

# KIMBALL ARTS CENTER

Always inclusive.

Always open-minded.

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

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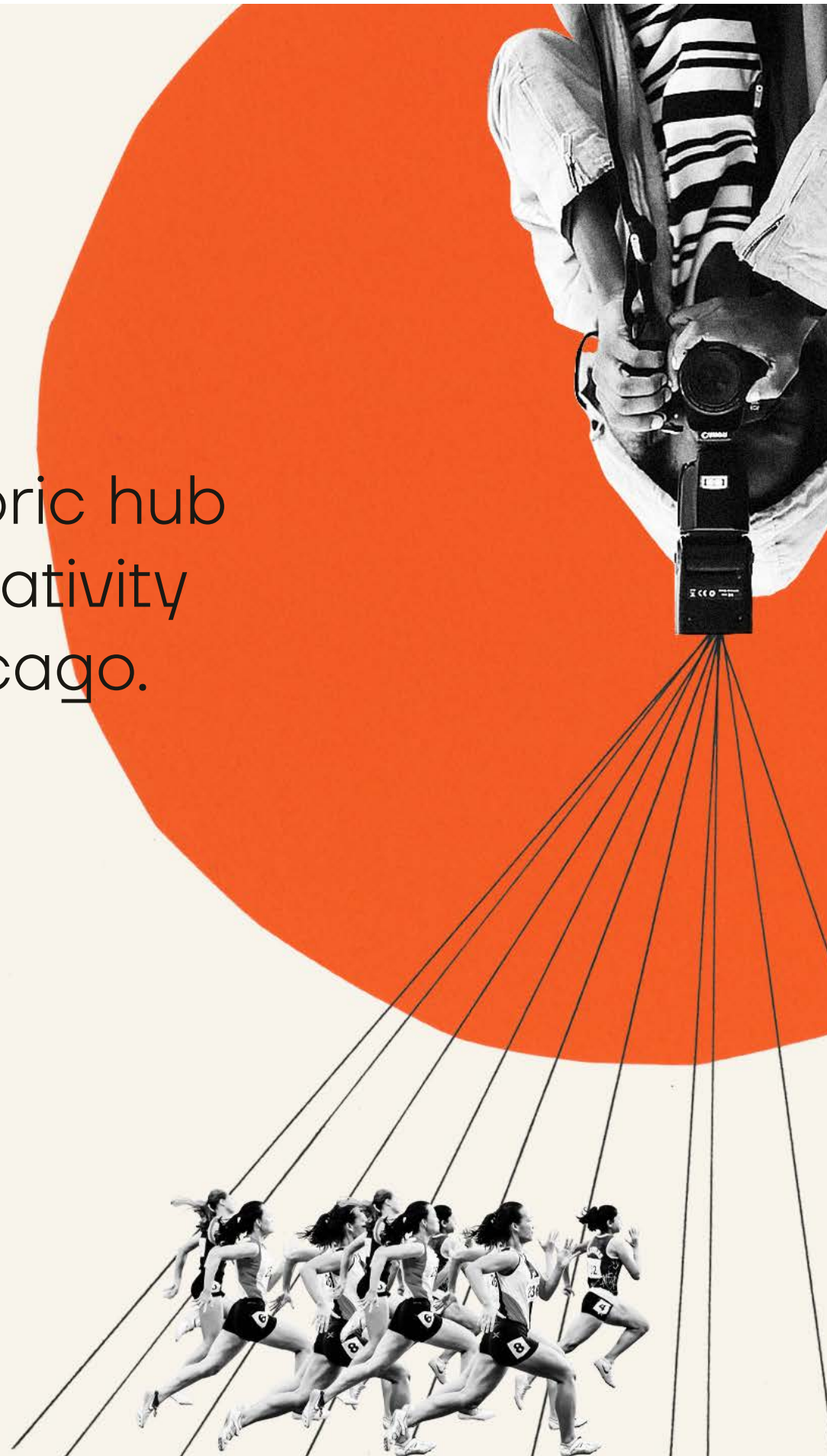


coders & booksellers & writers  
& brewers & architects &  
retailers & artists & designers





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

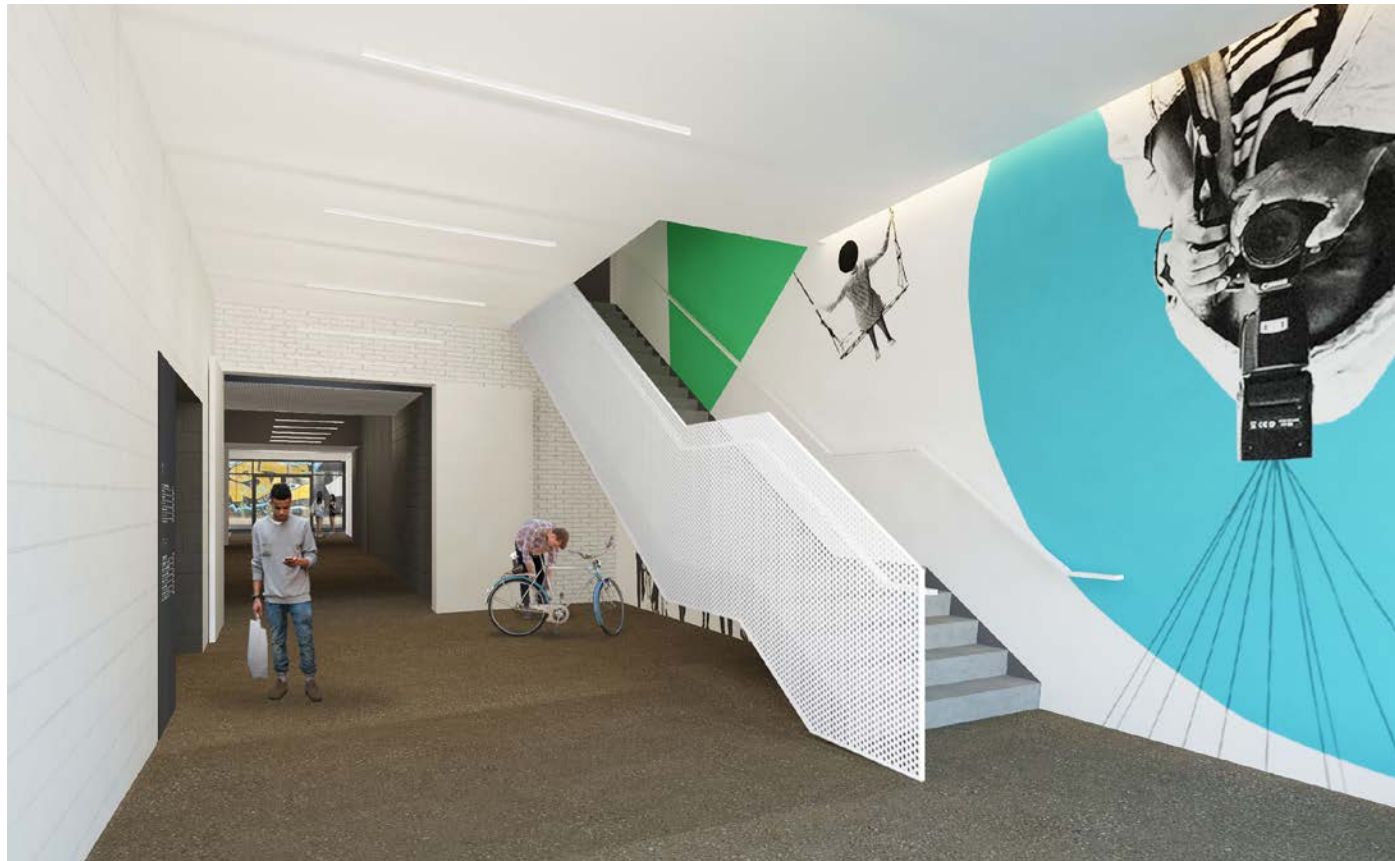
New HVAC, electric, and plumbing systems serving entire building

Newly renovated bathrooms

On site brewery / restaurant and coffee shop

Ample on-site parking





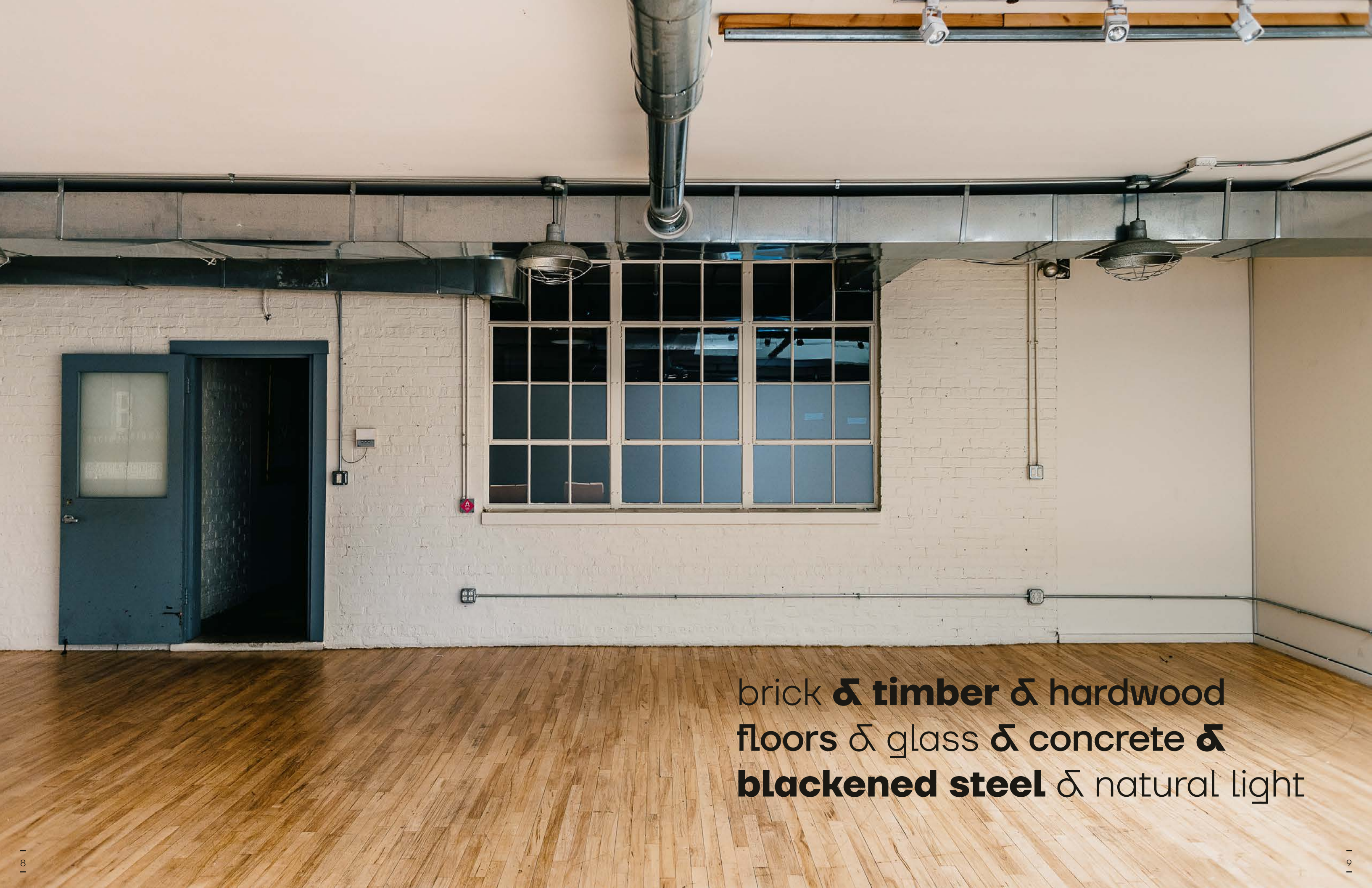
# Spaces designed for wellness & creativity.

## 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



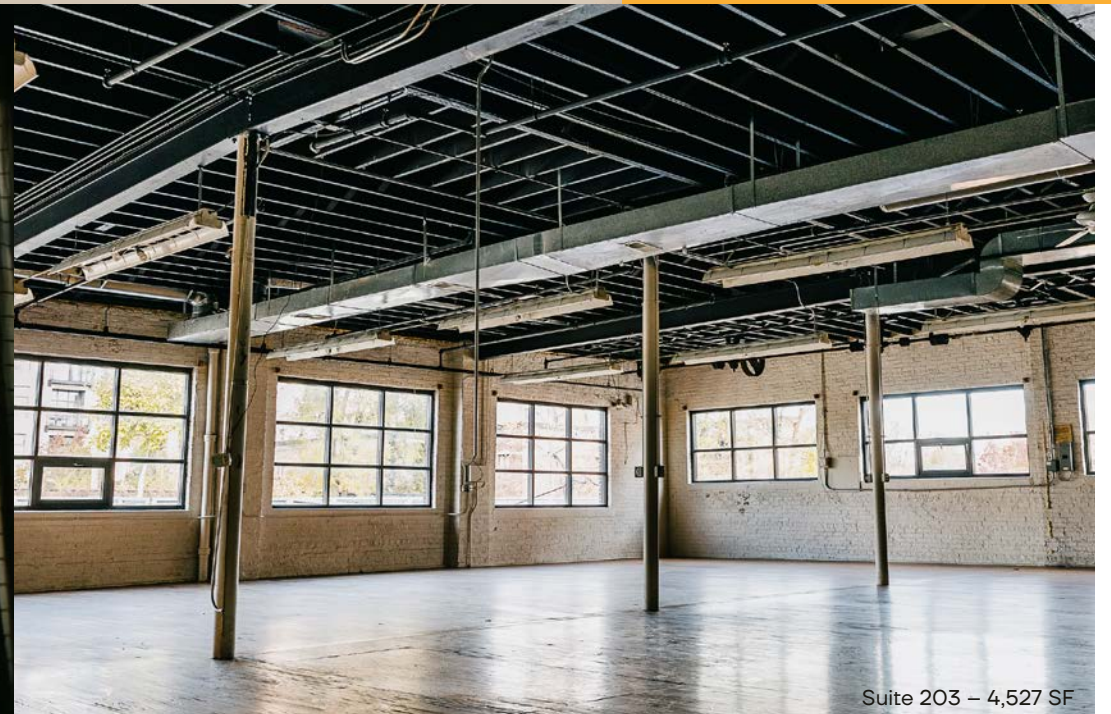
Suite 206 – 1,986 SF



Suite 205 – 3,545 SF



Suite 201 – 1,982 SF

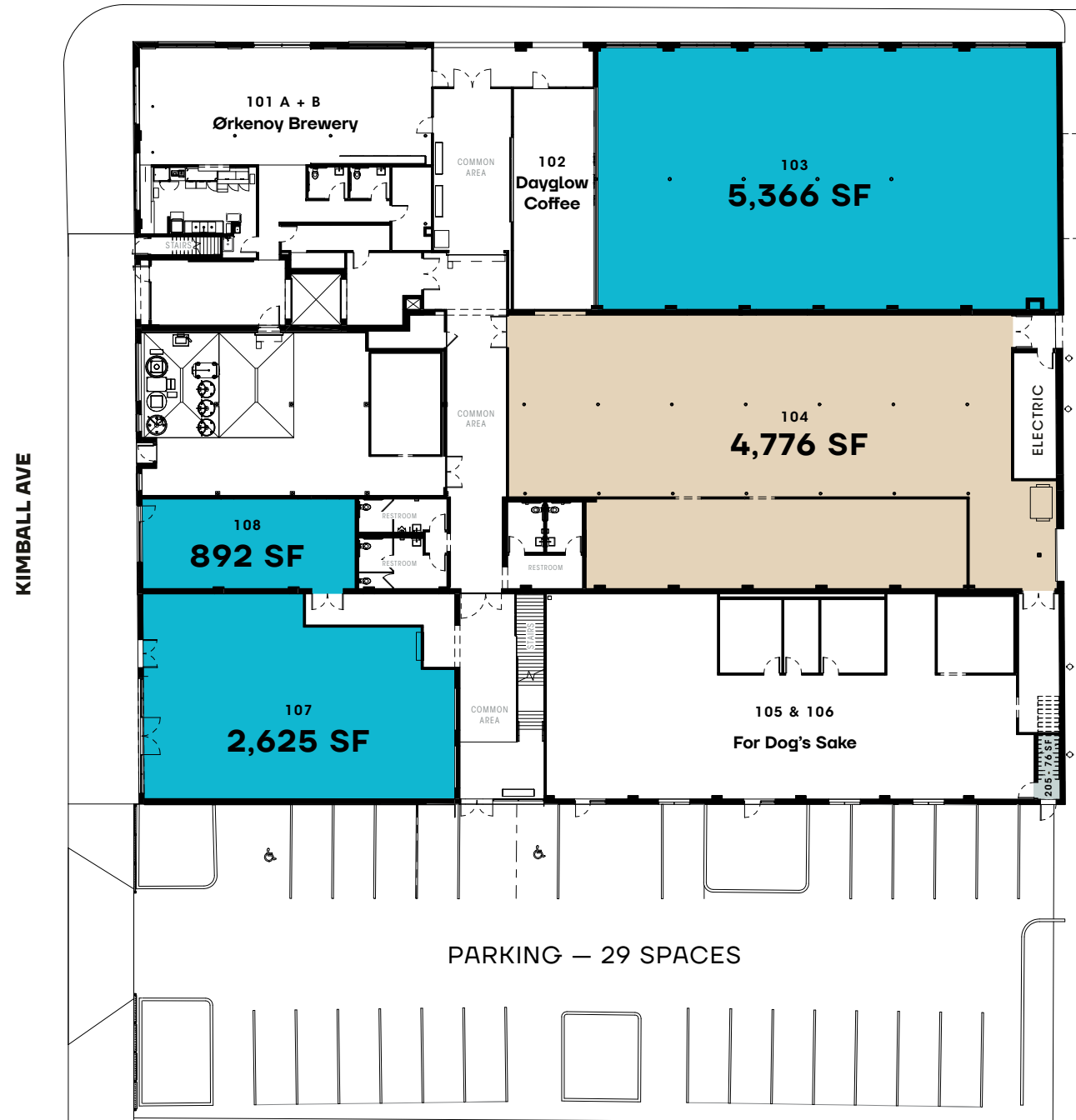


Suite 203 – 4,527 SF



# ground floor

BLOOMINGDALE AVE / THE 606



## Retail / Flex

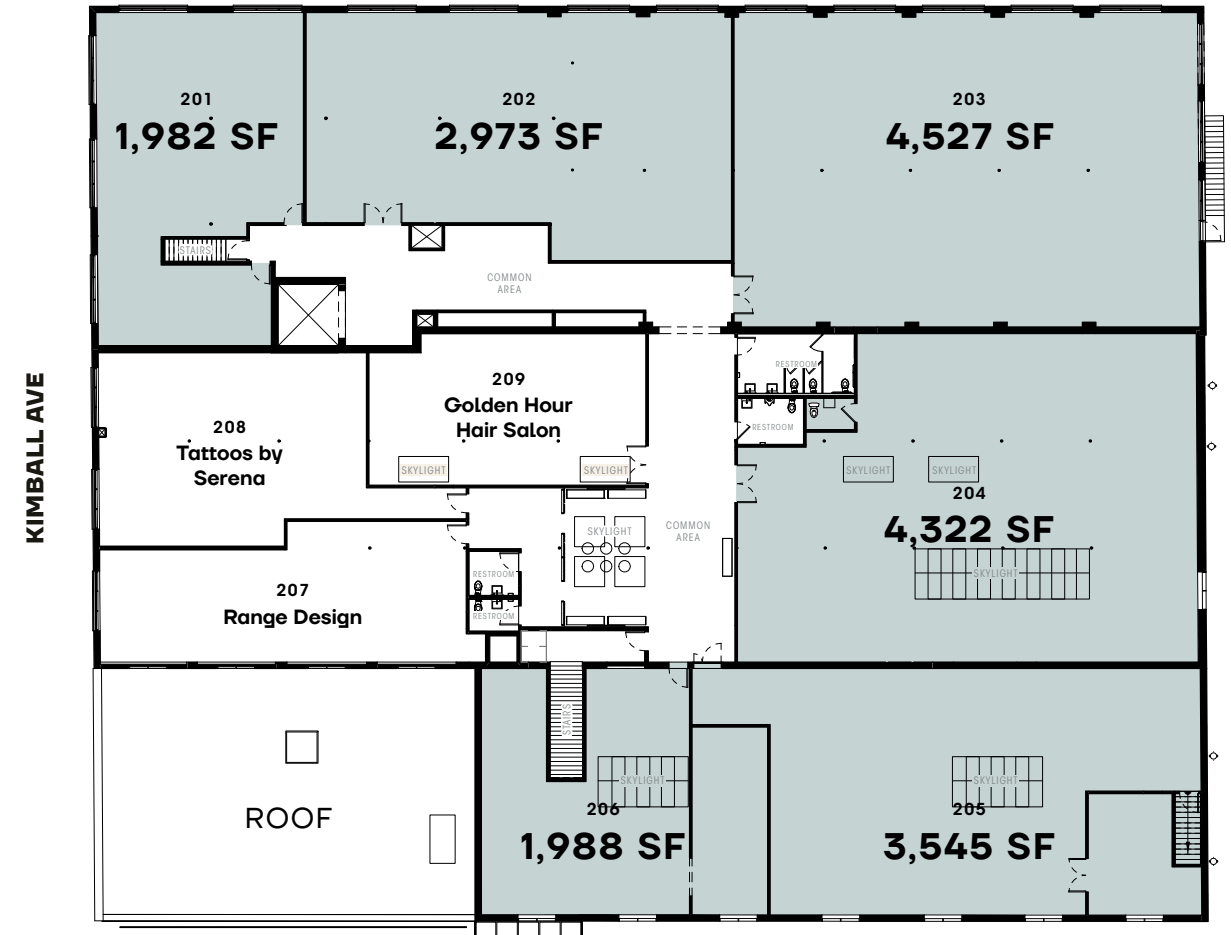
- 900-10,000 SF
- Street frontage w/ dedicated entries
- Brick and timber construction
- Concrete floors
- 12' ceilings
- New HVAC systems
- Custom build-outs available

## Industrial / Flex

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

# second floor

BLOOMINGDALE AVE / THE 606



## 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

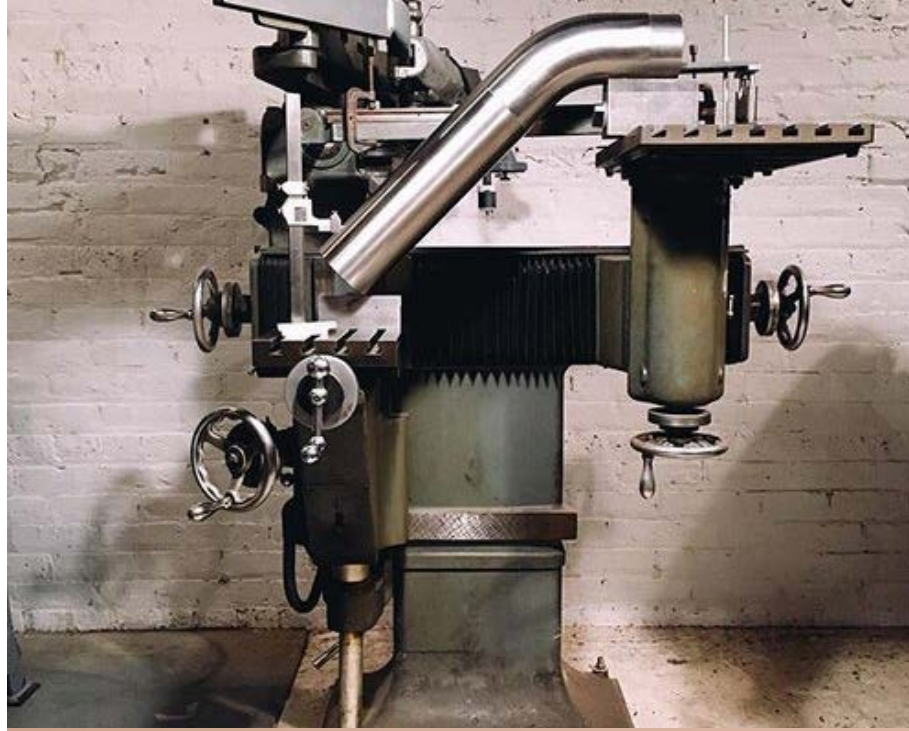
Suite 202  
muccapazza.com  
Tenant since 2016

### jenal dolson

Suite 208  
jenaldolson.com  
Tenant since 2020

### peter bucks fine art

Suite 201a  
peterbucks.com  
Tenant since 2015

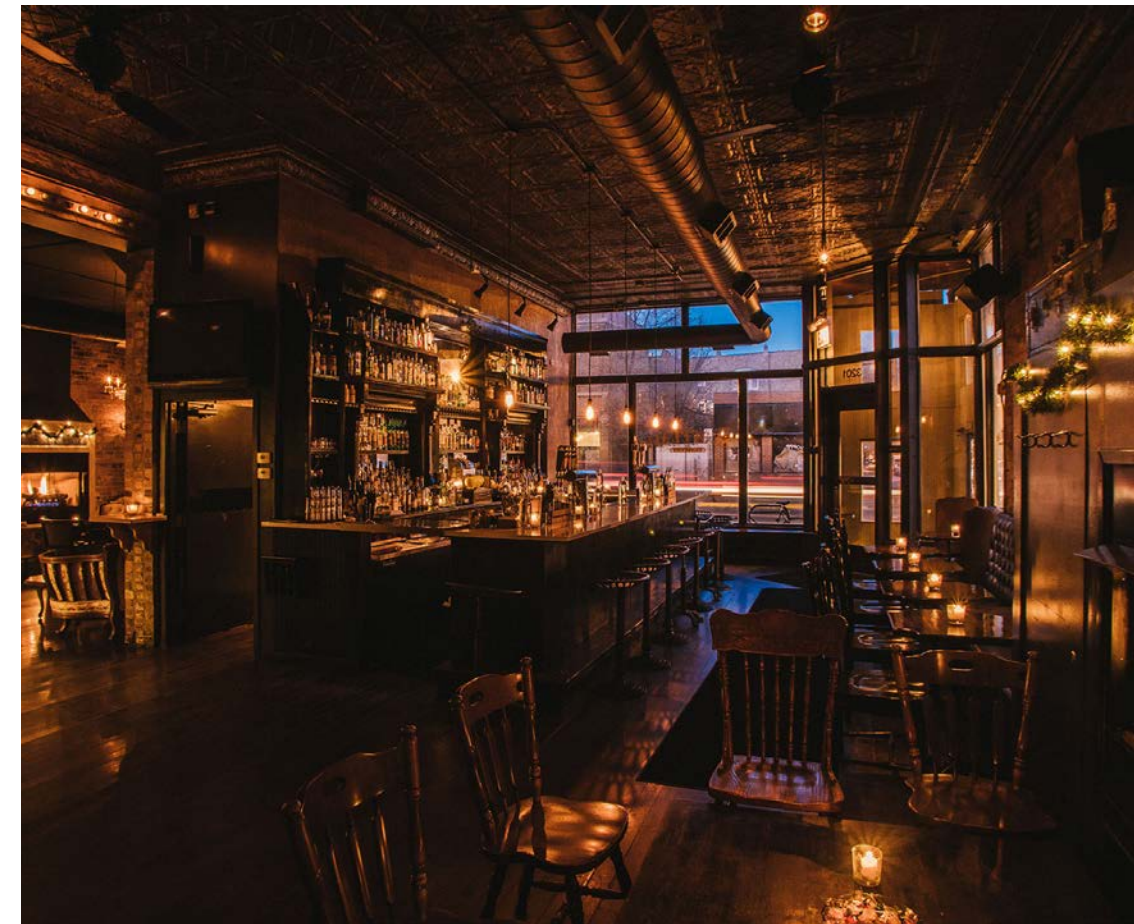




# Explore the Armitage Corridor where Logan Square meets Humboldt Park.







## 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](http://the606.org)

0.1 miles from KAC

### Humboldt Park

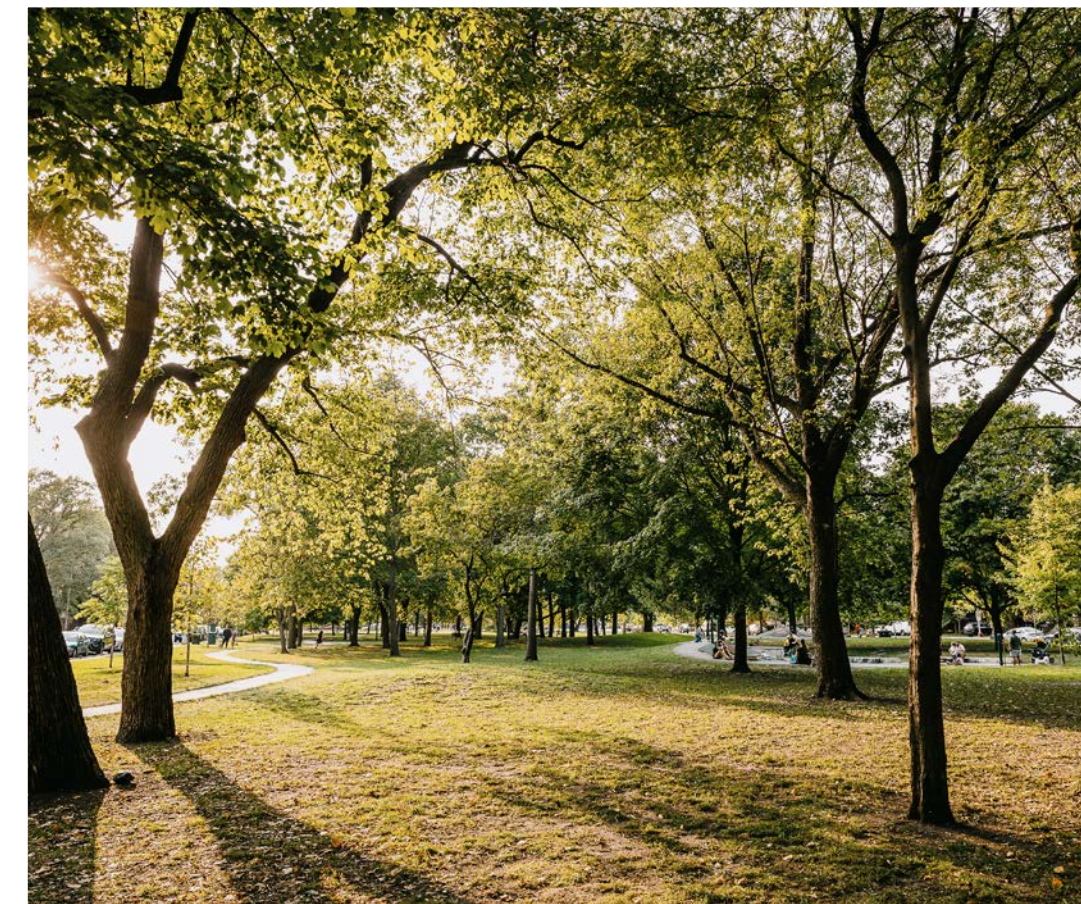
A 200-acre park home to a large, historic field-house with a fitness center, two gymnasiums and meeting rooms, as well as an inland beach and the historic lagoons and boat house.

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](http://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](http://www.baumrealty.com)





# KIMBALL ARTS CENTER

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[kimballartschicago.com](http://kimballartschicago.com)

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STOCKING/URBAN

 BAUM  
REALTY GROUP

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