

KINZIE CORRIDOR INDUSTRIAL/FLEX SPACE FOR LEASE

2048 W. Hubbard Street

CHICAGO, IL 60612



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2048 W. Hubbard Street

Recently renovated and move-in ready, 2048 W. Hubbard Street offers up to ±11,700 SF of industrial / flex space ideal for contractors, creatives, and light industrial users. The recent renovation included a brand new HVAC system, updated restrooms, new doors and windows, and a newly built kitchenette. This space offers a move-in ready option for a wide range of users.

Situated at the southwest corner of Hubbard Street and Hoyne Avenue, this single-story masonry industrial building lies in Chicago's Kinzie Corridor and offers users easy access to West Loop, Downtown, and I-90/94.

PROPERTY DETAILS

Available Space:	±3,300 - 11,700 SF
Loading:	Truck Dock Available Ability to Add Roll-Up Door
Parking:	Secured Parking Lot
Zoning:	PMD 4A
Climate:	Fully Heated & Cooled (HVAC system)
Amenities:	Common Kitchenette/Lounge

Asking Rent:	Contact Broker
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PROPERTY HIGHLIGHTS

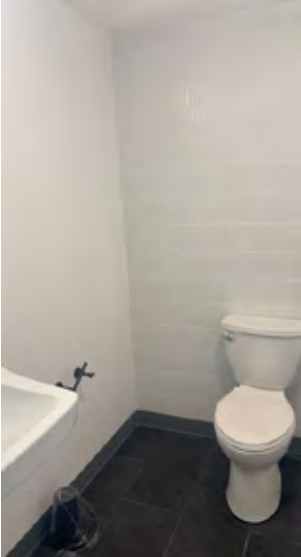
- + Move-in ready industrial/flex space
- + Brand new HVAC system and fresh interior upgrades
- + Ideal for contractors, creatives, and light industrial users
- + Immediate access to Downtown, West Loop & I-90/94
- + Thriving Kinzie Corridor location

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INTERIOR PHOTOS



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KINZIE CORRIDOR / BREWERY DISTRICT

Kinzie Corridor / Brewery District, located just west of Fulton Market, is known for its dynamic mix of tech startups, design firms, production studios, breweries, and industrial businesses.

The area offers seamless connectivity with easy access to I-90/94, I-290, and public transit via the CTA Green and Pink Lines. With bike-friendly streets and convenient on-site parking, commuting is effortless for both city dwellers and suburban professionals.

2048 W. Hubbard Street sits close to trendy coffee shops, craft breweries, and locally loved dining spots. Just steps away are popular destinations like Metric Coffee and Goose Island Taproom, and less than 10 minutes from Restaurant Row, Guinness Brewery, Punch Bowl Social, and other West Loop favorites for team outings, client meetings, and casual networking. It is also located less than one mile from the United Center, the site of The 1901 Project.



Metric Coffee



Guinness Brewery



Goose Island Taproom



Punch Bowl Social



The 1901 Project @ United Center - a planned \$7 billion mixed use redevelopment expected to generate \$4.5 billion in annual economic impact for the surrounding area



DEMOGRAPHIC HIGHLIGHTS
(WITHIN 1 MILE)



\$160,949

Average Household Income



2.9%

Proj. Household Growth
(2023-2028)



70%

Bachelor's Degree or higher



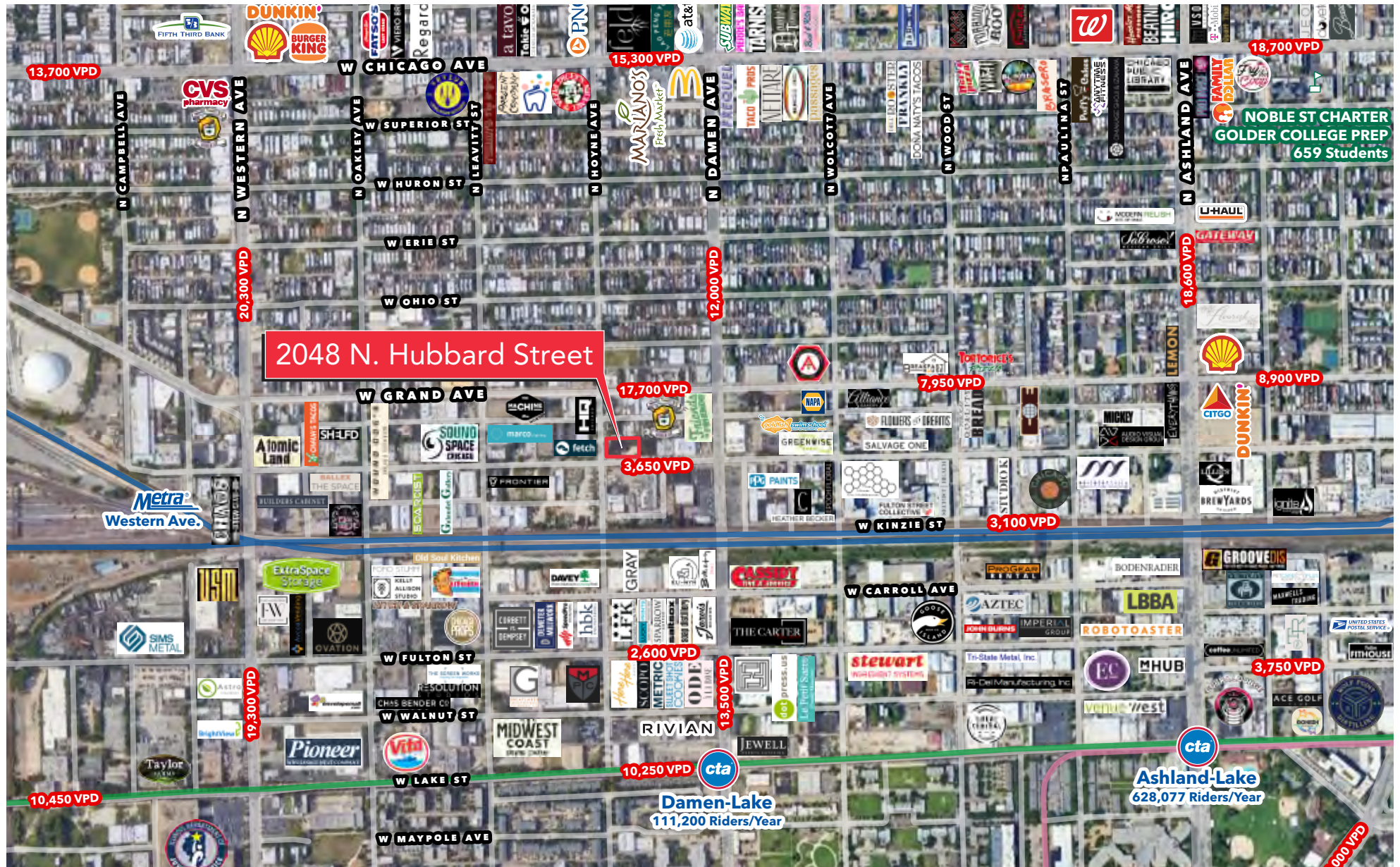
34.1

Median Age

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