

THE LAST LOUIS SULLIVAN

- 4611 N. LINCOLN AVENUE | CHICAGO, IL -
FOR SALE OR LEASE

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 **BAUM**
REALTY GROUP

— 4611 N. LINCOLN AVENUE

4611 N. Lincoln Avenue is the last of the 126 buildings designed by the great American architect Louis Sullivan.





THE LAST LOUIS SULLIVAN

- 4611 N. LINCOLN AVENUE | CHICAGO, IL -

- ◆ Designed by world renowned architect Louis Sullivan, built in 1922
- ◆ Renovated in 2007
- ◆ Architectural plans for 3rd floor addition available
- ◆ Prominent location with frontage along Lincoln Avenue in Chicago's vibrant, highly desirable Lincoln Square neighborhood
- ◆ Walking distance from CTA Western Brown Line 'L' Station, shops, restaurants, and more
- ◆ 2-car parking

AVAILABLE SPACE

For Lease

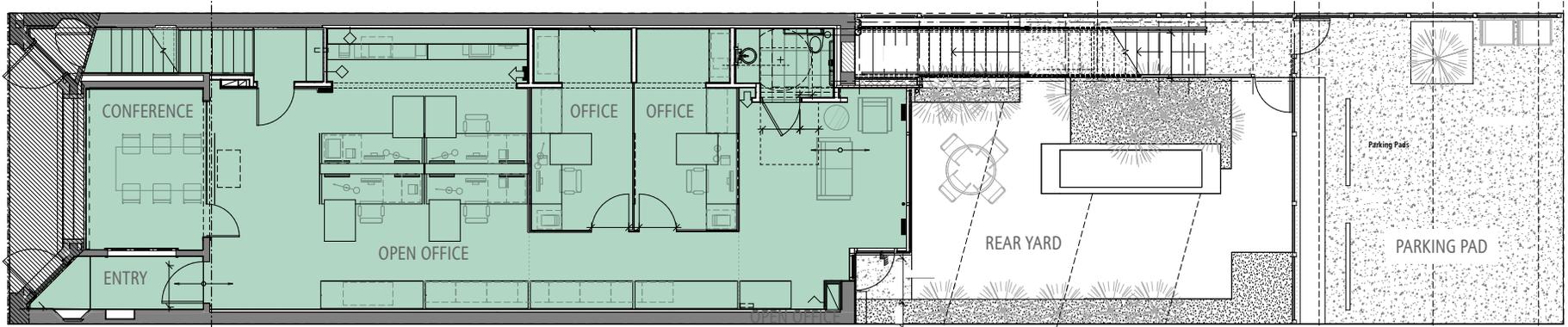
3,395 GSF office space
1,694 SF first floor
with 1,701 SF basement

For Sale

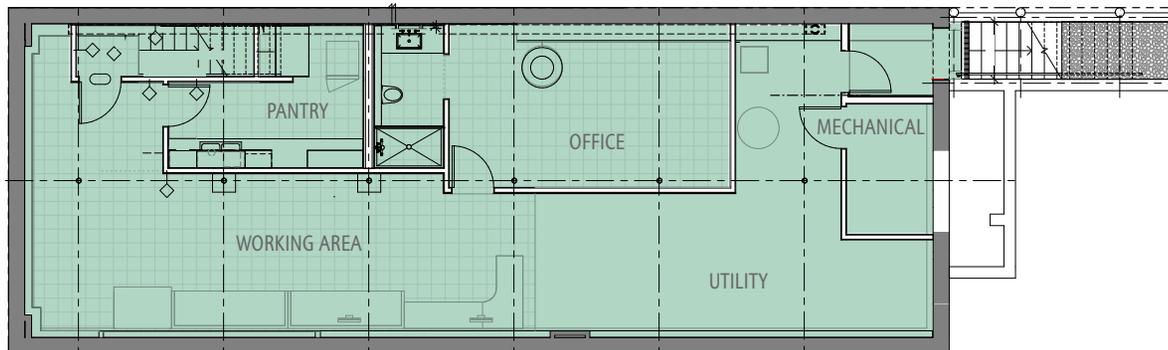
5,030 GSF building

— 4611 N. LINCOLN AVENUE

FIRST FLOOR: 1,694 SF



BASEMENT: 1,701 SF



AVAILABLE FOR LEASE

3,395 GSF

THE LAST LOUIS SULLIVAN —

OFFICE SPACE FOR LEASE

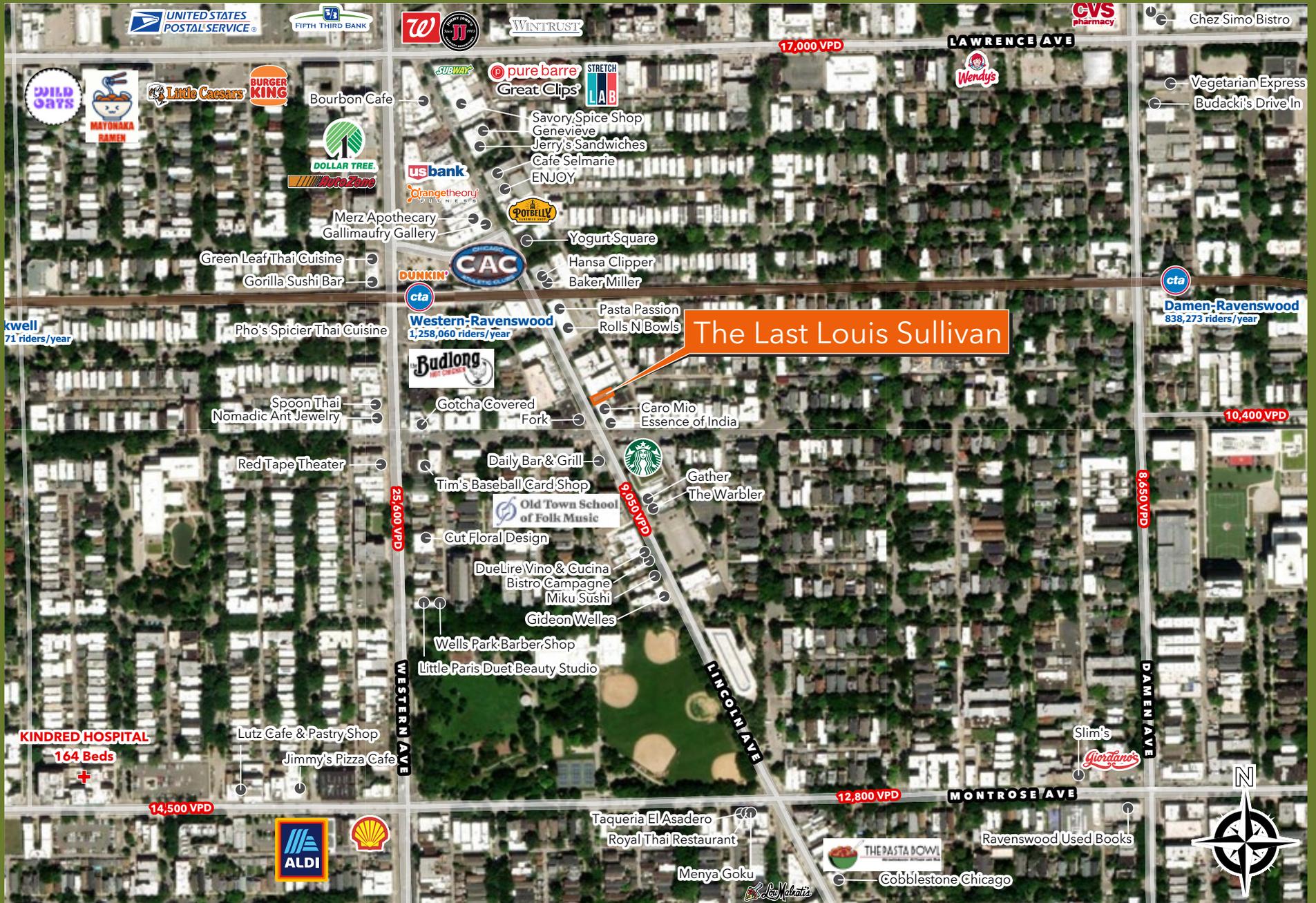
3,395 GSF - 1,694 SF first floor with 1,701 SF basement

AMENITIES

- ◆ 2 glass enclosed offices + open area workstations featuring custom built-in furniture and original hardwood floors
- ◆ Quiet storefront conference room with huge floor-to-ceiling window
- ◆ Hung ceiling eliminates sound from 2nd floor apartment
- ◆ Full kitchen with range, dishwasher, and refrigerator
- ◆ 2 full bathrooms (one with shower)
- ◆ Private outdoor courtyard with tranquil zen garden landscaping and irrigation system
- ◆ Includes 1 parking spot
- ◆ Building improvements (2007) include new electrical, plumbing, HVAC with 5 heating/cooling zones, and sump pumps, and centrally monitored smoke & alarm system



— 4611 N. LINCOLN AVENUE



WHOLE BUILDING INVESTMENT OPPORTUNITY

Opportunity to purchase the entire
5,030 GSF building

Commercial / Office Space: 1,694 SF
first floor with 1,701 SF basement

Residential Unit: 1,635 SF 2 bed + den / 1 bath

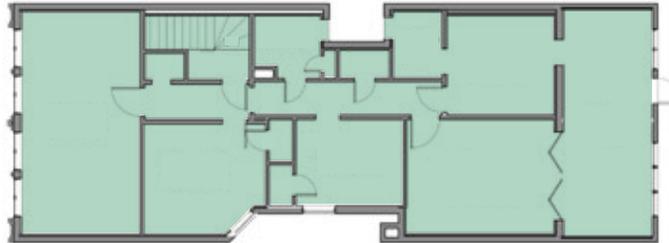
Residential unit features historic details
including fully restored original Sullivan-
designed art glass windows, original
woodwork and Oak double French doors.
Modern amenities include in-unit washer and
dryer, dishwasher

Building improvements (2007) include new
electrical, plumbing, HVAC with 5 heating/cooling
zones, and sump pumps, and centrally monitored
smoke & alarm system

Architectural plans for 3rd floor addition available

Call for pricing

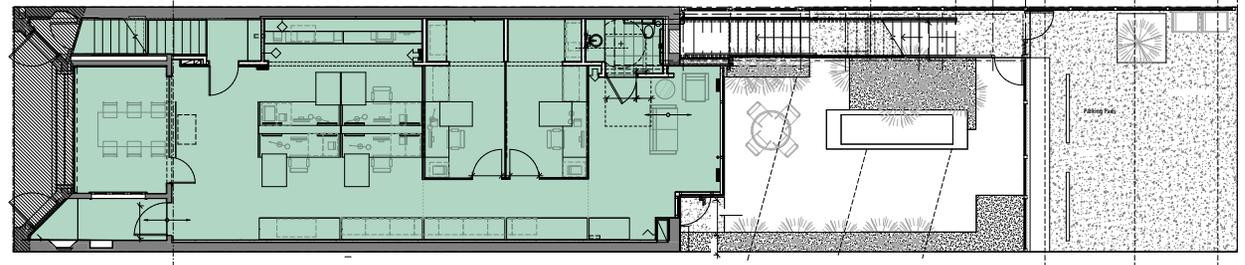
SECOND FLOOR - RESIDENTIAL



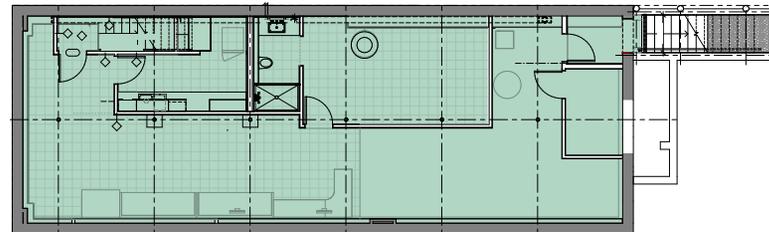
AVAILABLE FOR SALE

5,030 GSF

FIRST FLOOR - OFFICE



BASEMENT - OFFICE





For leasing and sale information contact:

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For more information on the property, visit:

www.lastsullivan.com



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