

2501 W. Washington Boulevard

CHICAGO, IL 60612 | NEAR WEST SIDE

For Lease

OFFICE & FLEX INDUSTRIAL



BUILDING INFORMATION

LEASE RATE:	\$16/SF MG
CAM:	Estimated to be \$1.13/SF
AVAILABLE SPACE:	±2,450 SF
BUILDING SIZE:	±68,000 SF
FLOORS:	5
CEILING HEIGHT:	9'7" Clear - 12'1" Slab to Slab
PARKING:	78 Spaces (Up to 200 Available)
ZONING:	M1-1
ELEVATORS:	1 Passenger, 1 Freight
LOADING:	3 Exterior Loading Docks

SITE HIGHLIGHTS

- ▶ New windows on all four sides of building flood the space with abundant natural light
- ▶ Walking distance to CTA Green Line & Blue lines, Metra station and multiple Divvy stations
- ▶ Individual climate control for each floor
- ▶ Secured fenced parking in lot
- ▶ Exterior & Interior signage / branding opportunities
- ▶ Custom turn-key buildouts
- ▶ New ownership has invested large capital to completely redevelop the building to a loft office / flex space

ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2021 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

2501 W. Washington Boulevard

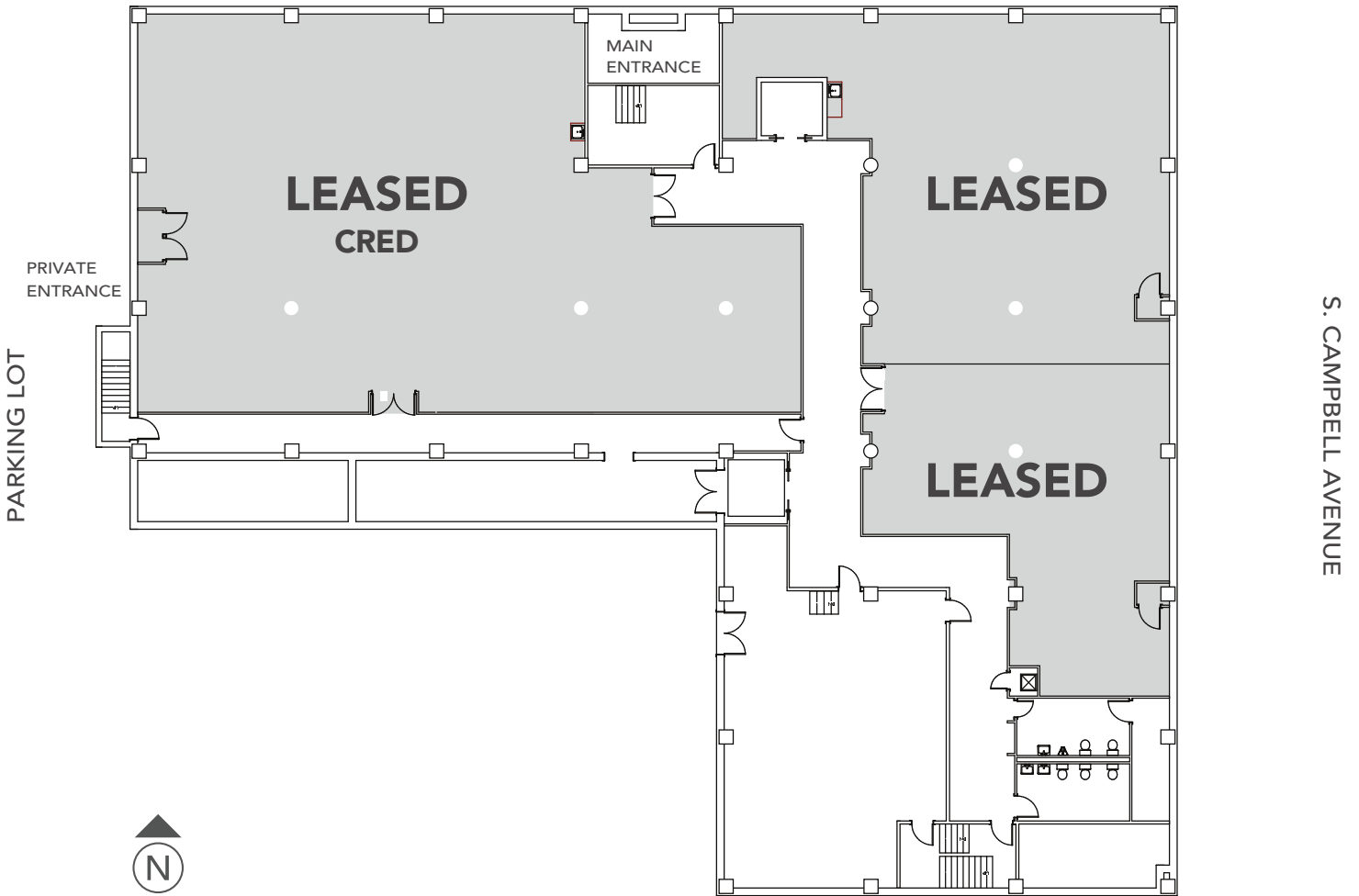
CHICAGO, IL 60612 | NEAR WEST SIDE

For Lease

OFFICE & FLEX INDUSTRIAL

1ST FLOOR SITE PLAN

W. WASHINGTON BOULEVARD



1ST FLOOR INFORMATION

FULLY LEASED

ALLEY

ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2021 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

2501 W. Washington Boulevard

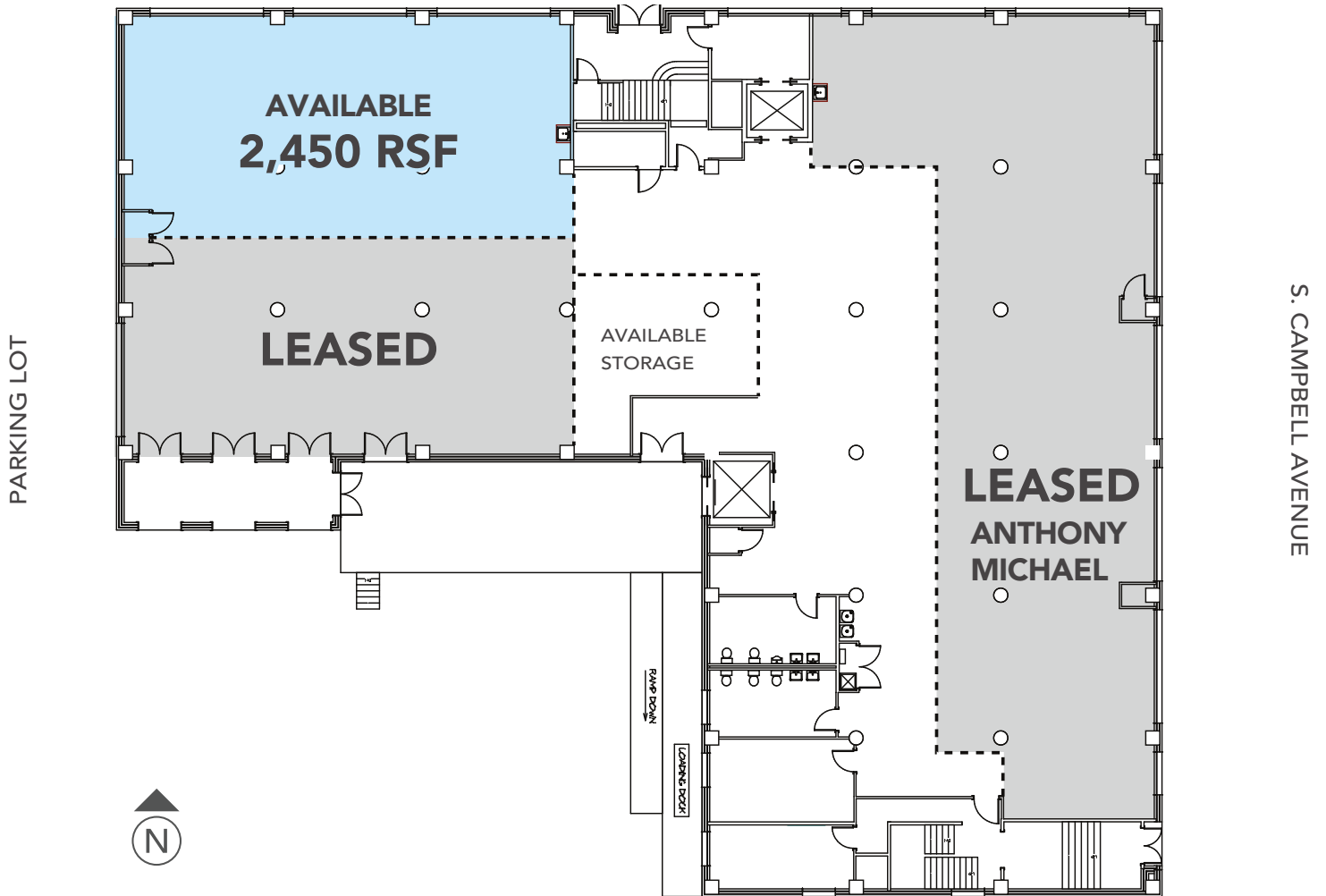
CHICAGO, IL 60612 | NEAR WEST SIDE

For Lease

OFFICE & FLEX INDUSTRIAL

2ND FLOOR SITE PLAN

W. WASHINGTON BOULEVARD



2ND FLOOR INFORMATION

LEASE RATE: \$16 / SF MG

AVAILABLE SPACE: ±2,450 SF

ALLEY

ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2021 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.

2501 W. Washington Boulevard

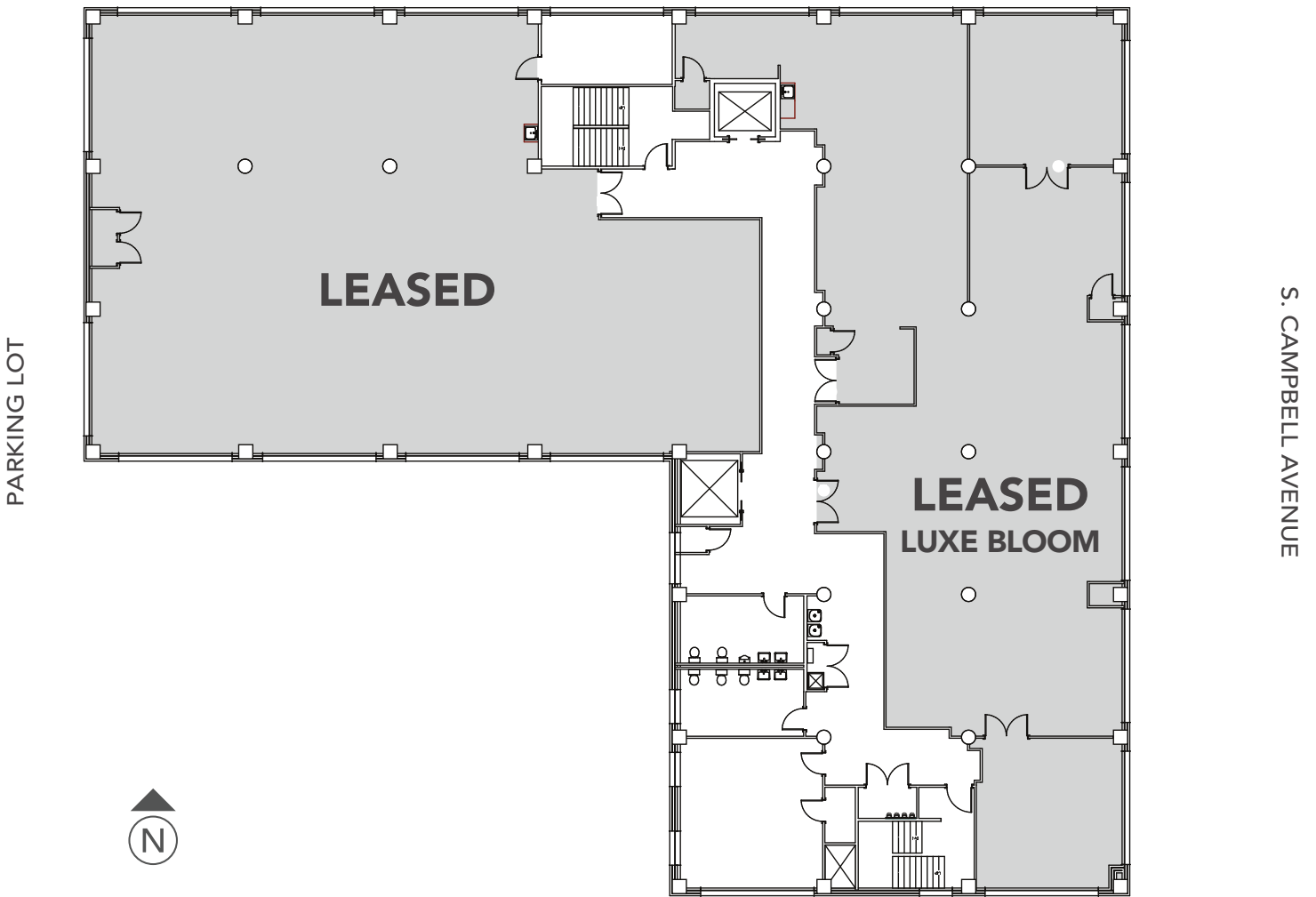
CHICAGO, IL 60612 | NEAR WEST SIDE

For Lease

OFFICE & FLEX INDUSTRIAL

3RD FLOOR SITE PLAN

W. WASHINGTON BOULEVARD



3RD FLOOR INFORMATION

FULLY LEASED

ALLEY

ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2021 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

2501 W. Washington Boulevard

CHICAGO, IL 60612 | NEAR WEST SIDE

For Lease

OFFICE & FLEX INDUSTRIAL

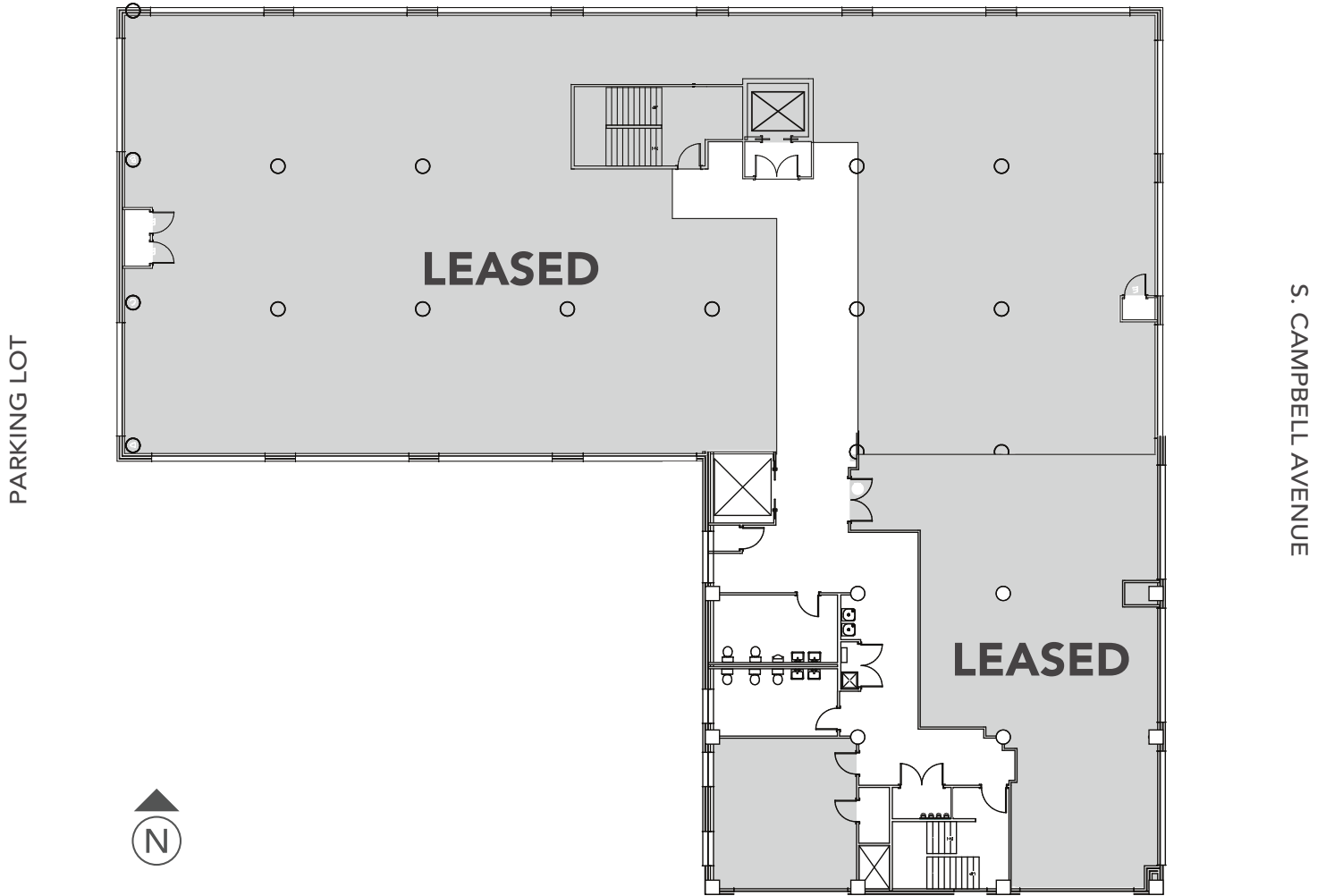
4TH FLOOR SITE PLAN

VIRTUAL
TOUR
AVAILABLE

bit.ly/2CnUnJ9



W. WASHINGTON BOULEVARD



4TH FLOOR INFORMATION

FULLY LEASED

ALLEY

ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2021 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.

2501 W. Washington Boulevard

CHICAGO, IL 60612 | NEAR WEST SIDE

For Lease

OFFICE & FLEX INDUSTRIAL

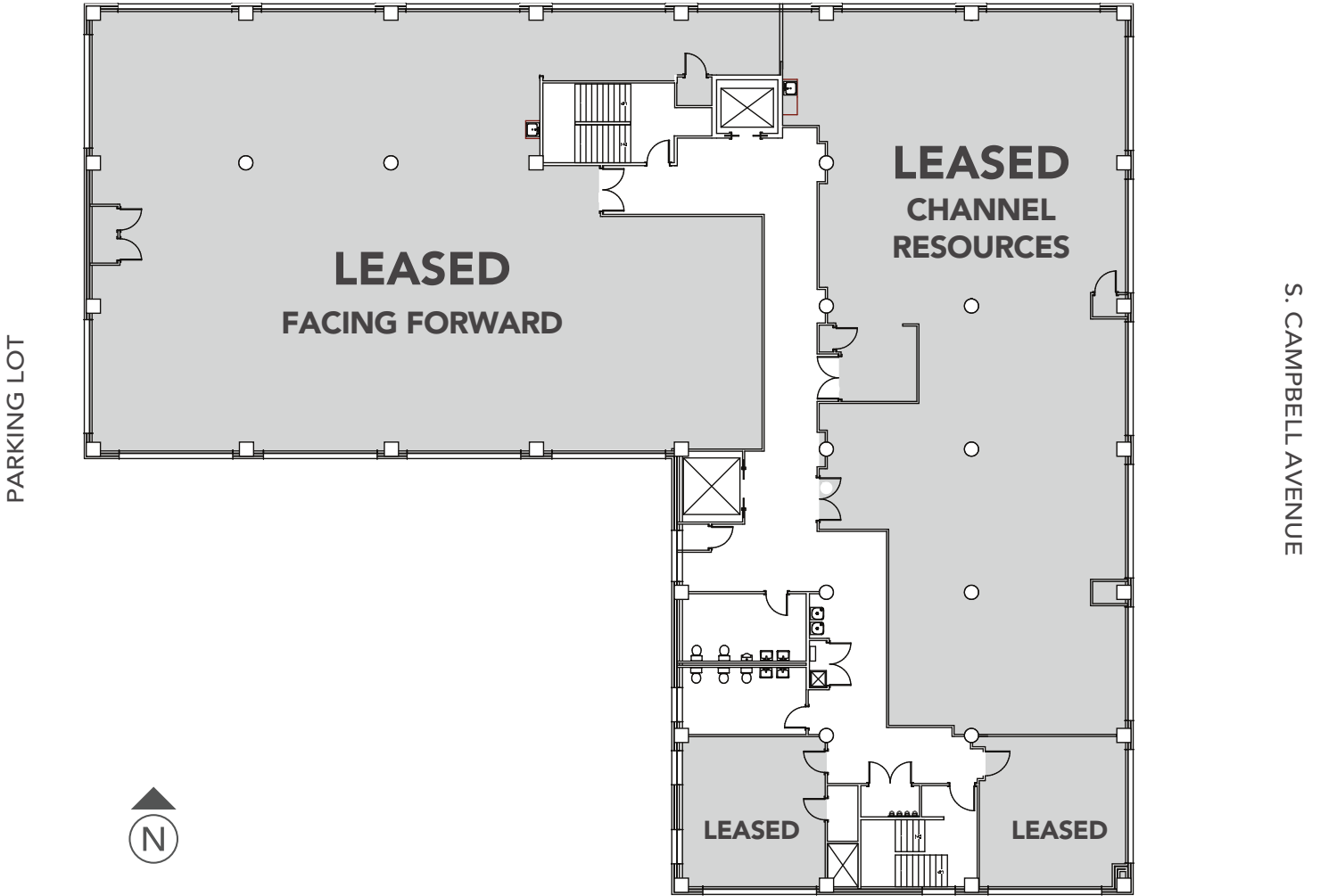
5TH FLOOR SITE PLAN

VIRTUAL
TOUR
AVAILABLE

bit.ly/2Y0nji1



W. WASHINGTON BOULEVARD



5TH FLOOR INFORMATION

FULLY LEASED

ALLEY

ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2021 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

2501 W. Washington Boulevard

CHICAGO, IL 60612 | NEAR WEST SIDE

For Lease

OFFICE & FLEX INDUSTRIAL



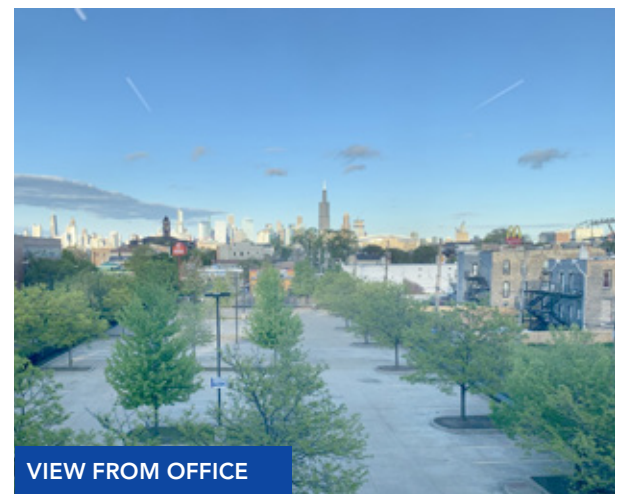
OFFICE SPACE



OFFICE SPACE



KITCHENETTE



VIEW FROM OFFICE

ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



© 2021 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

