

# 4015 W. Carroll Avenue

CHICAGO, IL 60624 | GARFIELD PARK

## For Lease

OFFICE / ARTIST LOFT / FLEX



### BUILDING INFORMATION

<b>AVAILABLE SPACE:</b>	±1,842 SF
<b>LEASE RATE:</b>	\$1,150/Month
<b>LEASE TYPE</b>	Modified Gross
<b>ZONING:</b>	M1-2 & PMD

### SITE HIGHLIGHTS

- ▶ ±1,842 SF available
- ▶ Ideal space for loft office, creative space, artist workshop, light assembly / light manufacturing, community organizations, not for profits, and various office or industrial businesses
- ▶ Three (3) drive in doors along with a freight elevator
- ▶ Well maintained, professionally owned and managed
- ▶ Parking available
- ▶ Easily accessible to I-290 and Cicero Avenue
- ▶ Convenient location adjacent to CTA Green Line Pulaski 'L' station (446K annual riders)
- ▶ Broker Owned Property

**ARI TOPPER, CFA**  
ari@baumrealty.com  
312.275.3113

**TYLER DECHTER**  
tyler@baumrealty.com  
312.275.3132



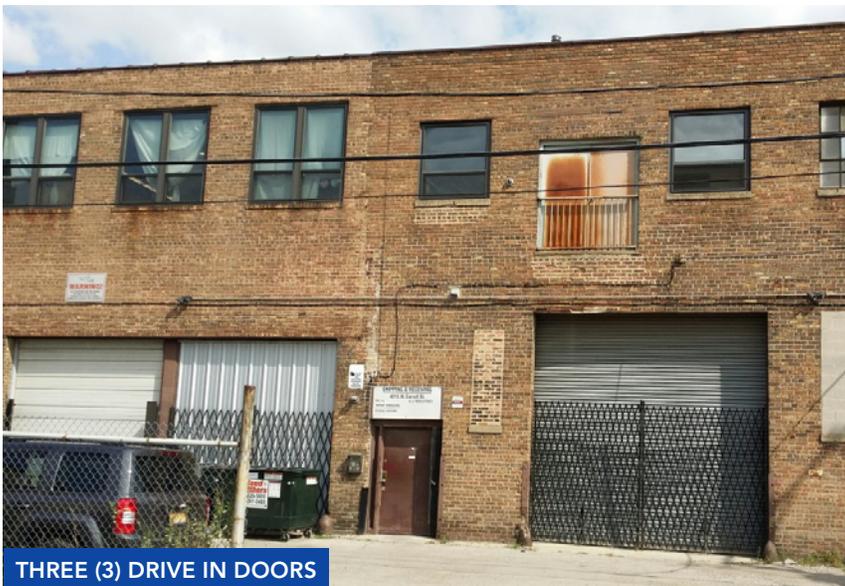
© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

# 4015 W. Carroll Avenue

CHICAGO, IL 60624 | GARFIELD PARK

## For Lease

OFFICE / ARTIST LOFT / FLEX



**ARI TOPPER, CFA**  
ari@baumrealty.com  
312.275.3113

**TYLER DECHTER**  
tyler@baumrealty.com  
312.275.3132



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

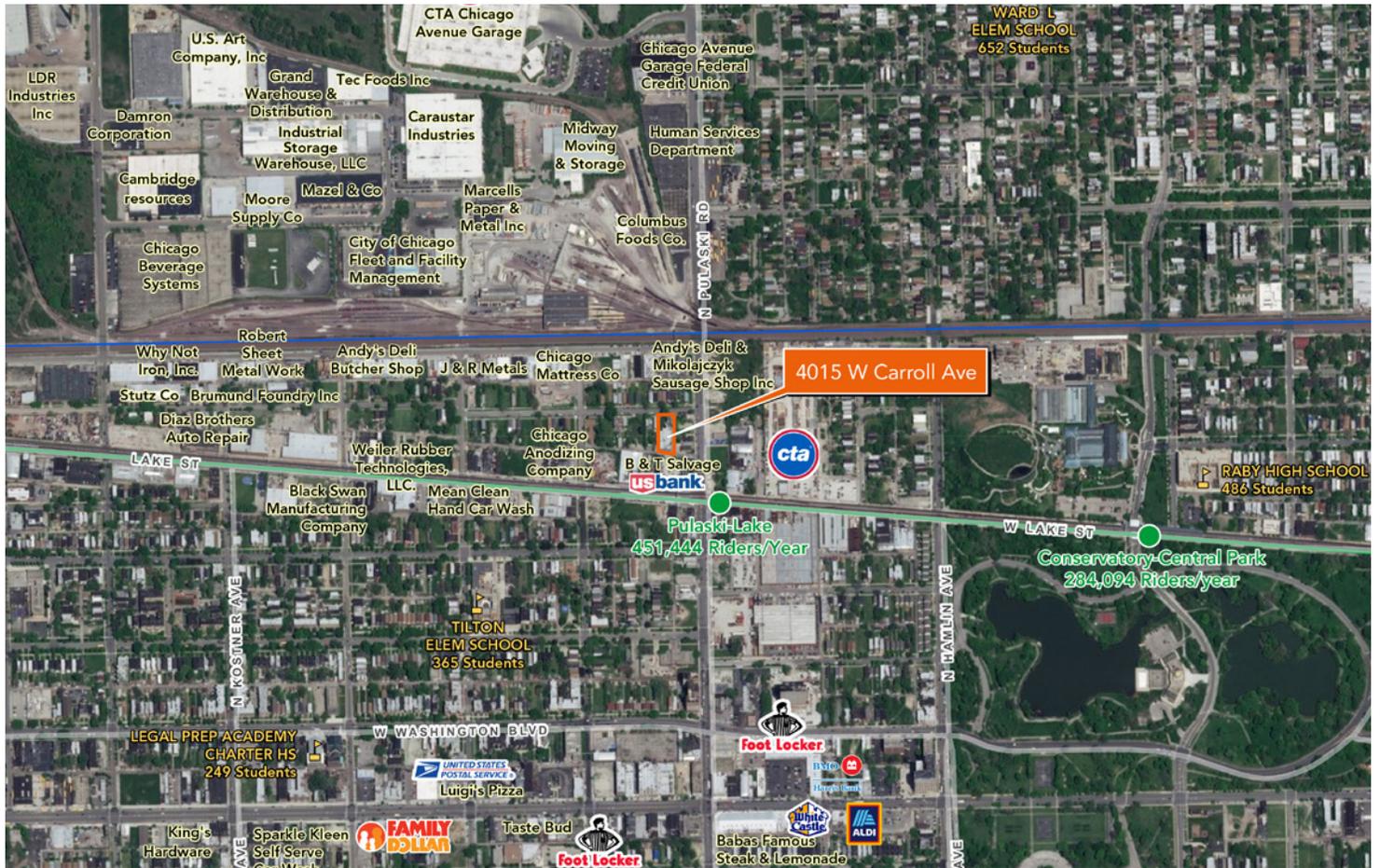
BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

# 4015 W. Carroll Avenue

CHICAGO, IL 60624 | GARFIELD PARK

# For Lease

OFFICE / ARTIST LOFT / FLEX



**ARI TOPPER, CFA**  
ari@baumrealty.com  
312.275.3113

**TYLER DECHTER**  
tyler@baumrealty.com  
312.275.3132



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM