

2155 W. Hubbard Street

CHICAGO, IL 60612 | KINZIE CORRIDOR

For Lease

FLEX & LOFT OFFICE



BUILDING INFORMATION

AVAILABLE SPACE:	±1,800 – ±12,850 SF
FIRST FLOOR:	±6,200 SF Studio Space \$13-14 PSF Modified Gross
SECOND FLOOR:	(2) ±2,400 SF Suites Loft Office Space \$13-14 PSF Modified Gross
THIRD FLOOR:	±1,800 SF Loft Office Space \$16 PSF Modified Gross
BUILDING SIZE:	12,850 SF
CEILING HEIGHT:	9'-14'
ZONING:	PMD-4

SITE HIGHLIGHTS

- ▶ Currently undergoing building and common area upgrades
- ▶ Flexible space can be utilized for a variety of uses including fulfillment / distribution, light manufacturing and office
- ▶ Ground floor built out studio space, former Onion studios
- ▶ 2nd and 3rd floor modern creative loft space with city views
- ▶ Direct overhead drive-in door to premises
- ▶ Fully air conditioned
- ▶ Secure, off street parking available

ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

2155 W. Hubbard Street

CHICAGO, IL 60612 | KINZIE CORRIDOR

For Lease

FLEX & LOFT OFFICE

GROUND FLOOR FLEX SPACE



ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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

2155 W. Hubbard Street

CHICAGO, IL 60612 | KINZIE CORRIDOR

For Lease

FLEX & LOFT OFFICE

2ND & 3RD FLOOR LOFT OFFICE



ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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

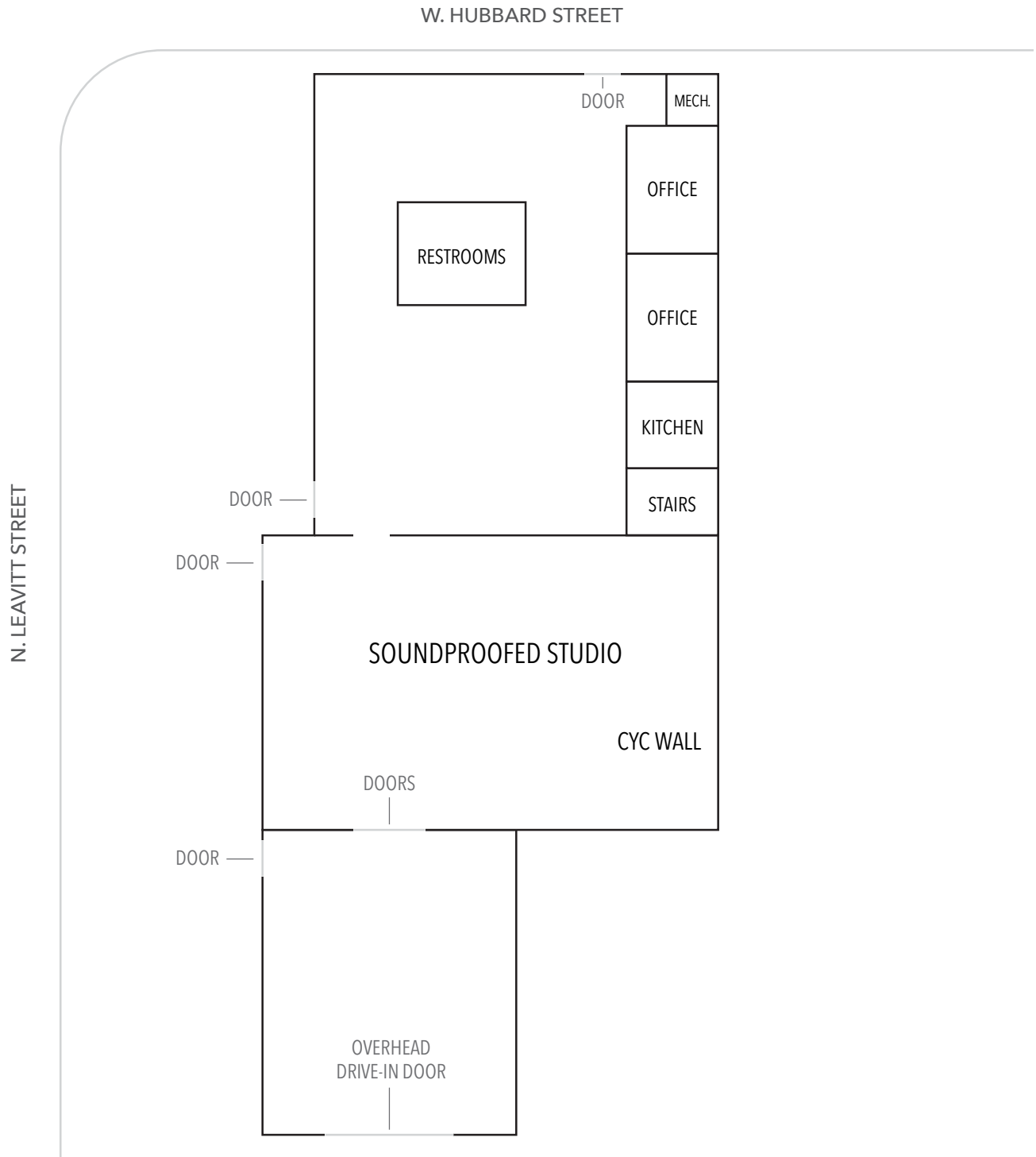
2155 W. Hubbard Street

CHICAGO, IL 60612 | KINZIE CORRIDOR

For Lease

FLEX & LOFT OFFICE

GROUND FLOOR SITE PLAN (APPROXIMATE)



ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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

2155 W. Hubbard Street

CHICAGO, IL 60612 | KINZIE CORRIDOR

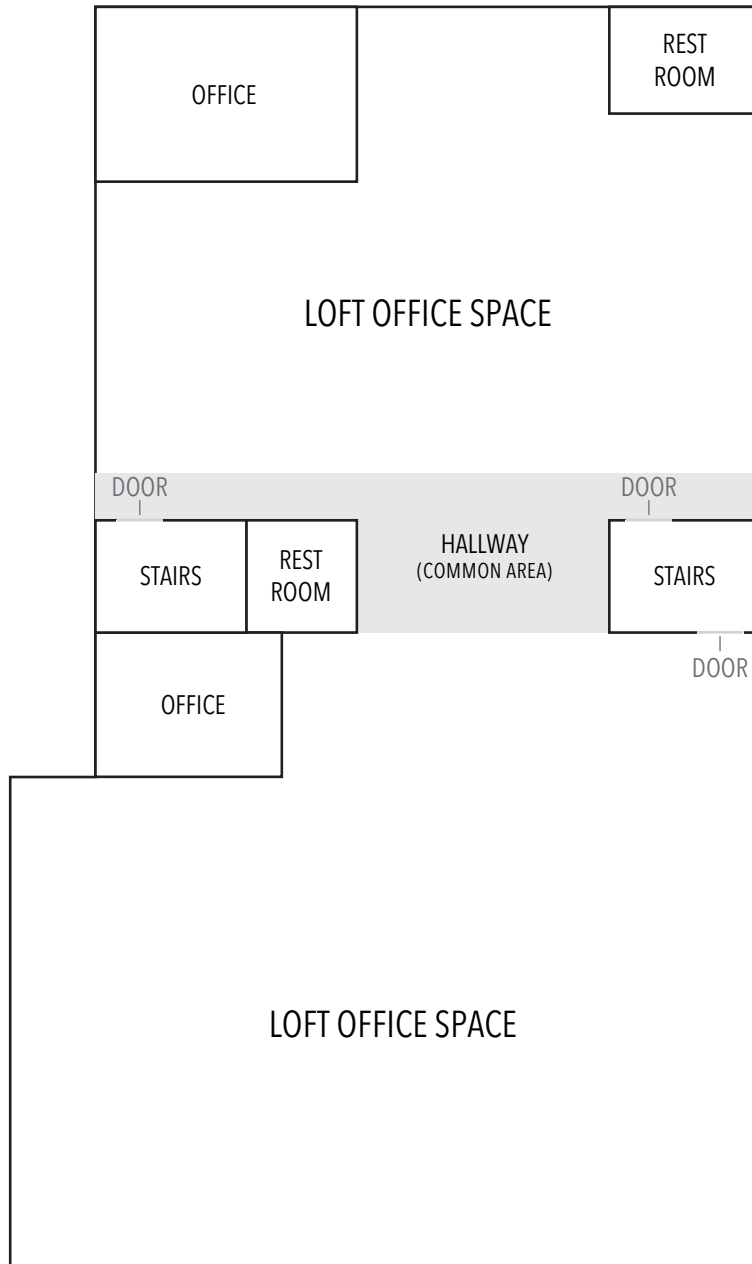
For Lease

FLEX & LOFT OFFICE

2ND FLOOR SITE PLAN (APPROXIMATE)

W. HUBBARD STREET

N. LEAVITT STREET



ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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

2155 W. Hubbard Street

CHICAGO, IL 60612 | KINZIE CORRIDOR

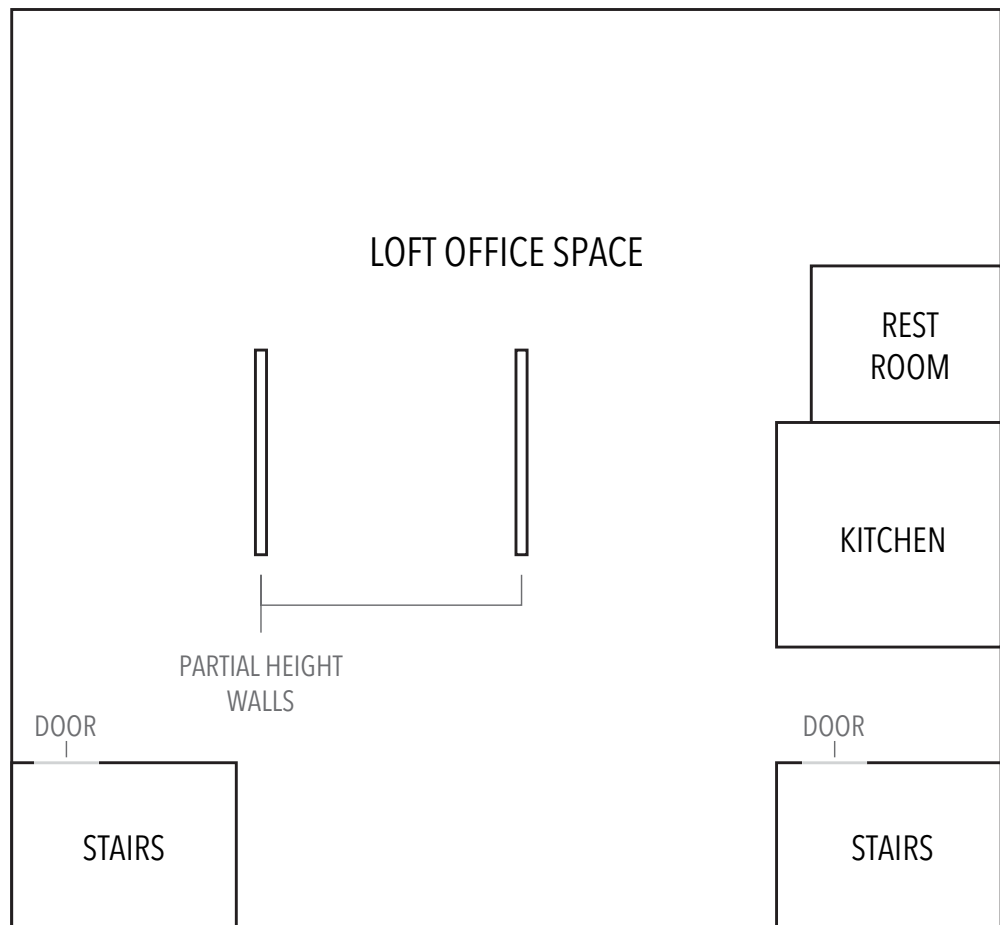
For Lease

FLEX & LOFT OFFICE

3RD FLOOR SITE PLAN (APPROXIMATE)

W. HUBBARD STREET

N. LEAVITT STREET



ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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

2155 W. Hubbard Street
Chicago, IL

