

FOR LEASE // CREATIVE OFFICE SPACE

248 N. Leavitt Street

CHICAGO, IL 60612



Owen Wiesner
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248 N. Leavitt Street

Join a dynamic community of creative professionals in this premier media-focused building, located in Chicago’s vibrant Kinzie Corridor. This exceptional property offers a unique blend of upscale office space and purpose-built amenities tailored for media production.

Tenants will enjoy secure loading access, gated parking, and thoughtfully designed workspaces that inspire creativity and collaboration. With its prime location and specialized features, this building is the perfect environment for media companies seeking a sophisticated and functional space to thrive.

Lease Rate: Contact Broker

PROPERTY HIGHLIGHTS

- + **±2,602 SF first floor office space** available
- + Existing **high-end finishes** throughout the suite
- + Includes multiple private offices, conference room, kitchenette, and bathrooms
- + Lots of **natural light via a large skylight** in the main area of the space

DEMOGRAPHIC SUMMARY

	.25 MI	.5 MI	1 MI
Est. Population	1,606	6,344	38,114
Est. Daytime Population	3,005	9,995	47,356
Est. Households	602	2,826	18,574
Est. Average Household Income	\$84,250	\$122,047	\$143,766



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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.

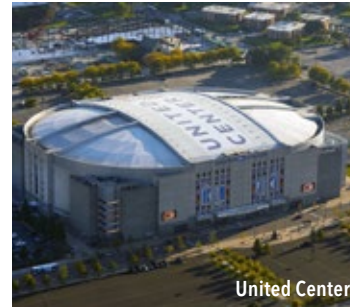
248 N. Leavitt Street sits close to trendy coffee shops, craft breweries, and locally loved dining spots. Just steps away are popular destinations like Metric Coffee and Goose Island Taproom, and less than 10 minutes from Restaurant Row, Time Out Market, Guinness Brewery, Punch Bowl Social, the United Center, and other West Loop favorites for team outings, client meetings, and casual networking.



Metric Coffee



Time Out Market



United Center



Goose Island Taproom



Punch Bowl Social

DEMOGRAPHIC HIGHLIGHTS
(WITHIN 1 MILE)



\$143,766

Average Household Income



5.0%

Proj. Household Growth
(2023-2028)



60.9%

Bachelor's Degree or higher



35.0

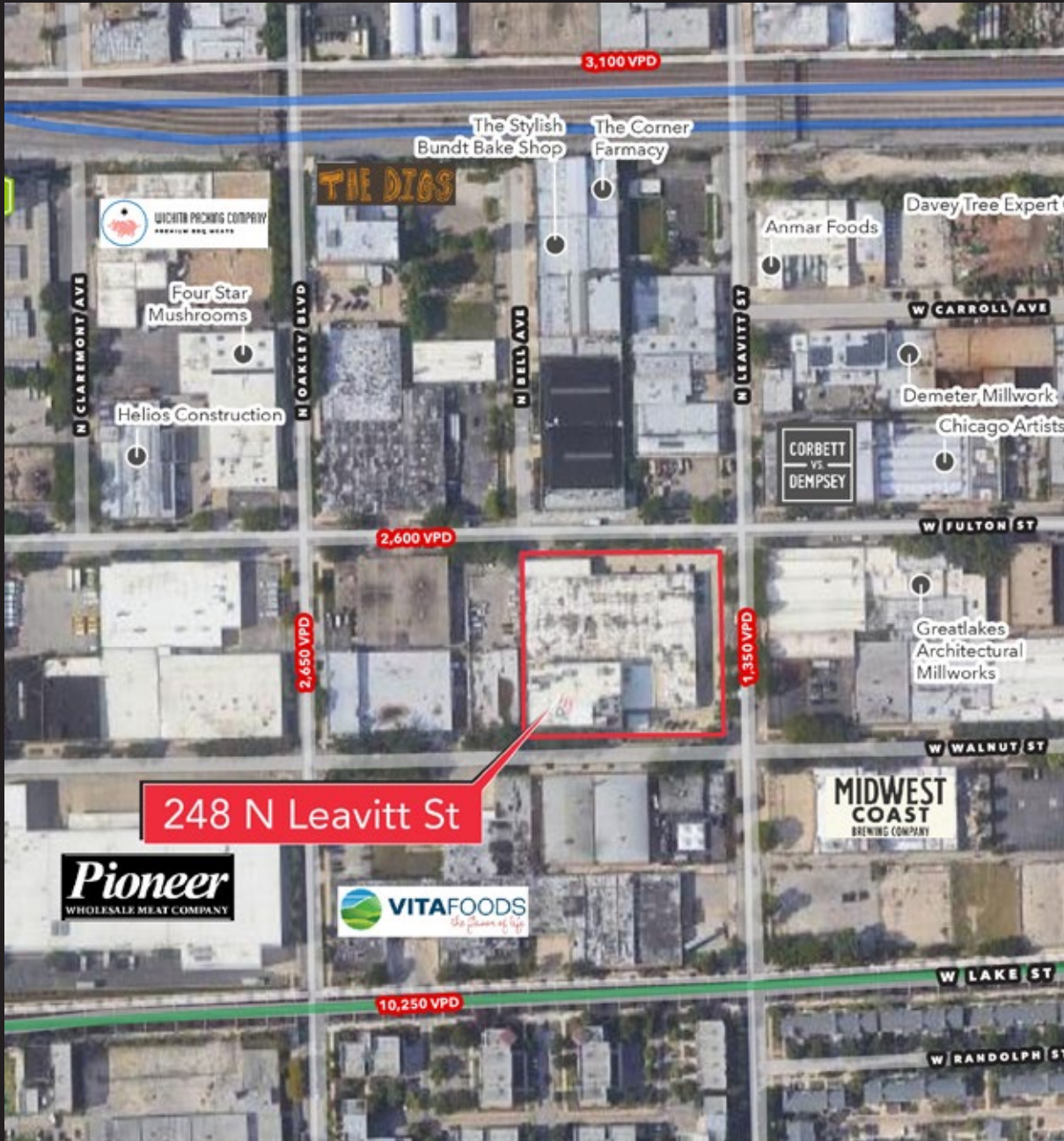
Median Age

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