

Kimball Arts Center

1757 N. KIMBALL AVENUE | CHICAGO, IL

For Lease

FLEX INDUSTRIAL / CREATIVE OFFICE / RETAIL



BUILDING INFORMATION

LEASE RATE:	\$15 – 18 PSF Modified Gross
AVAILABLE SPACE:	±1,000 – ±15,000 SF
BUILDING SIZE:	±48,000 SF
CEILING HEIGHT:	10' – 12'
PARKING:	29 Spaces

SITE HIGHLIGHTS

- ▶ Under new ownership, building slated for full redevelopment
- ▶ Space available immediately, flexible lease terms
- ▶ ±48,000 SF creative office, flex industrial and retail development
- ▶ Brick and timber loft construction, located adjacent to the 606 trail, with direct offramp to building entrance
- ▶ Parking lot with 29 spaces
- ▶ Orkenoy Brewery + Kitchen slated to open Q3 2020 (<https://orkenoy.com/>)

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

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Bloomington Avenue frontage facing the 606 trail will feature a new, highly visible entryway & vestibule



KIMBALL AVENUE FRONTAGE



BLOOMINGDALE AVENUE FRONTAGE



VIEW FROM THE 606



VIEW FROM THE 606



VIEW FROM THE 606

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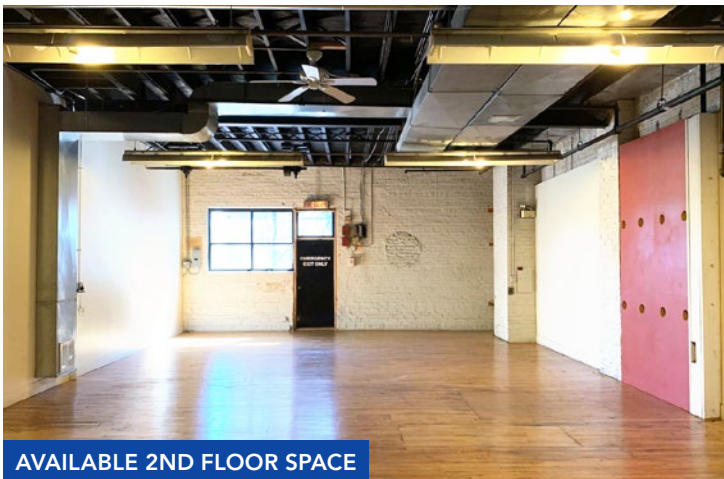
PARKING LOT



AVAILABLE 2ND FLOOR SPACE



AVAILABLE 2ND FLOOR SPACE



AVAILABLE 2ND FLOOR SPACE



AVAILABLE 2ND FLOOR SPACE

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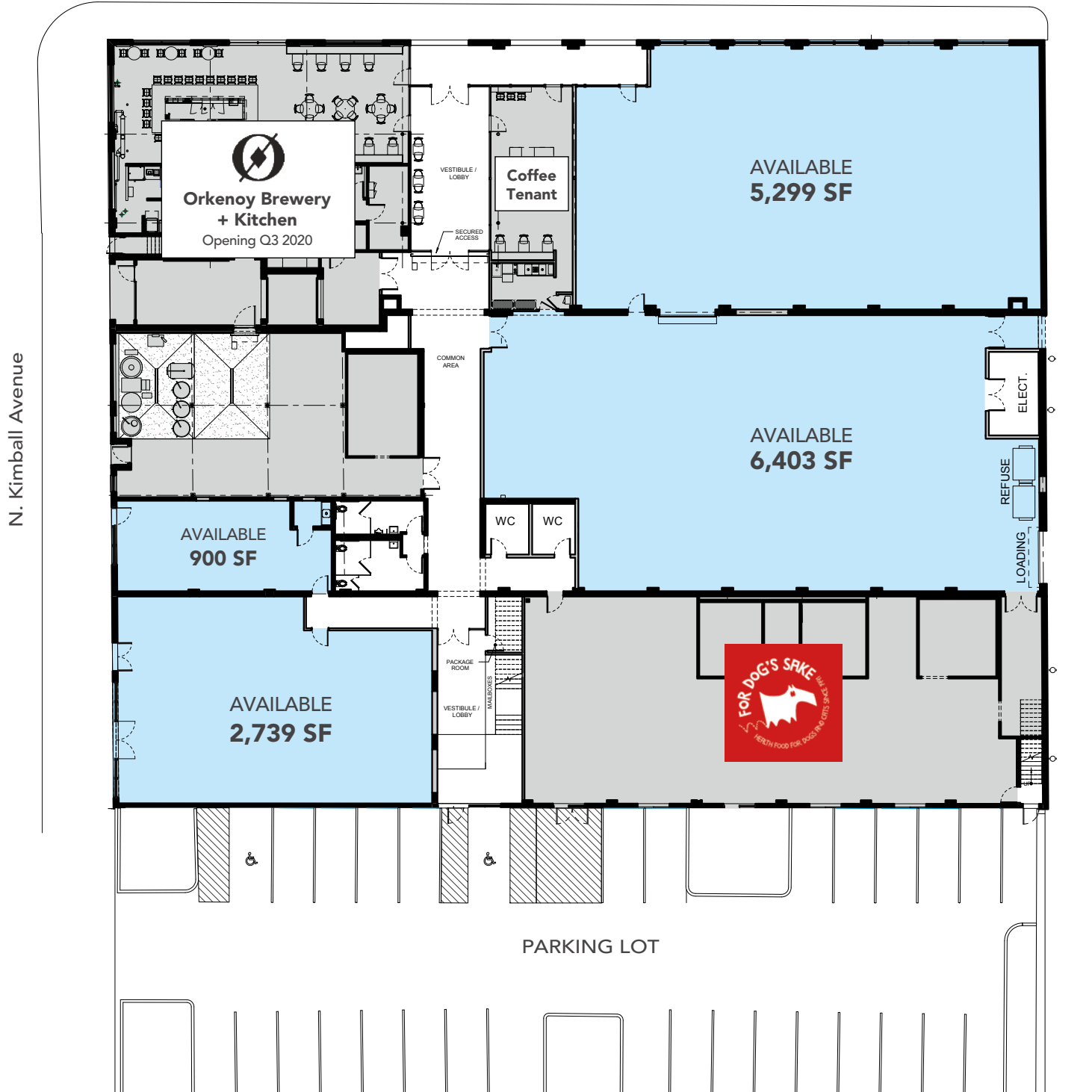
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GROUND FLOOR SITE PLAN

W. Bloomingdale Avenue // The 606



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2ND FLOOR SITE PLAN



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