

2130-2140 W. Fulton Street

CHICAGO, IL 60612 | WEST TOWN

For Lease

OFFICE & FLEX / INDUSTRIAL



BUILDING INFORMATION

LEASE RATE:	\$14.50 - \$20.00
AVAILABLE SPACE:	2,000 SF - 12,000 SF (full floor)
BUILDING SIZE:	51,000 SF
CEILING HEIGHT:	11' - 16'
LOADING:	Shared truck level dock Passenger elevator
ZONING:	PMD-4

SITE HIGHLIGHTS

New ownership performing substantial building and common area upgrades. T.I. packages available.

2130 W. FULTON – FLEX / INDUSTRIAL

- ▶ Concrete floors
- ▶ Recessed truck-level loading dock
- ▶ Wide corridors for easy maneuvering

2140 W. FULTON – OFFICE

- ▶ Hardwood & concrete floors
- ▶ Exposed brick & timber
- ▶ High ceilings & abundant natural light

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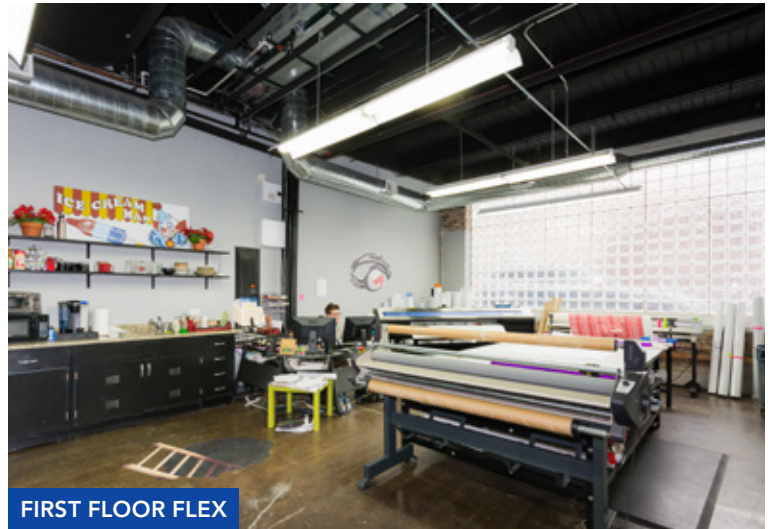
THREE-STORY BUILDING EXTERIOR



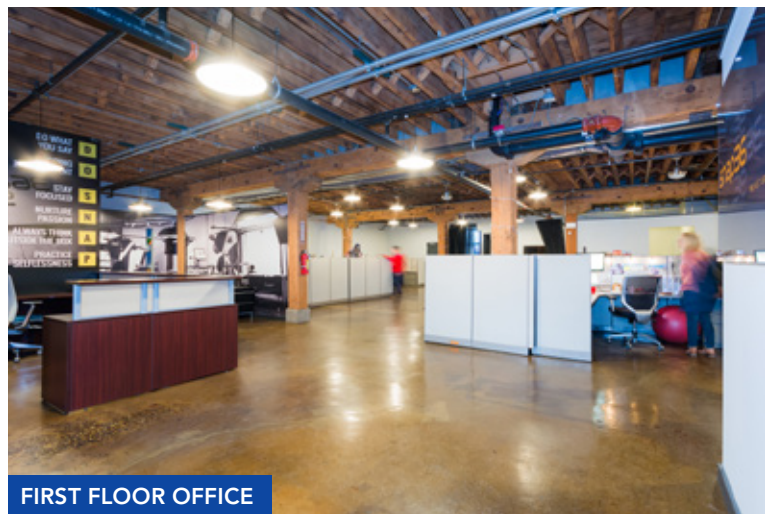
ONE STORY BUILDING EXTERIOR



SECOND FLOOR



FIRST FLOOR FLEX



FIRST FLOOR OFFICE

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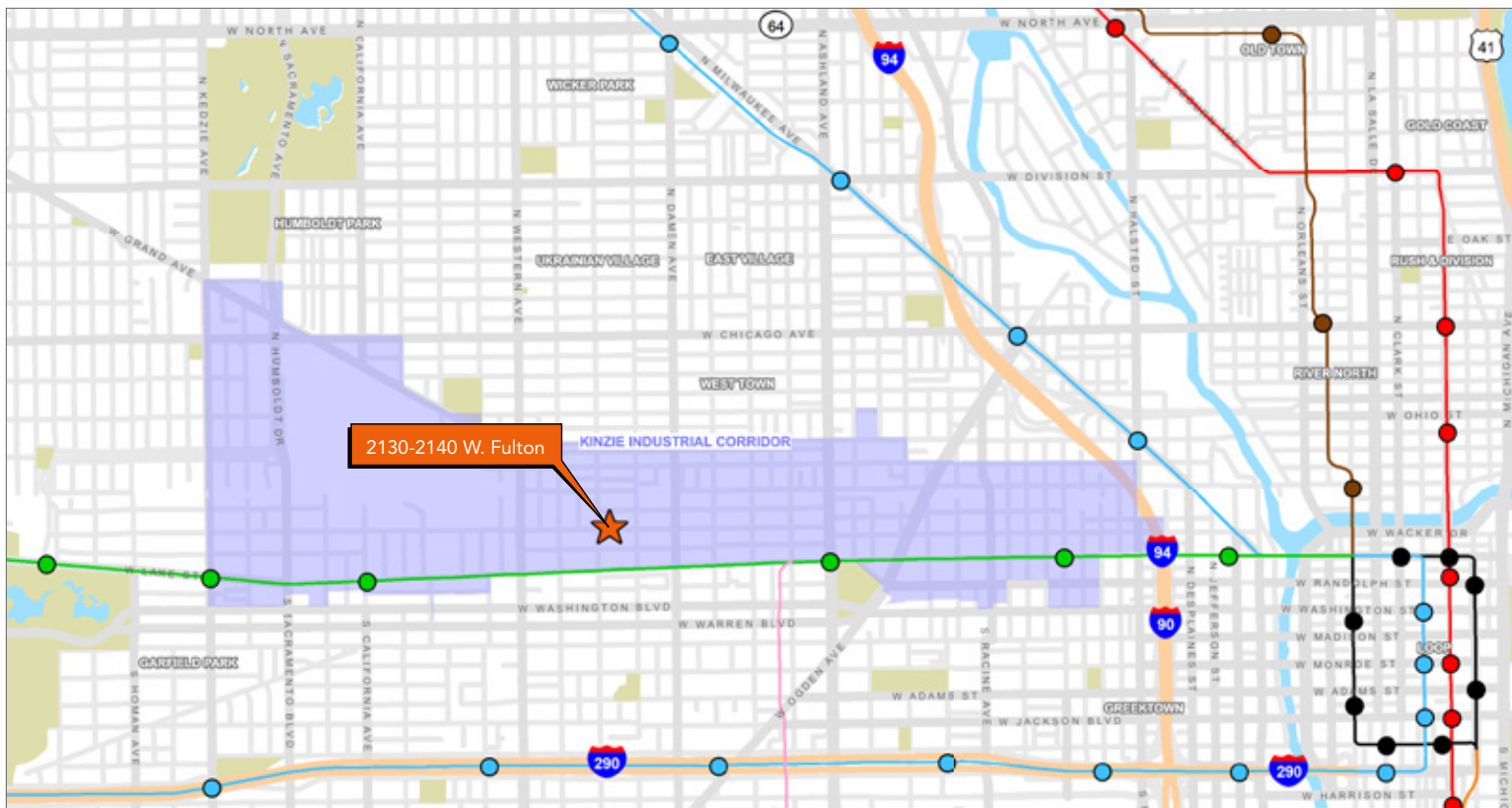
OFFICE & FLEX / INDUSTRIAL



KINZIE INDUSTRIAL CORRIDOR

2130-2140 W. Fulton Street is located in the Kinzie Corridor submarket of Chicago's West Town neighborhood. While officially designated the "Kinzie Industrial Corridor", this dynamic area extending west from Fulton Market is home to far more than industry & distribution.

The Kinzie Corridor has benefited from a high level of adaptive reuse developments in recent years, in part due to the area's proximity to Fulton Market, West Loop, Ukrainian Village and Bucktown / Wicker Park. A broad range of local and national businesses, artisans, craftspeople and educators have relocated to this area, drawn by the large inventory of creative loft and flex / industrial space and comparatively affordable rental rates.



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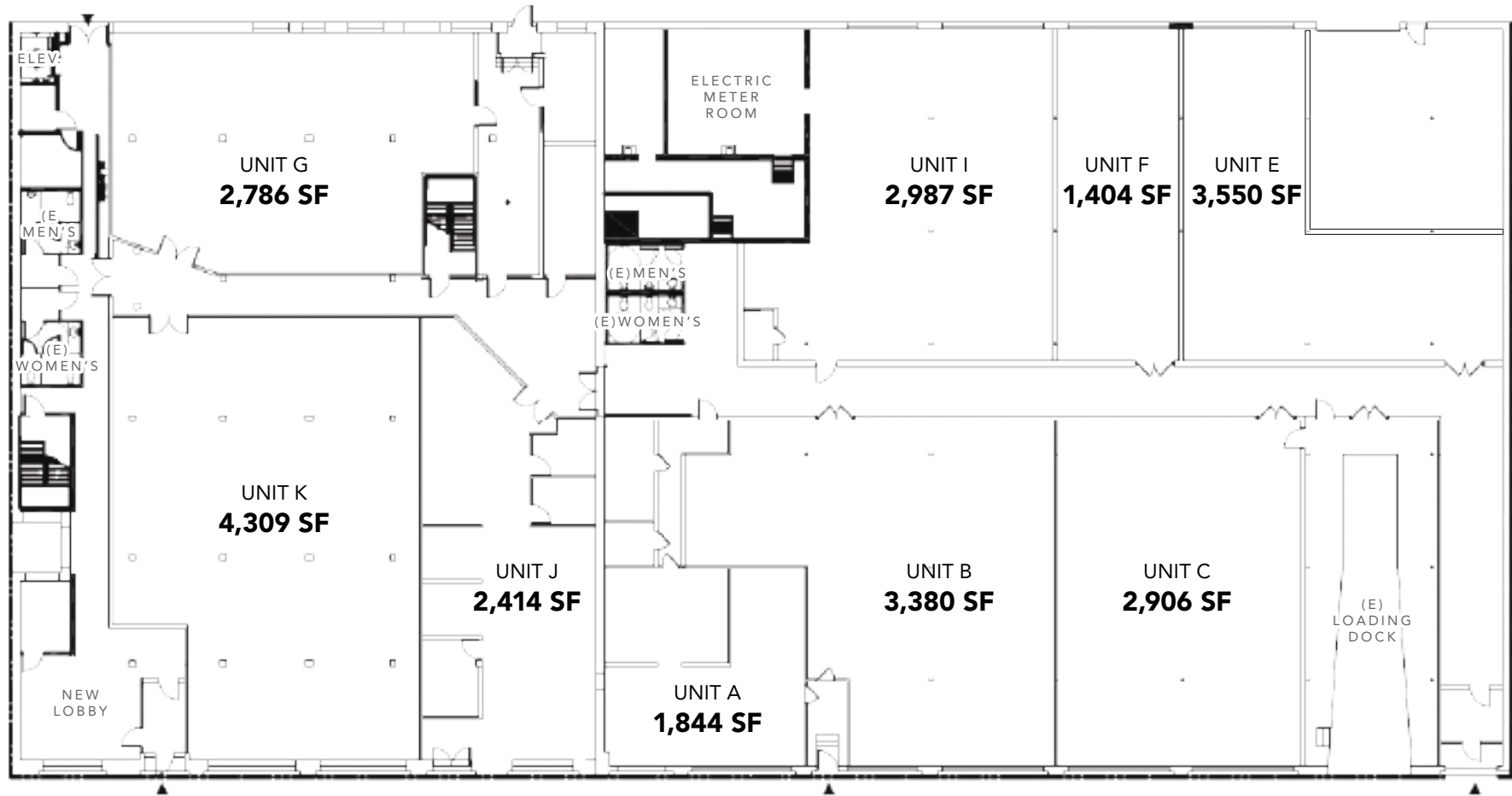
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FIRST FLOOR



W. FULTON STREET

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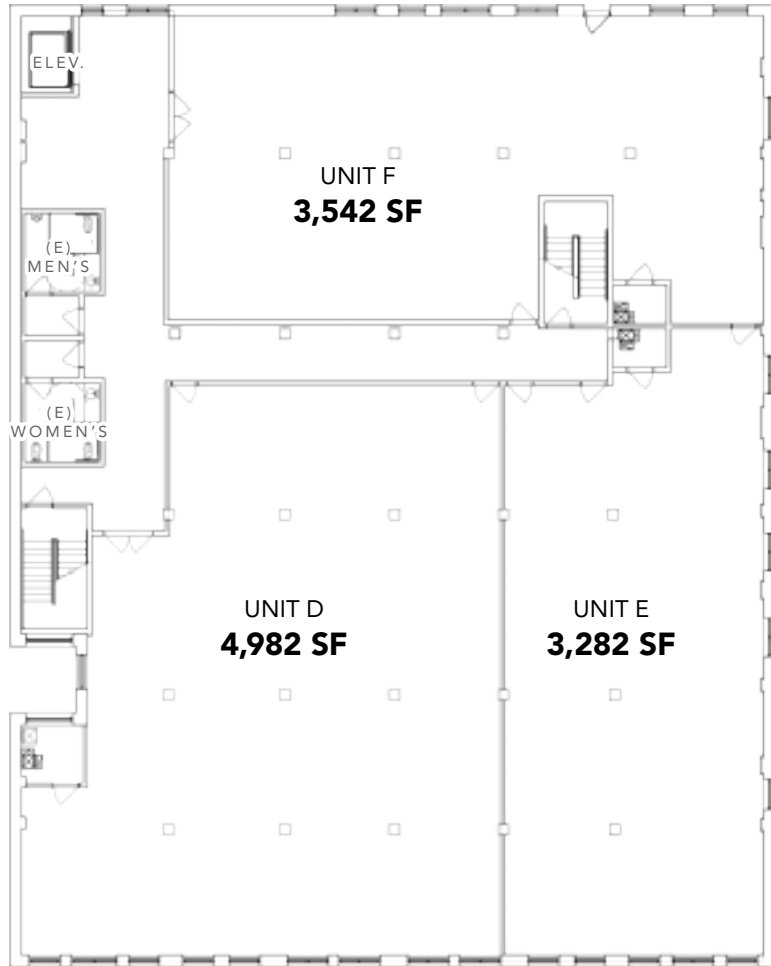
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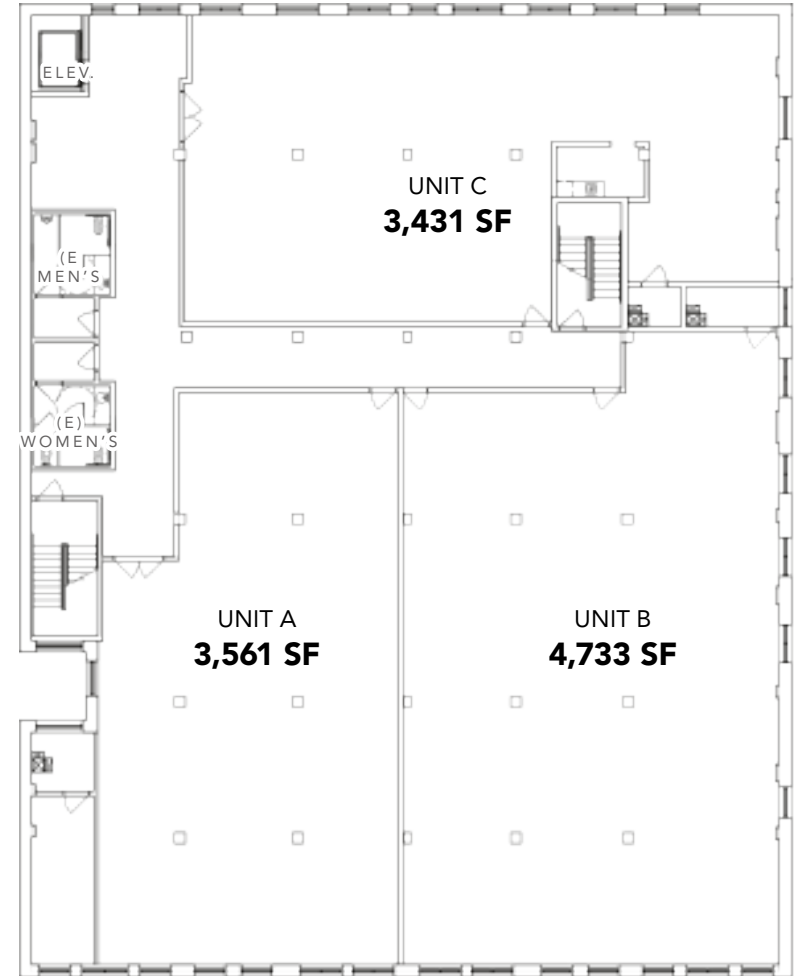
For Lease

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SECOND FLOOR



THIRD FLOOR



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