, IL 60622



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BAUM REALTY GROUP

401 N. Paulina Street

Baum Realty Group, LLC has been exclusively retained to market for lease 401 N. Paulina Street (the "Property"), an industrial / flex, timber-loft, 2-story warehouse in Chicago's lively Kinzie Corridor. The Property comprises existing two-story heavy timber and concrete construction totaling approximately 10,000 rentable square, with 10,000 additional square footage under grade. The building is situated on a 10,000 square foot site along the Metra rail line.

This offering presents a compelling lease opportunity for a wide variety of businesses. The Property's versatile configuration accommodates users seeking a heavy power, timber loft aesthetic, high-image site available for immediate occupancy or with custom TI buildout, with 11' 8" clear heights, dead-end street parking, 4,000 lb freight elevator, and rooftop access / potential.

Lease Rate:	**Subject to Offer/Contact broker**
Available for Occupancy:	**Immediately or with custom tenant improvement package**

LEASE HIGHLIGHTS

+ Ideal for creative brand HQ, architecture / design studio, media, private event space, maker space with showroom
+ Timber-loft aesthetic with heavy concrete floors
+ Infrastructure and plumbing in-place for restrooms and office build-out
+ Highly available free street parking on N. Oswego Street, W. Kinzie Street, and N. Paulina Street

LOCATION HIGHLIGHTS

+ Grand & Paulina Bus Stop: Steps Away
+ Ashland Green Line 'L' Station: 9 Min Walk
+ Equidistant to I-90 Kennedy & I-290 Eisenhower: 1.3 Miles
+ Western Ave Metra station: 1 Mile
+ Immediate Access to Class II Truck Route: N. Ashland Ave
+ Walking to Fulton Market nightlife and restaurants such as Maxwell Trading



PROPERTY SPECIFICATIONS

Property Address:	401 N. Paulina Street Chicago IL, 60622 Chicago, IL, 60622
Total Building Area:	20,000 SF Main Floor: 10,000 SF Under Grade: 10,000 SF
Total Site SF:	10,000 SF
Frontage:	100′ on N. Paulina Street 100′ on N. Oswego Street 100′ on W. Kinzie Street
Year Built:	1909
Year Renovated:	2015
Building Construction:	Heavy Timber, Concrete, Steel
Loading:	One (1) At-Grade Door to Lower-Level One (1) Dock-High Door with Crane
Clear Heights:	Main Level: 11′ 8″ – 14′ Lower-Level: 8′ 10″ – 10′
Column Widths:	18′ 6″ N/S x 15′ 3″ E/W
Power:	HEAVY (3 Phase)
Utilities:	Gas Forced Heat
Zoning:	PMD 4A



Location & Property Class

COMMUNITY AREA:

West Town

NEIGHBORHOOD:

Kinzie Industrial Corridor

WARD | ALDERMAN:

27th | Ald. Walter "Red" Burnett

ETOD

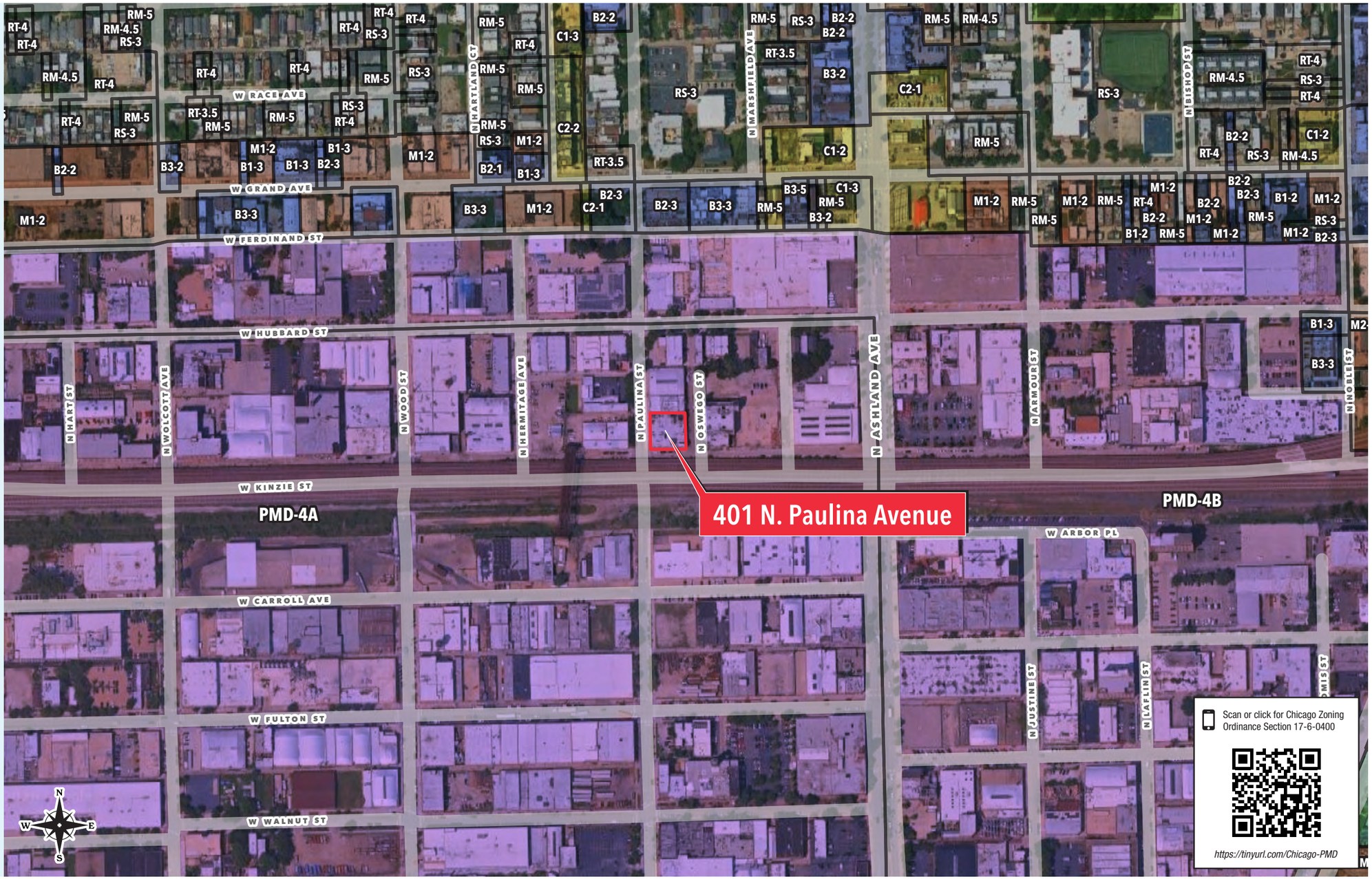
Under ½ mile to rail stop

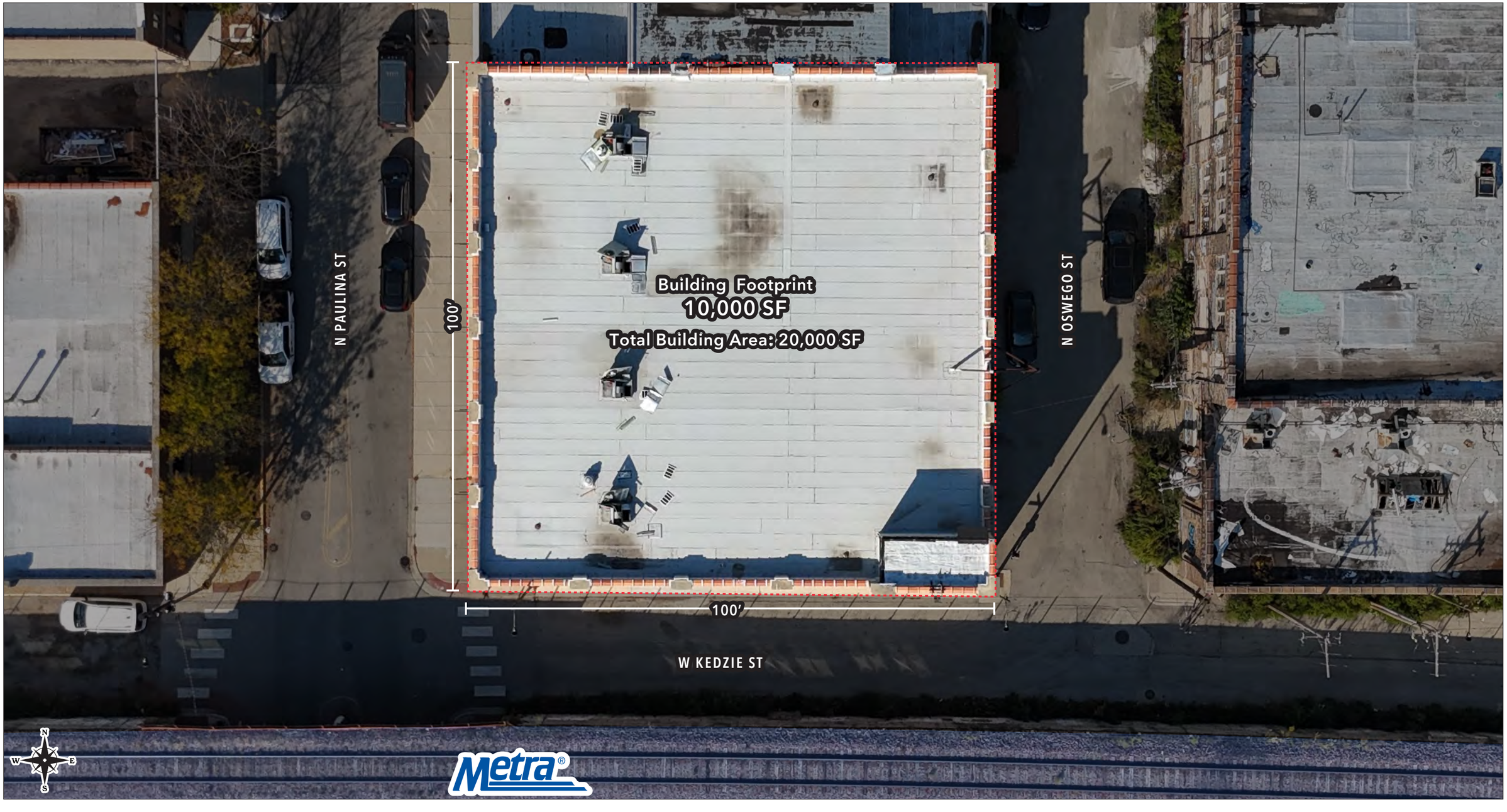
TRANSIT SCORE:

9.70 / 10

ZONING

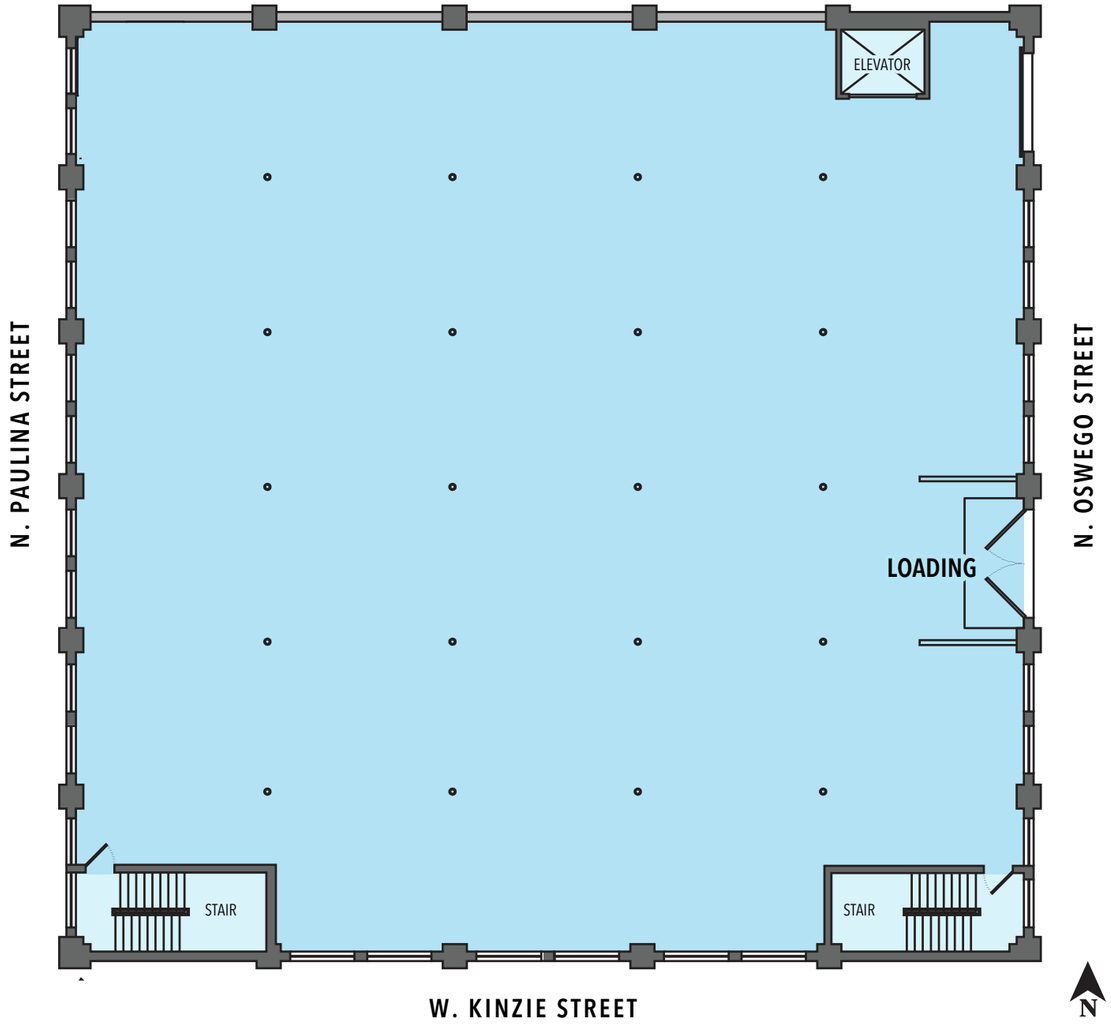
PMD-4A zoning *emphasizes light industrial, creative, and production uses while limiting traditional retail and service activities. This designation supports uses such as showrooms, design studios, maker spaces, offices, and artist workspaces within Chicago's Kinzie Industrial Corridor.*




N PAULINA ST
N OSWEGO ST
100'
Building Footprint
10,000 SF
Total Building Area: 20,000 SF
100'
W KEDZIE ST
N
W
E
S
Metra®

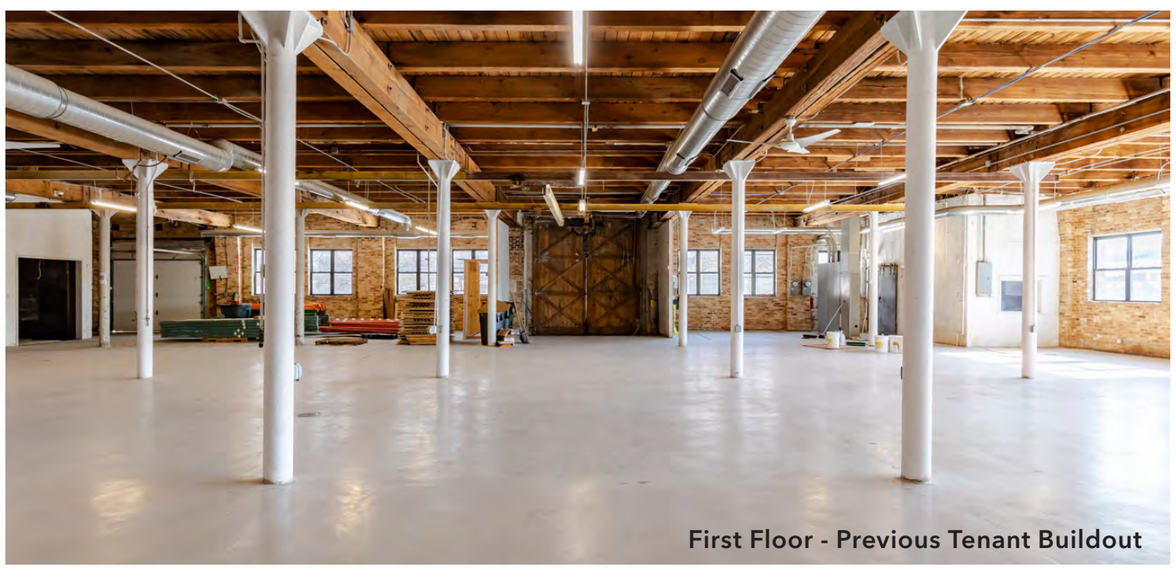
First Floor

SIZE	LOADING	CLEAR HEIGHTS	COLUMN WIDTHS
10,000 SF	One (1) Dock-High Door with Crane	11′ 8″ to 14′	18′ 6″ N/S 15′ 3″ E/W





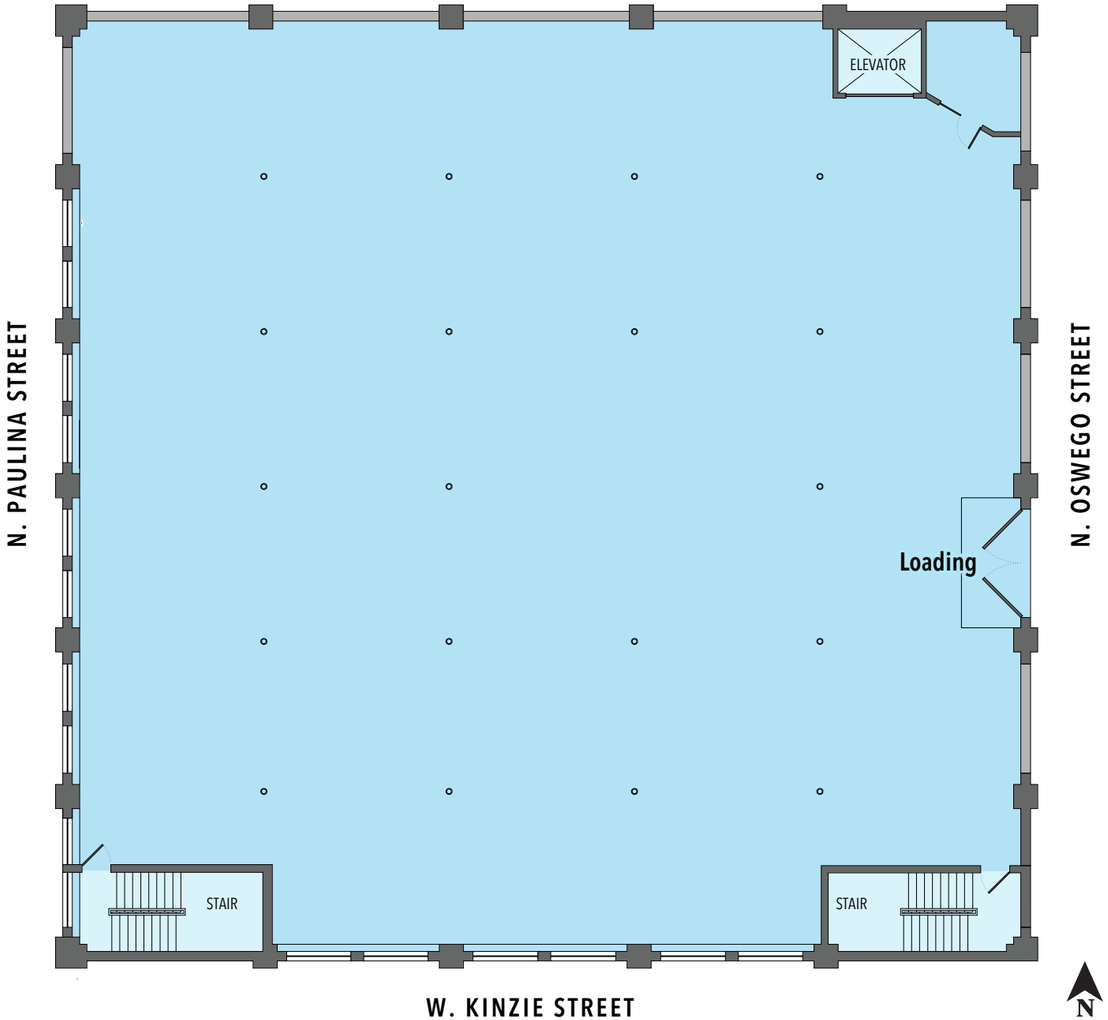
First Floor - Existing Conditions



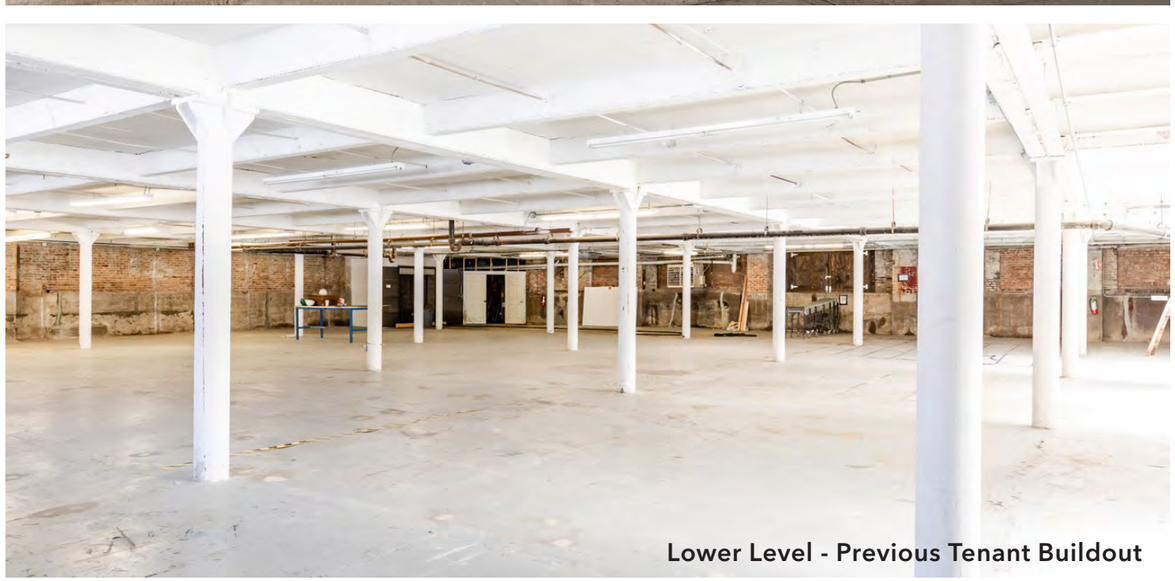
First Floor - Previous Tenant Buildout

Lower Level

SIZE	LOADING	CLEAR HEIGHTS	COLUMN WIDTHS
10,000 SF	One (1) At-Grade Door to Lower Level	8′ 10″ to 10′	18′ 6″ N/S 15′ 3″ E/W




Lower Level - Existing Conditions


Lower Level - Previous Tenant Buildout

Market Overview

KINZIE CORRIDOR

401 N. Paulina Street is ideally positioned near some of Chicago's most notable dining, entertainment, and hospitality destinations. Nearby favorites include Maxwells Trading, named one of Esquire Magazine's 2024 Best New Restaurants in America; Ever, a two-Michelin-starred restaurant; Smyth, Chicago's only three-Michelin-starred restaurant, alongside its sister restaurant, The Loyalist; and Bottom Lounge, a popular live music venue. The Property also offers convenient access to the United Center and The 1901 Project, a transformative $7 billion mixed-use development poised to further enhance the neighborhood.



↗ **Maxwells Trading**
13 minute walk 0.4 mi



↗ **Ever** ❀❀
14 minute walk 0.6 mi

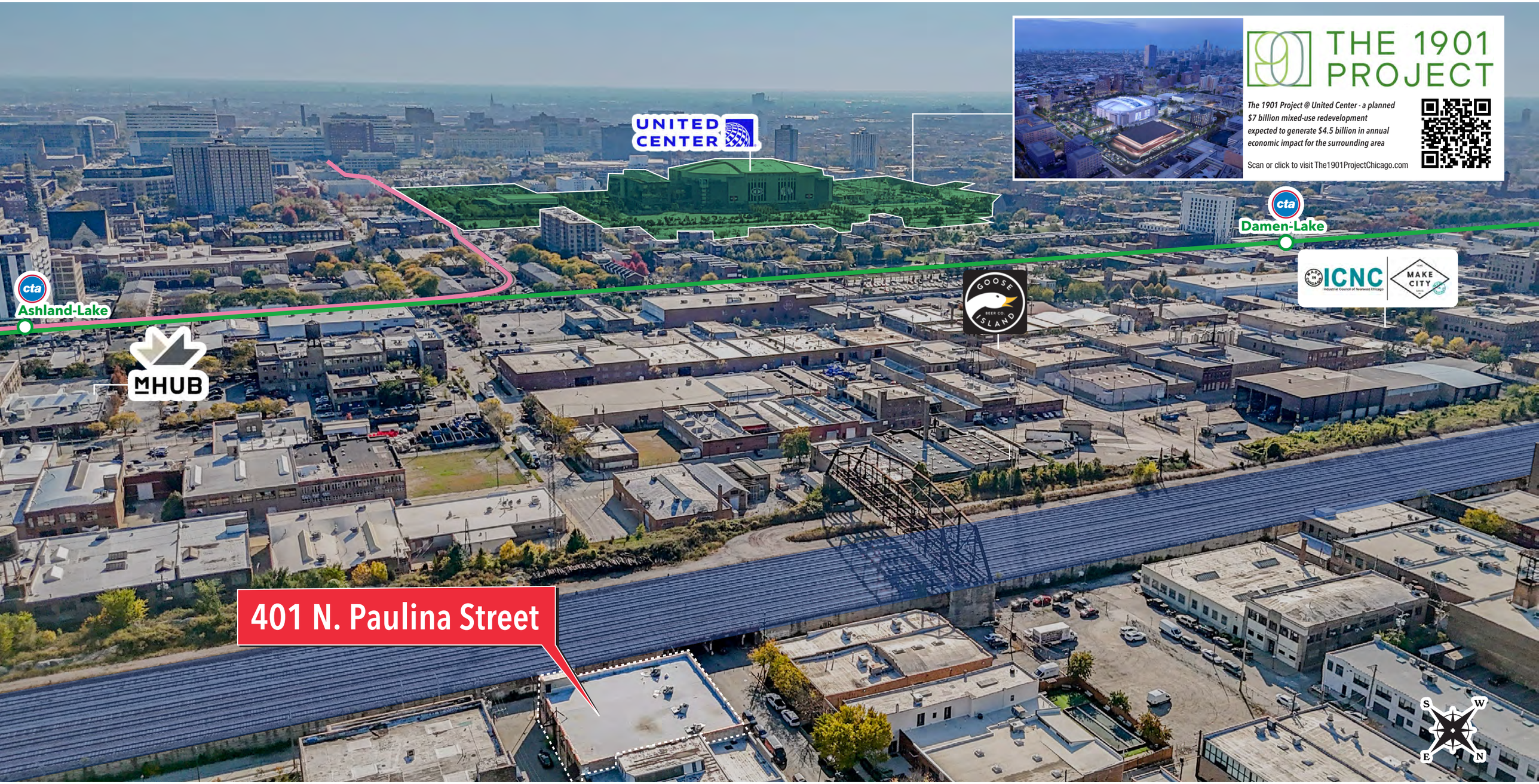


↗ **Bottom Lounge**
15 minute walk 0.6 mi

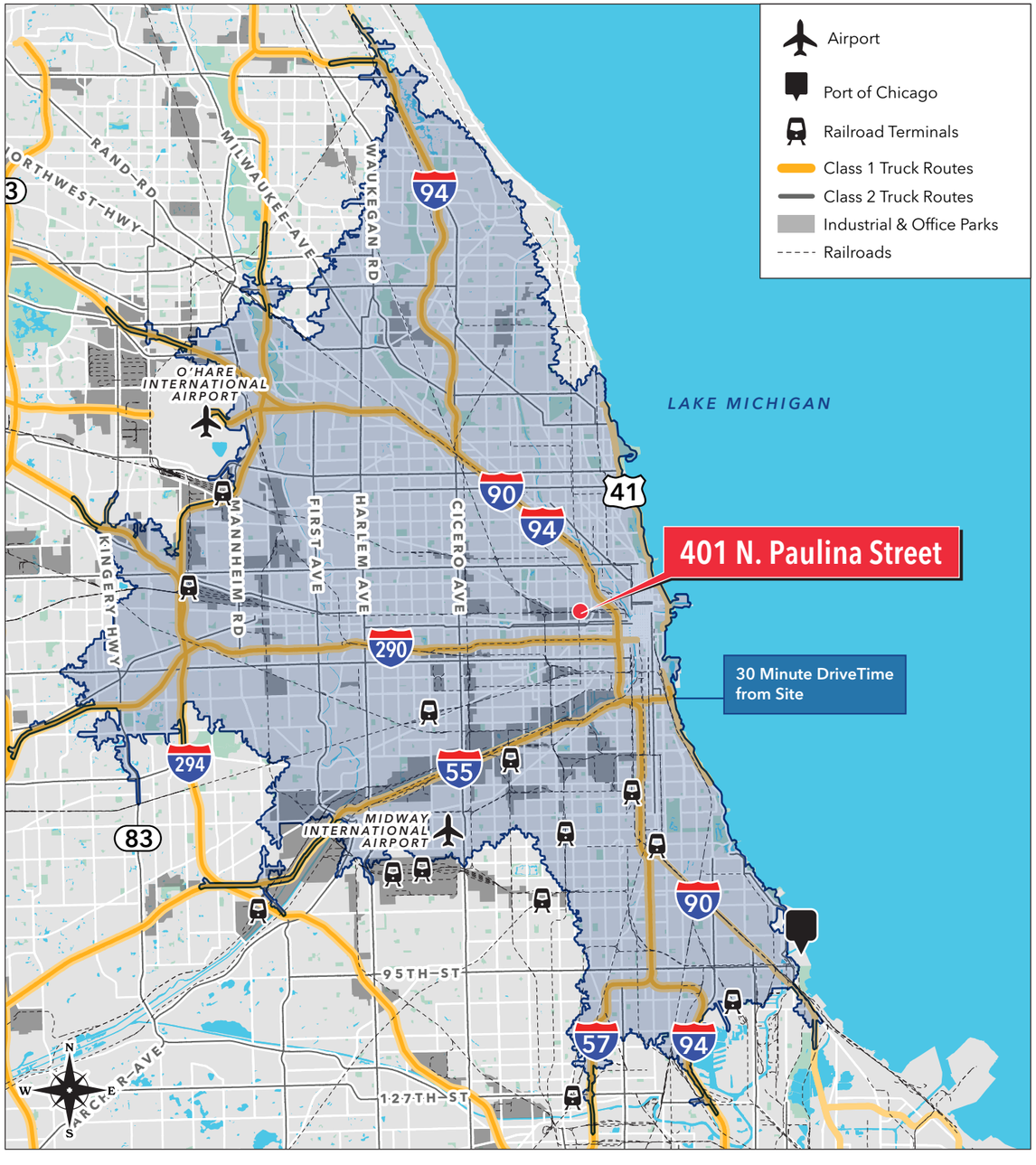


↗ **Smyth** ❀❀❀ **/ The Loyalist**
17 minute walk 0.7 mi

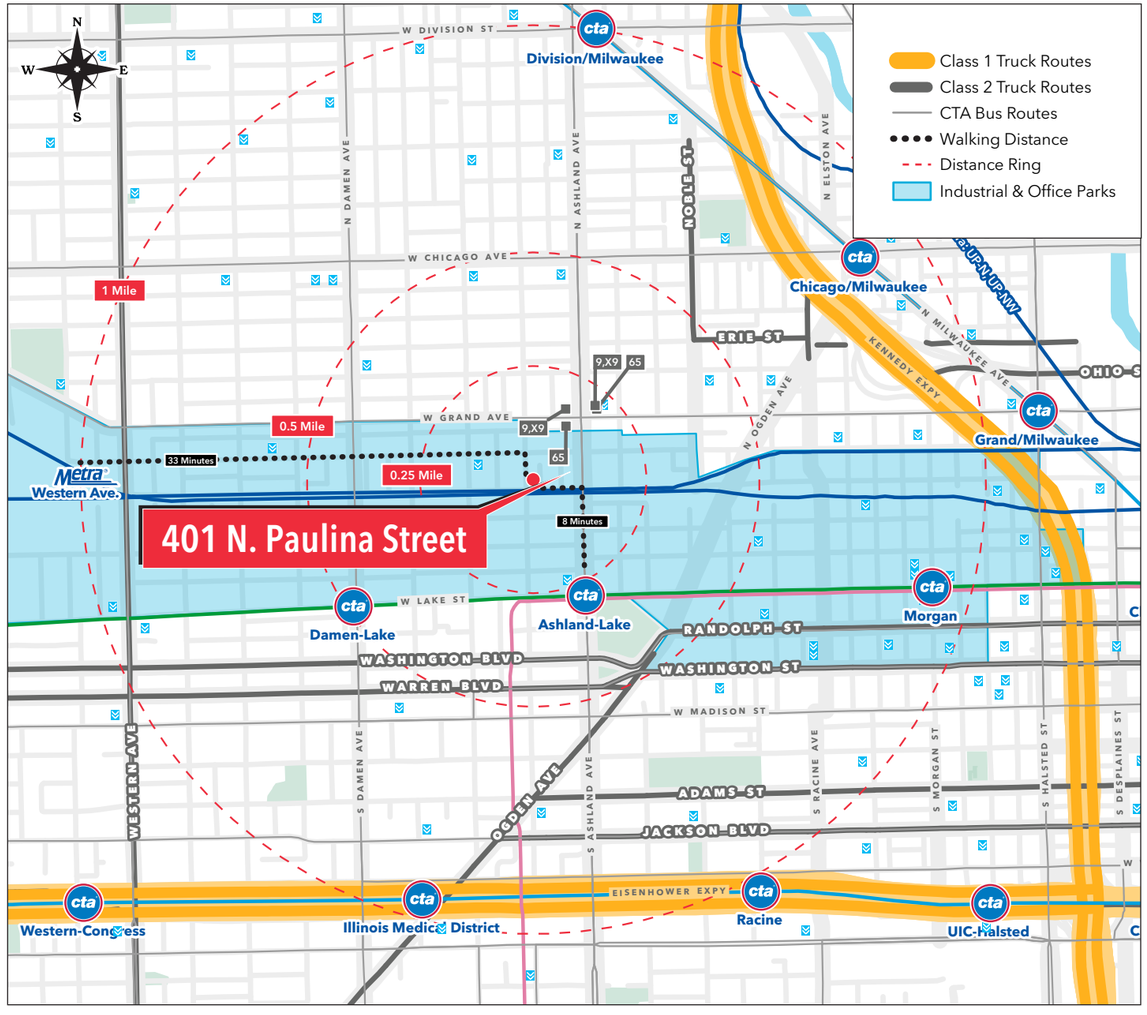



UNITED CENTER
cta
Ashland-Lake
MHUB
GOOSE ISLAND BEER CO.
cta
Damen-Lake
ICNC
Industrial Council of Nearwest Chicago
MAKE CITY
THE 1901 PROJECT
The 1901 Project @ United Center - a planned $7 billion mixed-use redevelopment expected to generate $4.5 billion in annual economic impact for the surrounding area
Scan or click to visit The1901ProjectChicago.com
401 N. Paulina Street
S
W
E
N

↓ 30-MINUTE DRIVE TIME MAP



↓ TRANSPORTATION MAP



CTA BUS STOP STEPS AWAY & CLOSE TO TRAINS

GRAND (65)	4 min walk	0.2 mi
ASHLAND & LAKE	9 min walk	0.4 mi

65 · GREEN LINE · PINK LINE

NEARBY METRA STATION

WESTERN AVE	1.0 mi

MD-N · MD-W · NCS

EQUIDISTANT TO EXPRESSWAYS

KENNEDY EXPRESSWAY (I-90)	1.3 mi
EISENHOWER EXPRESSWAY (I-290)	1.3 mi

IMMEDIATE ACCESS TO CLASS II TRUCK ROUTE

N. ASHLAND AVENUE	Class II Truck Route

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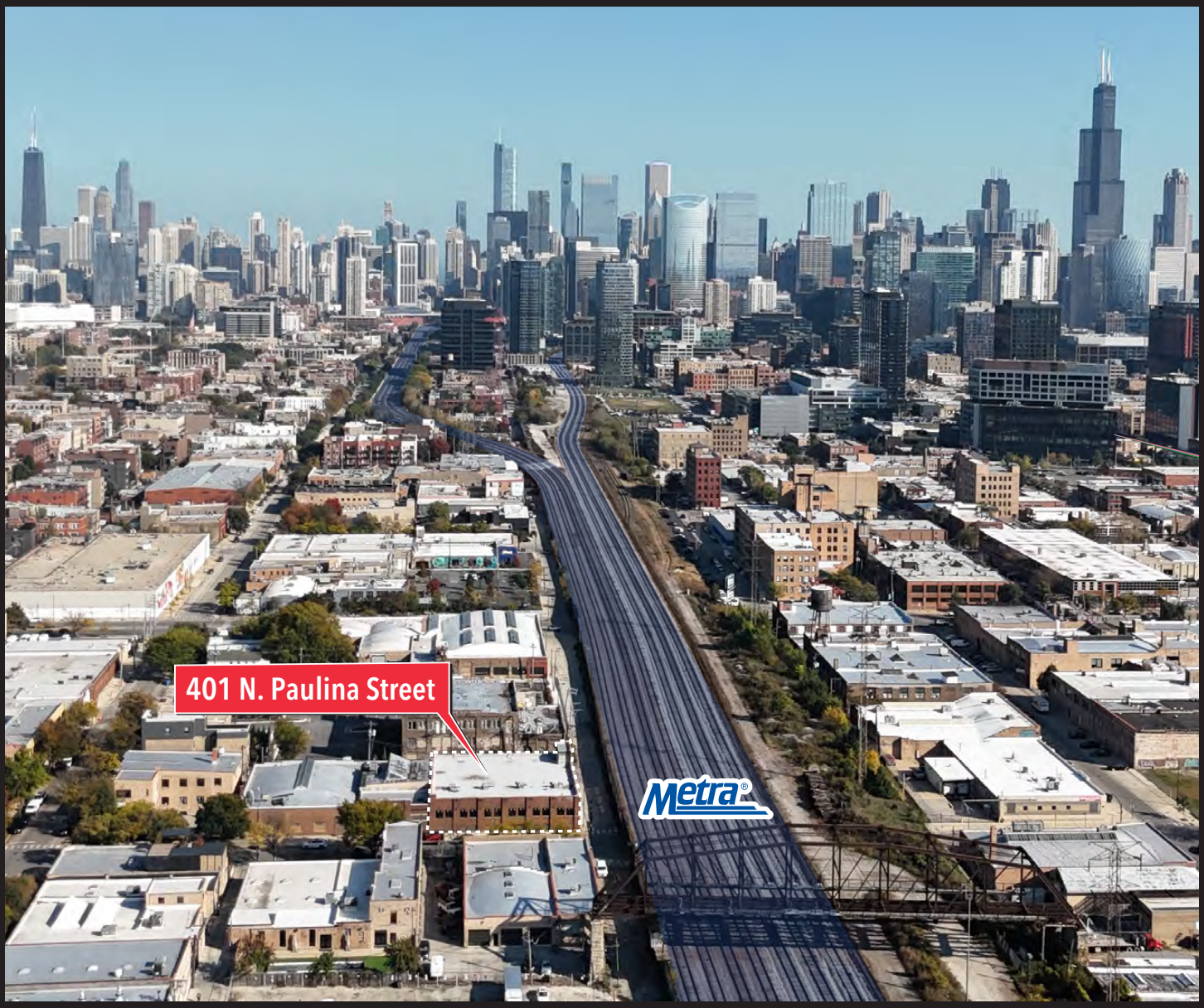
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