

KIMBALL ARTS CENTER

Always inclusive.

Always open-minded.

Now leasing retail, artist studios, flex,
and creative loft office.

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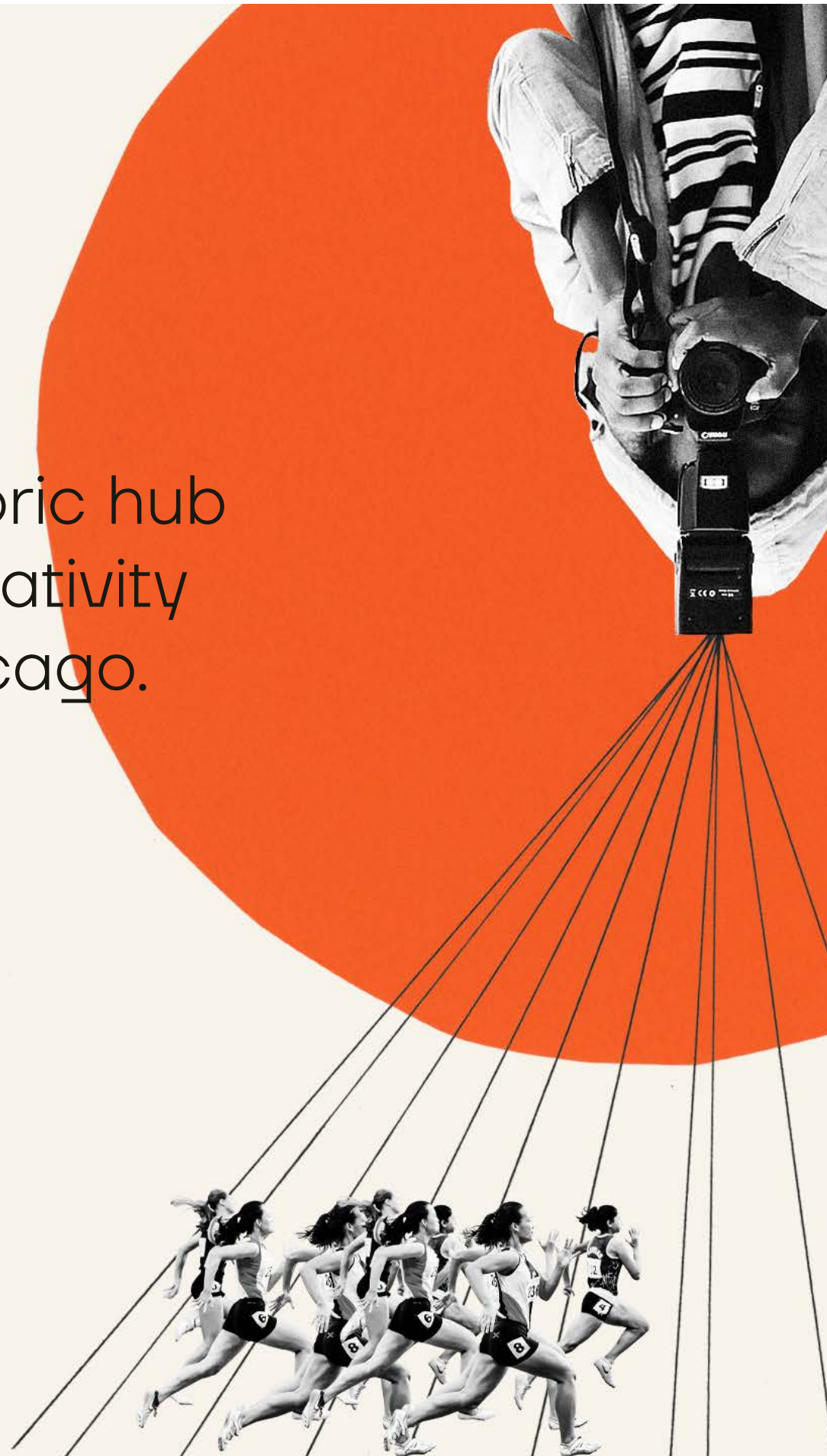
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coders & booksellers & writers
& brewers & architects &
retailers & artists & designers



A historic hub
for creativity
in Chicago.



**After 15 years,
Kimball Arts Center is
undergoing a redesign
to attract new tenants,
and to open the
building up to the
neighborhood and
people using The 606.**

Planned Improvements

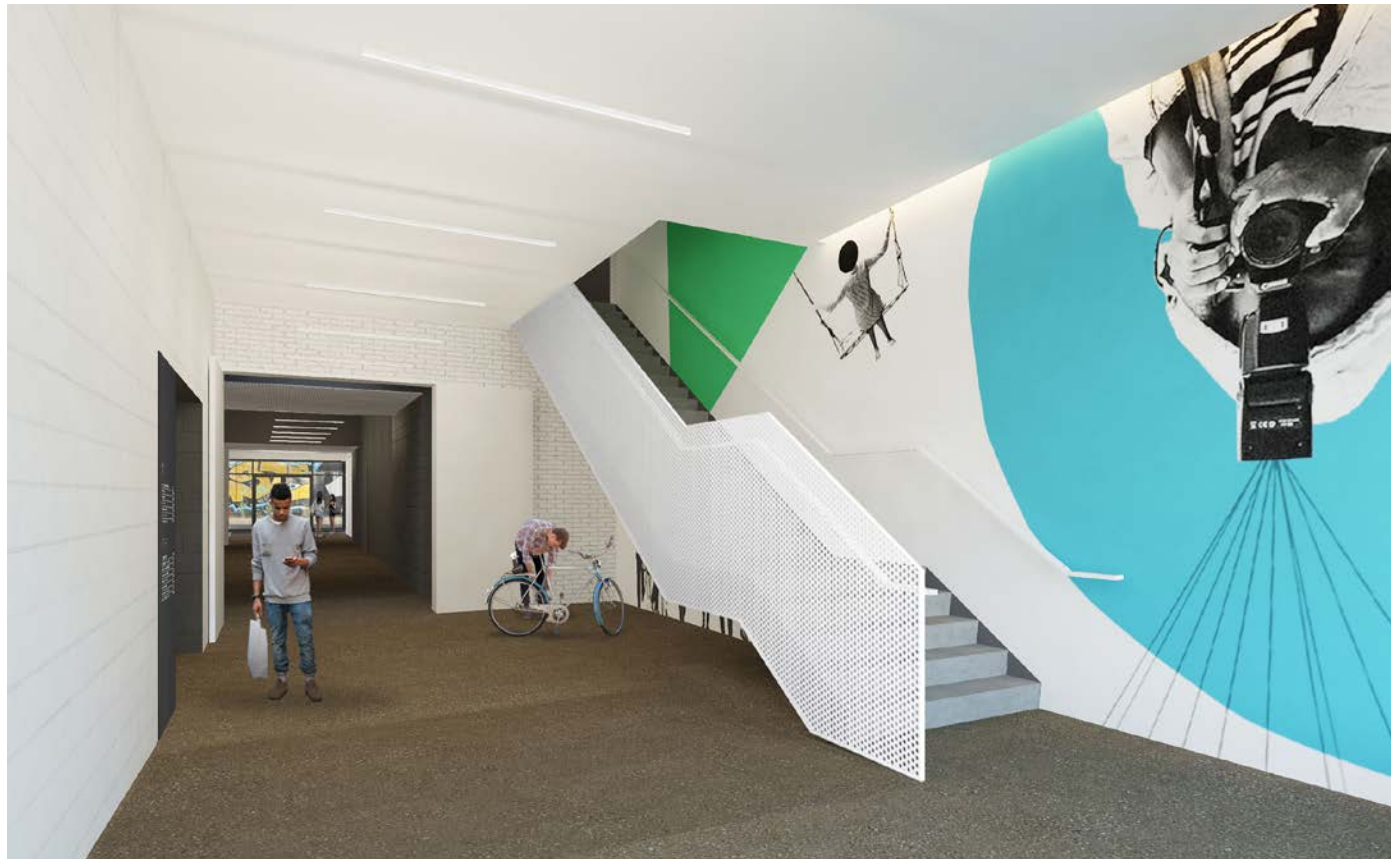
Refurbished main lobby w/ secure entrance points

New HVAC, electric, and plumbing systems serving entire building

Newly renovated bathrooms

On site brewery / restaurant and coffee shop

Ample on-site parking

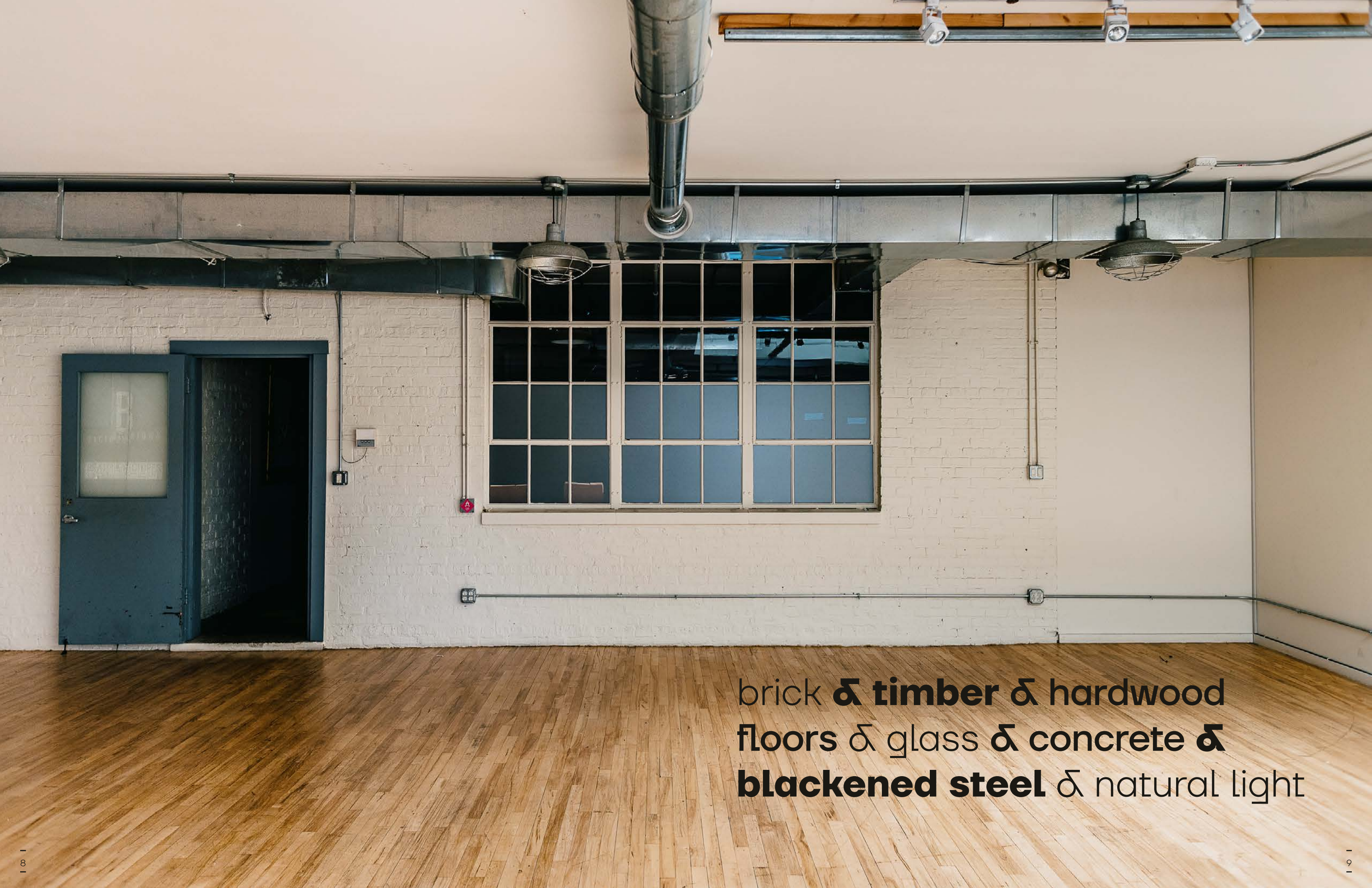


Spaces designed for wellness & creativity.

Wellness Amenities

- Adjacent to The 606 trail
- New fresh-air HVAC systems standard
- Low density tenant-per-square-foot ratio
- Outdoor meeting areas
- Second level skylit plant lounge





brick **∂** timber **∂** hardwood
floors **∂** glass **∂** concrete **∂**
blackened steel **∂** natural light

**We're flexible—
we offer street-
level retail, flex,
artist studios, and
loft office spaces.**

Unit Features

- Brick and timber loft spaces
- Concrete and hardwood floors
- 10'-12' ceilings
- Skylights in select units
- Custom build-outs available
- In-suite kitchenettes and bathrooms available
- Select units include new retail storefronts and/or windows



Suite 206 – 1,986 SF



Suite 205 – 3,545 SF

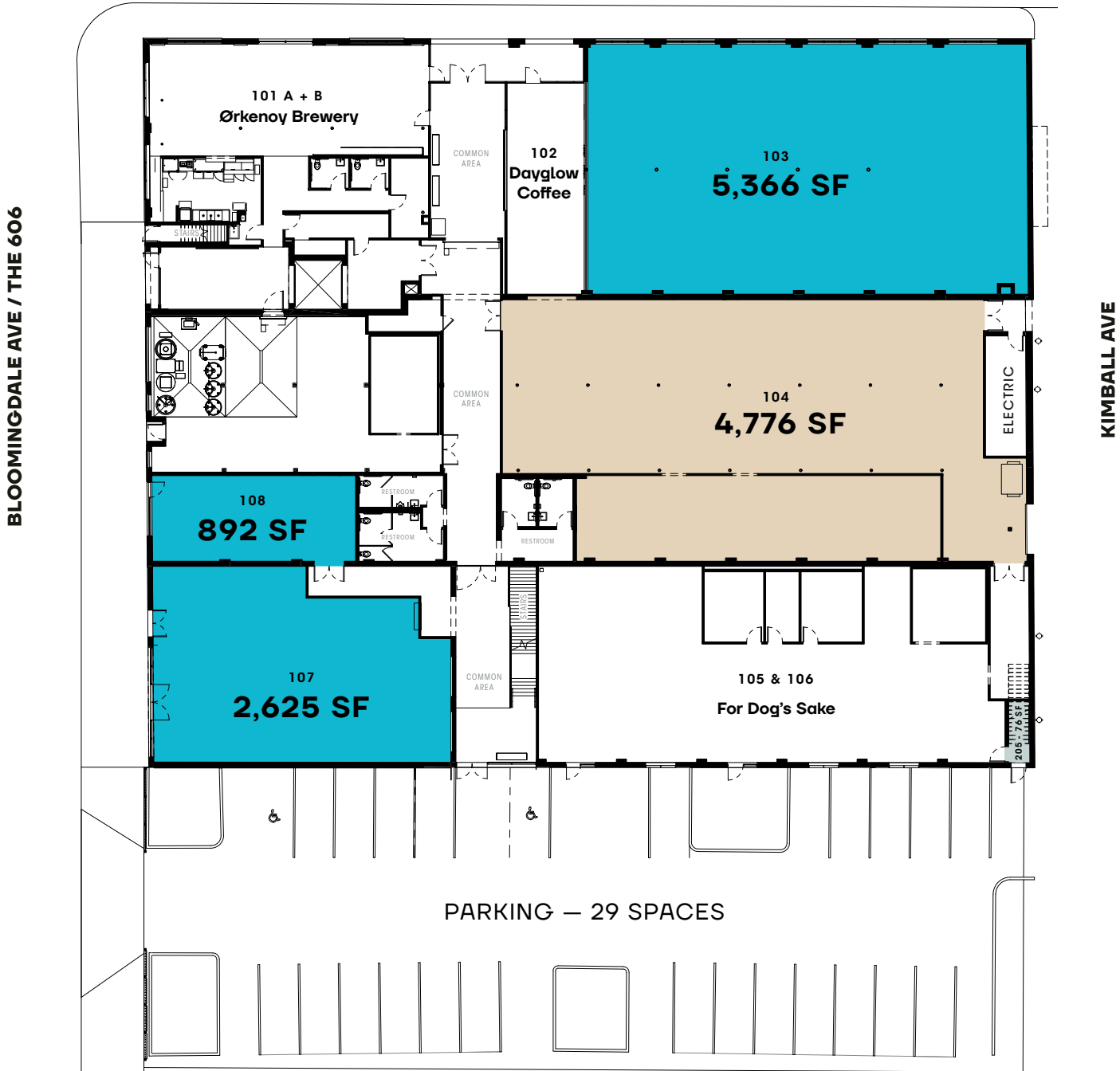


Suite 201 – 1,982 SF



Suite 203 – 4,527 SF

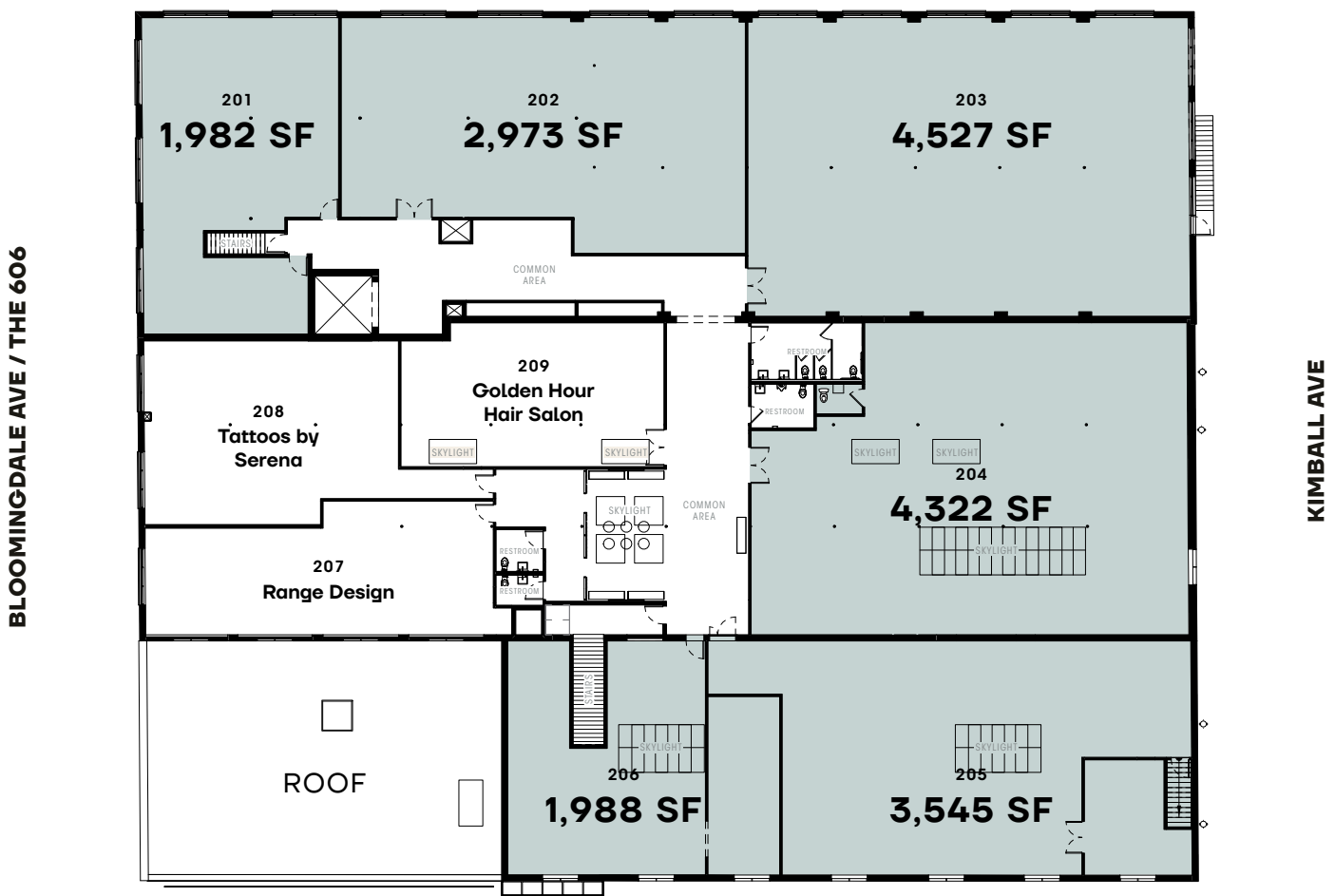
ground floor



Retail / Flex
900-10,000 SF
Street frontage w/ dedicated entries
Brick and timber construction
Concrete floors
12' ceilings
New HVAC systems
Custom build-outs available

Industrial / Flex
500-10,000 SF
Compact and flexible artist studios
Short-term leasing available
Concrete floors
12' ceilings
New HVAC systems

second floor



Loft Office
500-4,500 SF
Secure entry
Brick and timber construction
Original hardwood flooring
10' ceilings
New HVAC systems
Custom build-outs available



Join a passionate
community of
independent creative
businesses.

current tenants

archery bow range

Suite 103
archerybowrangechicago.com
Tenant since 2010

ørkenoy

Suite 101
orkenoy.com
Tenant since 2019

dayglow

Suite 102
dayglow.coffee
Tenant since 2020

jon shaft / h.p. woodcraft

Suite 108
jonshaft.com / hpwc.co
Tenant since 2015

for dog's sake

Suite 105
fordogsake.com
Tenant since 2005

laura miracle

Suite 104
lauramiracle.com
Tenant since 2016

range design & architecture

Suite 207
rangedesign.com
Tenant since 2008

kurt gippert bookseller

Suite 205
kurtgippert.com
Tenant since 2008

golden hour hair salon

Suite 209
goldenhourchicago.com
Tenant since 2019

tattoos by serena

Suite 208
tattoosbyserena.com
Tenant since 2010

mucca pazza

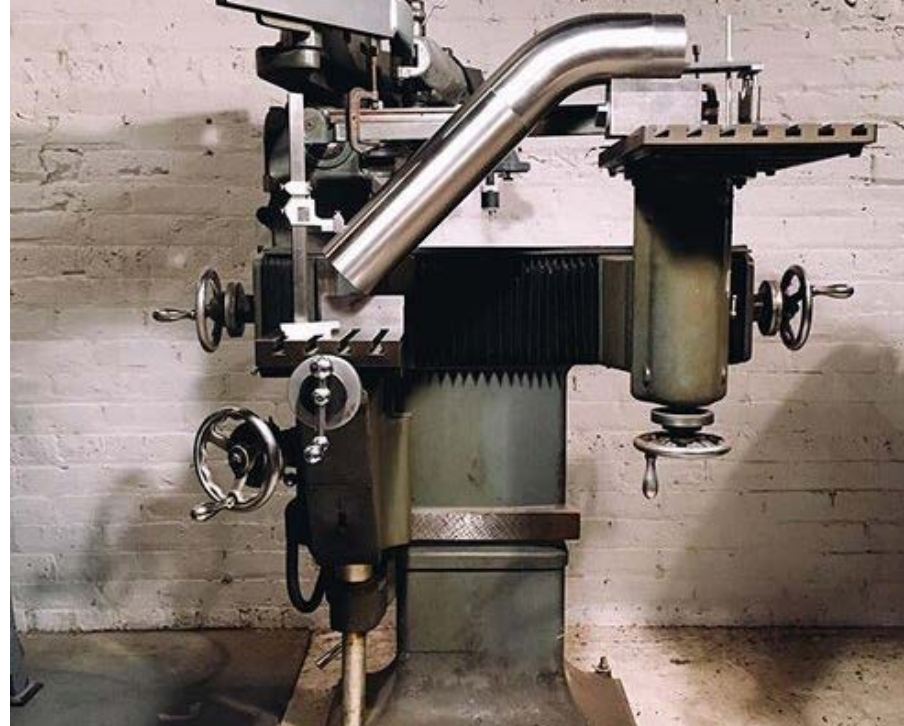
Suite 202
muccapazza.com
Tenant since 2016

jenal dolson

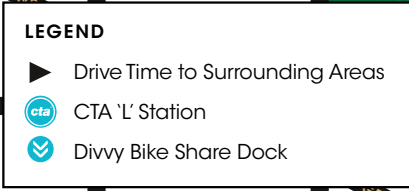
Suite 208
jenaldolson.com
Tenant since 2020

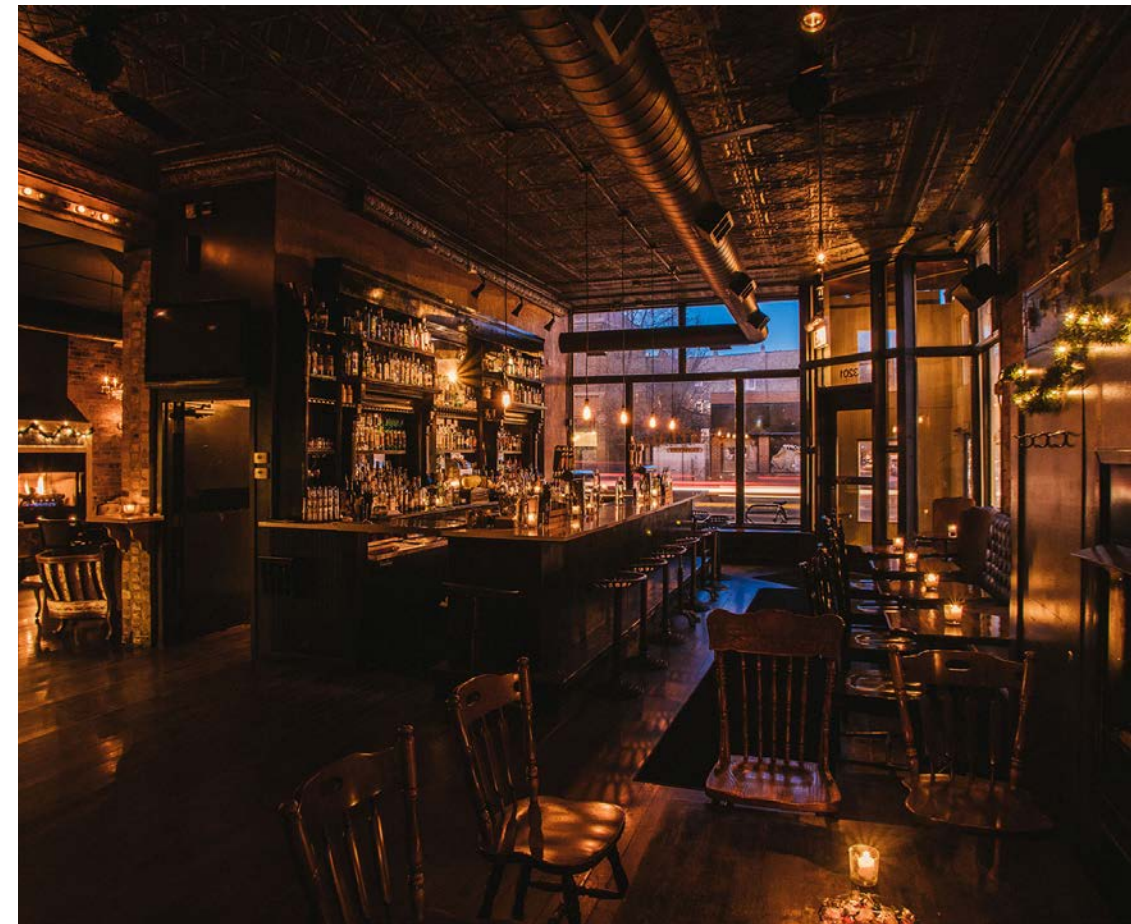
peter bucks fine art

Suite 201a
peterbucks.com
Tenant since 2015



A stylized illustration of a person's legs from the knees down, wearing black boots. The legs are positioned diagonally across the frame. The background is a solid yellow color, overlaid with several thin, black, curved lines that sweep across the upper left portion. A solid black circle is located in the lower left area. The overall style is graphic and minimalist.





Eat & Drink

Giant

3209 W Armitage Ave
Seasonal New American plates & craft cocktails are served in a funky storefront with local art.

0.5 miles from KAC

Damn Fine Coffee Bar

3317 W Armitage Ave
Espresso, drip & pour-over coffees plus tea & local baked goods served in a modern industrial space.

0.3 miles from KAC

Scofflaw

3201 W Armitage Ave
Gin-centric cocktails, craft beers & pub grub served in a relaxed urban-rustic bar with cozy nooks.

0.5 miles from KAC

Ground Control

3315 W Armitage Ave
Eclectic vegetarian & vegan fare ranging from Asian to Mexican in a no-frills, casual space.

0.3 miles from KAC

Xurro

3755 W Armitage Ave
Small counter-serve spot offering Mexican churros with different fillings, plus coffee & ice cream.

0.8 miles from KAC

Rosa's Lounge

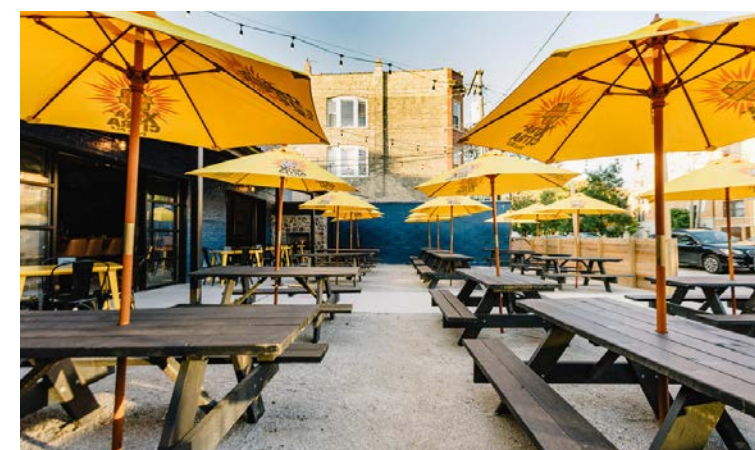
3420 W Armitage Ave
Longtime family-owned neighborhood club where both traditional & modern performers sing the blues.

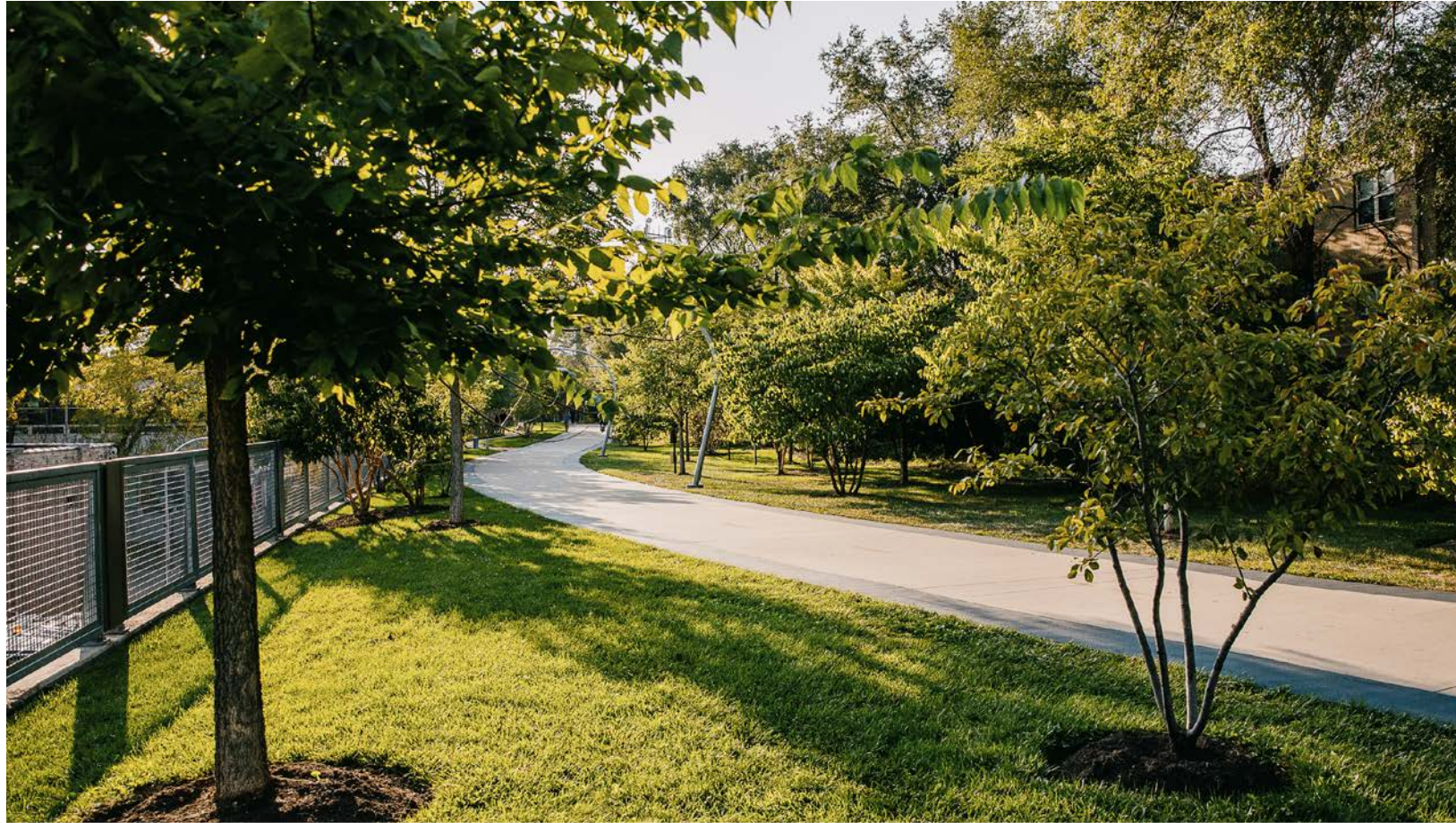
0.3 miles from KAC

The Moonlighter

3204 W Armitage Ave
Laid-back neighborhood bar with burgers, salads & starters, craft beers & cocktails plus a patio.

0.5 miles from KAC





Explore the Outdoors

The 606

The 606 brings together elevated trails for bikers and runners, art installations, and landscape design to create an urban oasis and a new way to explore. the606.org

0.1 miles from KAC

Humboldt Park

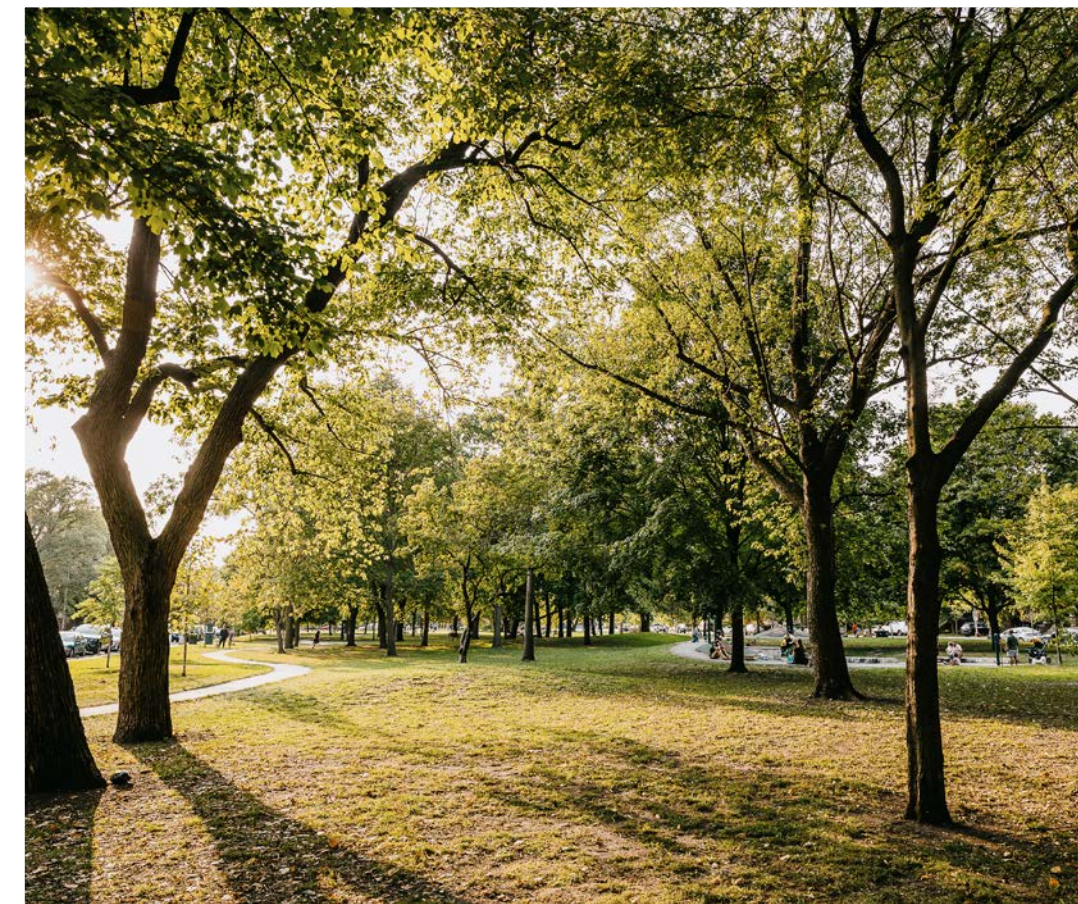
A 200-acre park home to a large, historic field-house with a fitness center, two gymnasiums and meeting rooms, as well as an inland beach and the historic lagoons and boat house.

0.5 miles from KAC

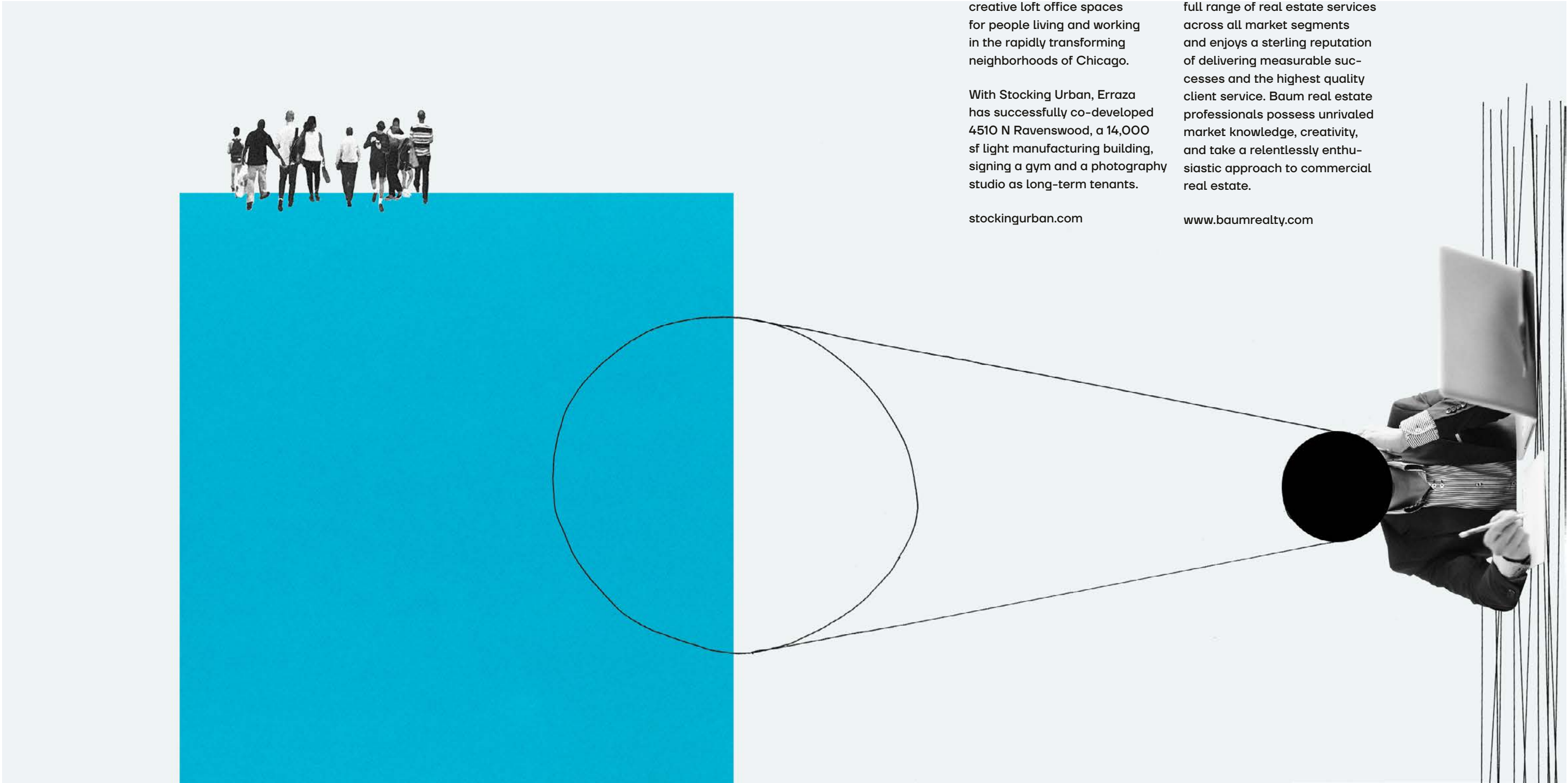
Palmer Square

A 7-acre green space with a “Velveteen Rabbit”-themed playground and a track that circles the park.

0.9 miles from KAC



We're passionate
about transforming
urban spaces.



Team

Development Stocking Urban & Erraza

Stocking Urban is a development firm of equal parts business, design, and strategy. We build multi-family, live/work, and creative loft office spaces for people living and working in the rapidly transforming neighborhoods of Chicago.

With Stocking Urban, Erraza has successfully co-developed 4510 N Ravenswood, a 14,000 sf light manufacturing building, signing a gym and a photography studio as long-term tenants.

stockingurban.com

Leasing Baum Realty Group

Baum is a resolute industry leader with nearly 30 years of experience in commercial real estate brokerage. Baum offers a full range of real estate services across all market segments and enjoys a sterling reputation of delivering measurable successes and the highest quality client service. Baum real estate professionals possess unrivaled market knowledge, creativity, and take a relentlessly enthusiastic approach to commercial real estate.

www.baumrealty.com

KIMBALL ARTS CENTER

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STOCKING/URBAN

 BAUM
REALTY GROUP

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