

FOR SALE OR LEASE

# 942-944 W. Huron Street

*Commissary & Loft Office Space Available*

FOR LEASING INFORMATION CONTACT:

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***Ideal location for your next  
commissary kitchen or loft office***

*Historic brick & timber loft building available for sale or lease in West Town, one of Chicago's most rapidly developing neighborhoods.*

The building spans the block from Huron to Superior, allowing for ample natural light to flood the spaces, and features good loading on Superior Street, some parking, and a full-height basement.

The current configuration features a fully operational commercial kitchen on the east side of the building and creative office space on the west side. Both spaces offer additional office / storage on the mezzanine and full basements. **Spaces can be leased separately or together.**

Conveniently located near Fulton Market / West Loop, River North and the CBD. The building is within walking distance of two CTA Blue Line 'L' stations (Grand and Chicago) and features near immediate access I-90/94.

BUILDING INFORMATION	
BUILDING SIZE:	9,971 SF
CONSTRUCTION:	Brick & Timber
PARKING:	3 surface spaces
ZONING:	M1-3
ASKING SALES PRICE:	\$1.8 M (reduced from \$2M)
ASKING RENTAL RATE:	\$31 PSF MG
AVAILABILITY:	Immediate



RIVER WEST

## 942 W. Huron Street

Fully built out active commercial kitchen,  
ideal for catering or commissary users

MAIN LEVEL:	2,272 SF
MEZZANINE:	844 SF
BASEMENT:	2,079 SF
LOADING:	1 Dock on Superior Street
ASKING RENT:	\$31 PSF MG
AVAILABILITY:	Immediate

- 2,272 SF with an 844 SF mezzanine overlooking both segments of the kitchen and full height 2,079 SF basement
- Coolers, 21' hood with exhaust, sinks and grease trap included
- Can be combined with adjoining office space at 944 W. Huron for 4,544 SF space on the main level. In the past, caterers have taken some or all of the office space for private events and tastings
- Excellent access to I-90/94, ideal for deliveries and catering



Main Entrance - Huron Street



Kitchen Looking South



Kitchen Prep Area

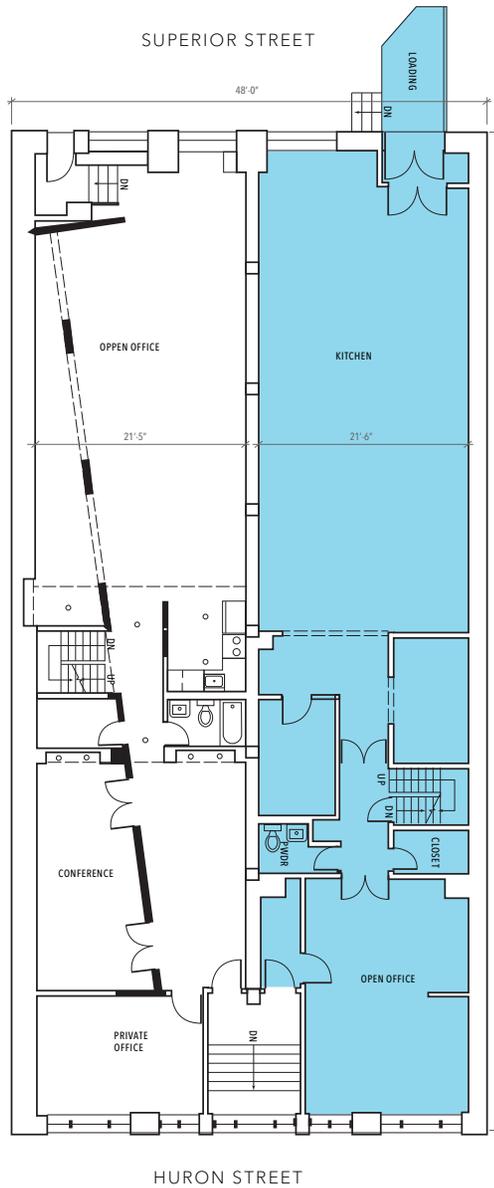


Loading and Parking - Superior Street

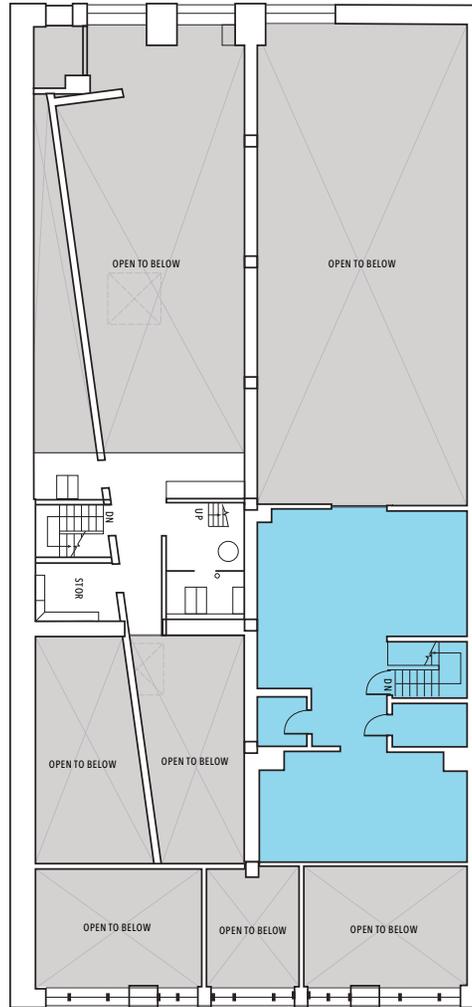
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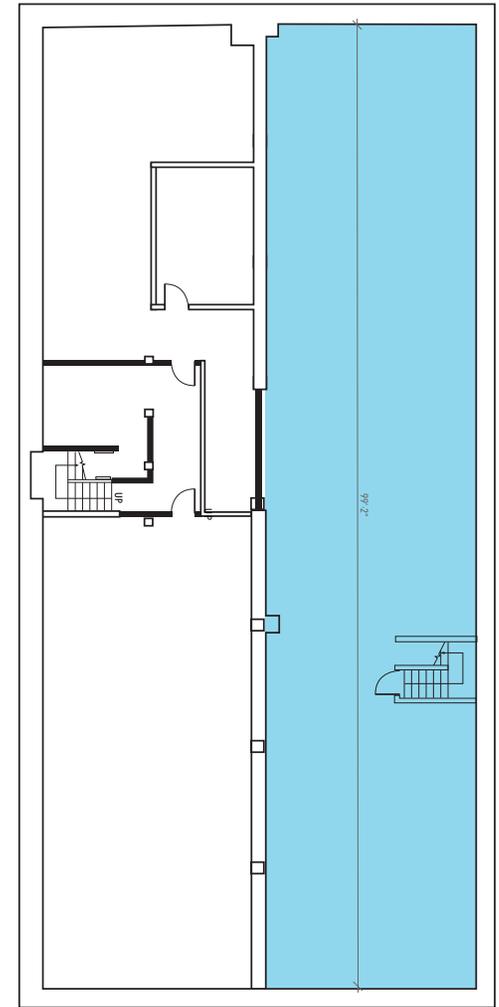
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**MAIN LEVEL:** 2,272 SF



**MEZZANINE:** 844 SF



**BASEMENT:** 2,079 SF

# 944 W. Huron Street

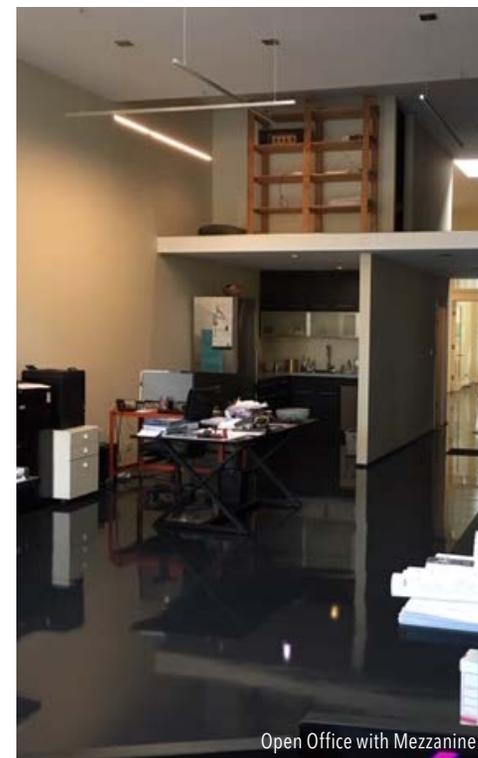
Light filled brick & beam loft office space

MAIN LEVEL:	2,272 SF
MEZZANINE:	475 SF
BASEMENT:	2,079 SF
ASKING RENT:	\$31 PSF MG
AVAILABILITY:	Immediate

- 2,272 SF with an 475 SF mezzanine and full height 2,079 SF basement
- 14-15' ceiling height with skylights in design studio
- Handicap lift can be installed at Superior Street entrance
- Washroom with shower
- Polished epoxy floors



Design Area



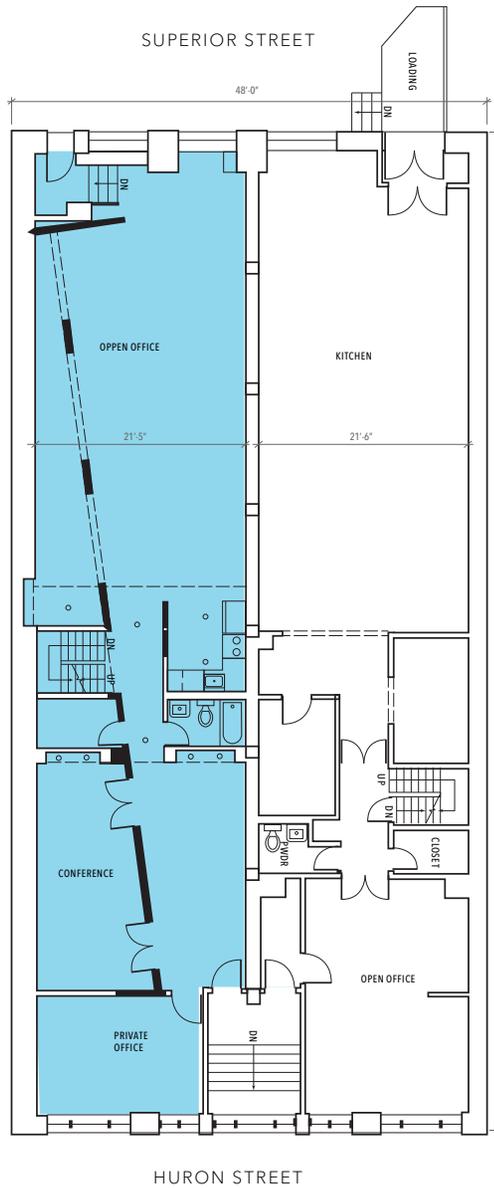
Open Office with Mezzanine



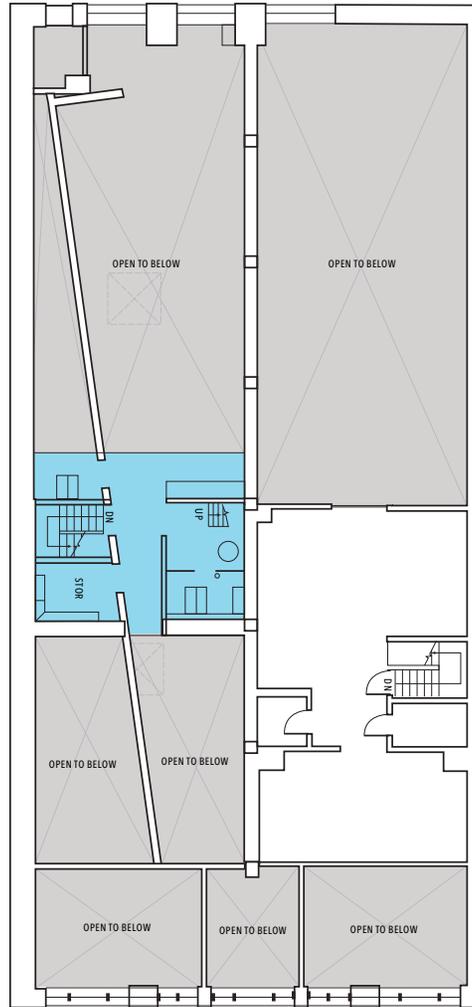
Conference Room



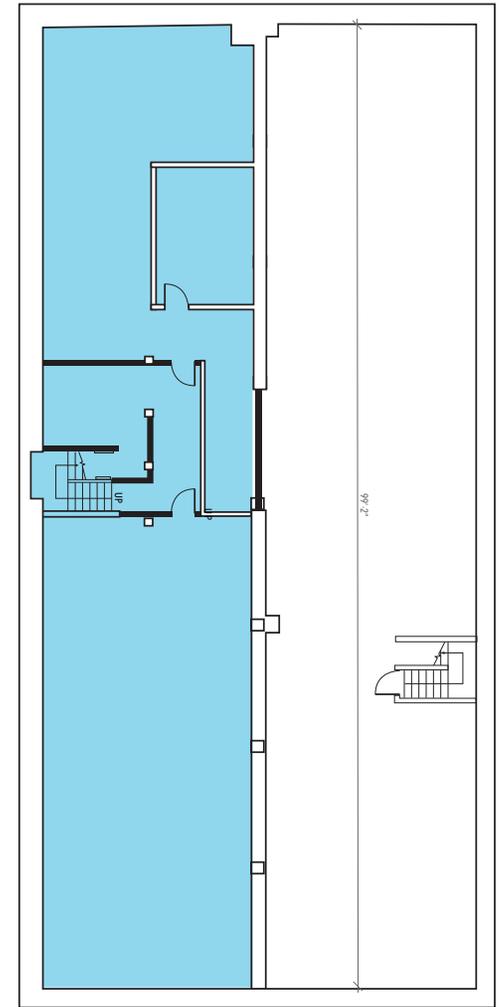
Reception



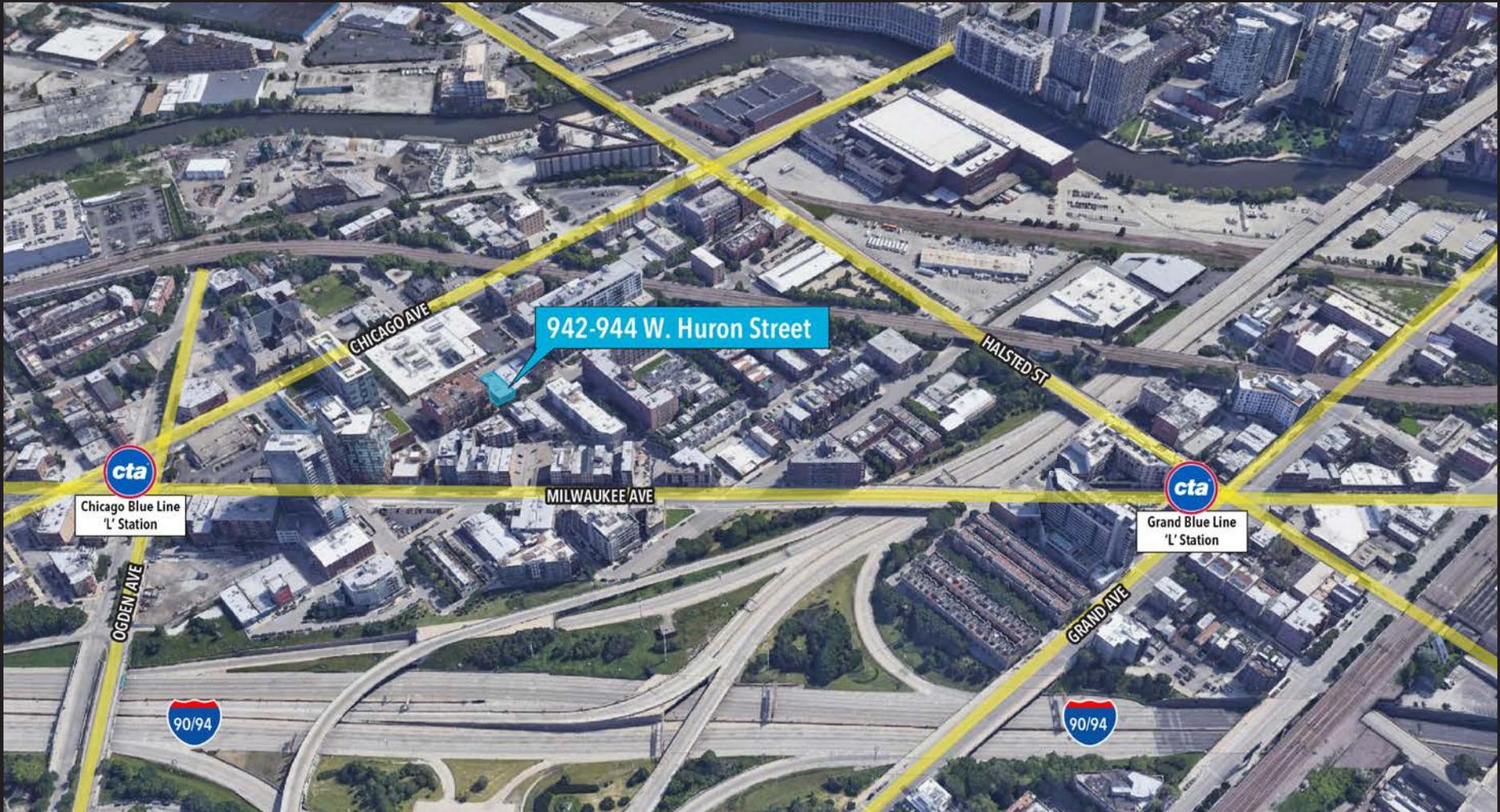
**MAIN LEVEL:** 2,272 SF



**MEZZANINE:** 475 SF



**BASEMENT:** 2,079 SF



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