

1640 W FULTON ST

CHICAGO, ILLINOIS



Virtual Tour



W FULTON ST

**12,791 SF // RARE ±4:1,000 SF CAR PARKING RATIO
AVAILABLE FOR LEASE IN CHICAGO'S KINZIE CORRIDOR**

Matt Cowie

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OWNED BY:



DRH

CBRE

HIGHLIGHTS



Total Building Size:	12,791 SF
Total Site Size:	±0.61 acres (25,668 SF)
Available SF:	12,791 SF
Clear Height:	12'0" - 15'0"
Loading:	1 drive in door
Car Parking:	±40 spaces
Zoning:	PMD 4A
2022 Taxes:	\$3.98/PSF (estimate)
Asking Lease Rate:	Subject to offer

HIGHLIGHTS

New windows	New exterior lighting
New LED lighting	New parapet wall
Sandblasted ceilings & walls	Roof maintenance
New convenience outlets	New ADA restrooms
New concrete topping slab	Electric clean-up

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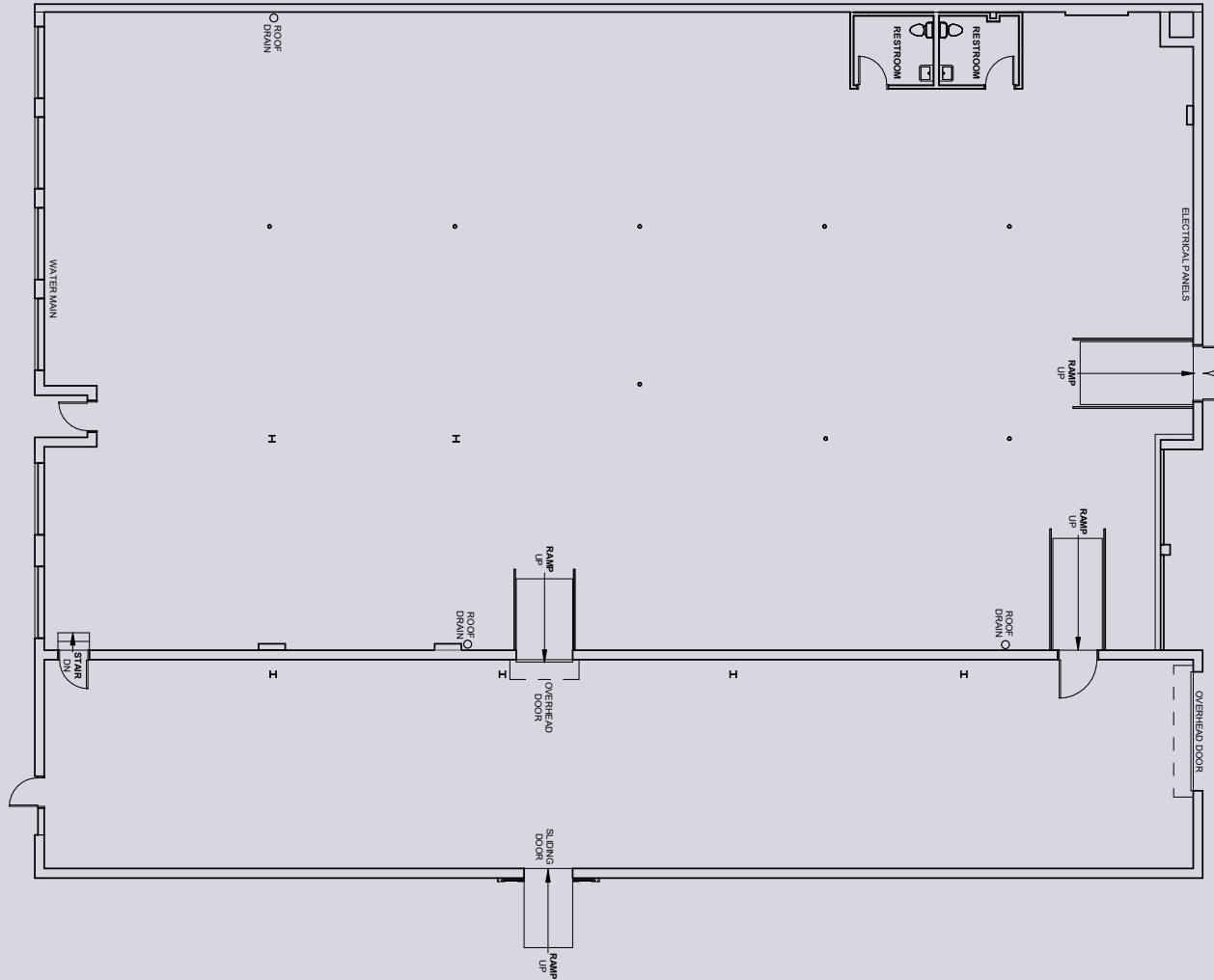
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FLOOR PLAN



Newly Renovated Space Ideal for Industrial, Office & Flex Uses

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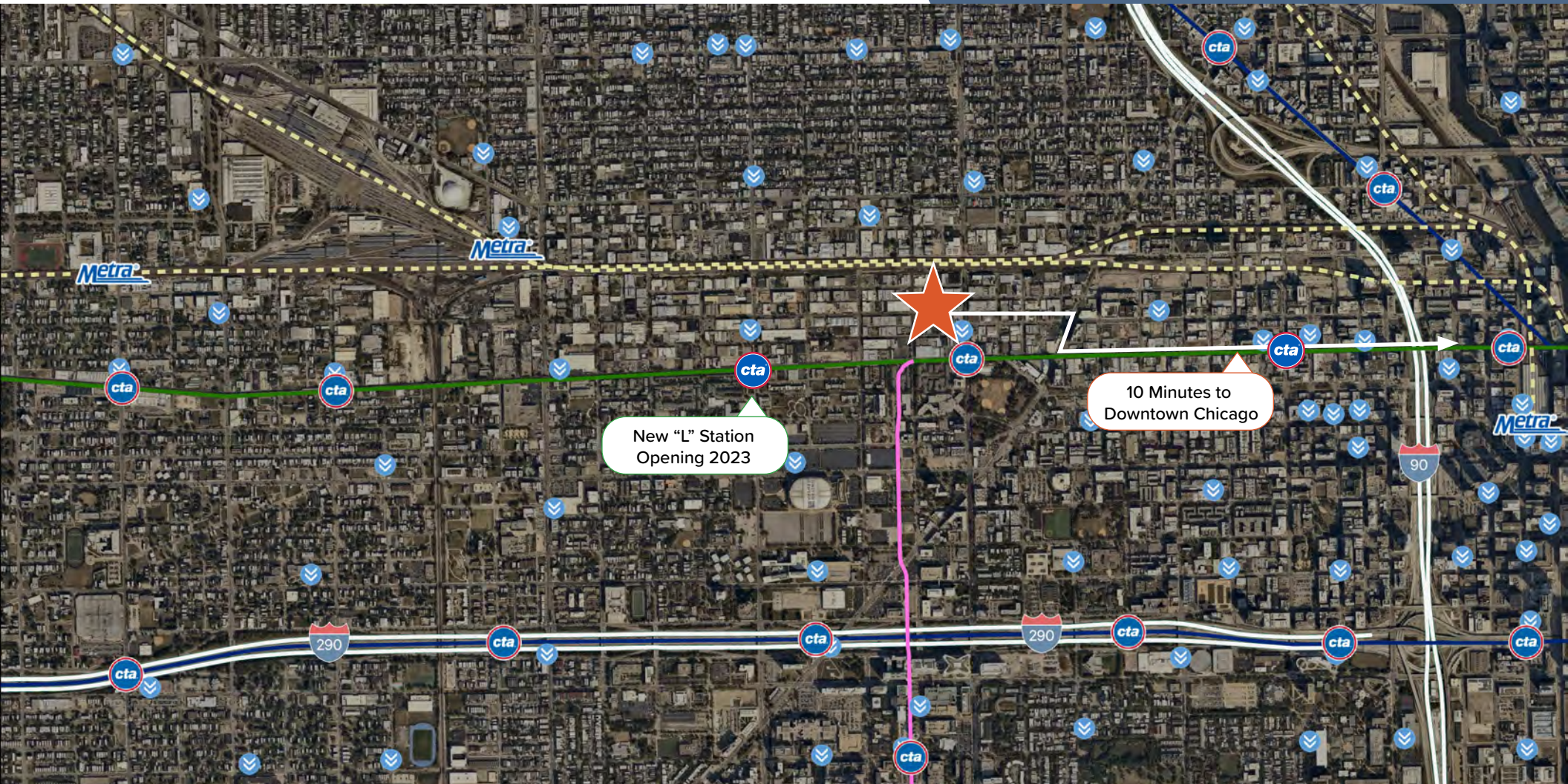
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ACCESS MAP



Offering Exceptional Access to Public Transportation, Expressways & Downtown Chicago



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PROPERTY PHOTOS



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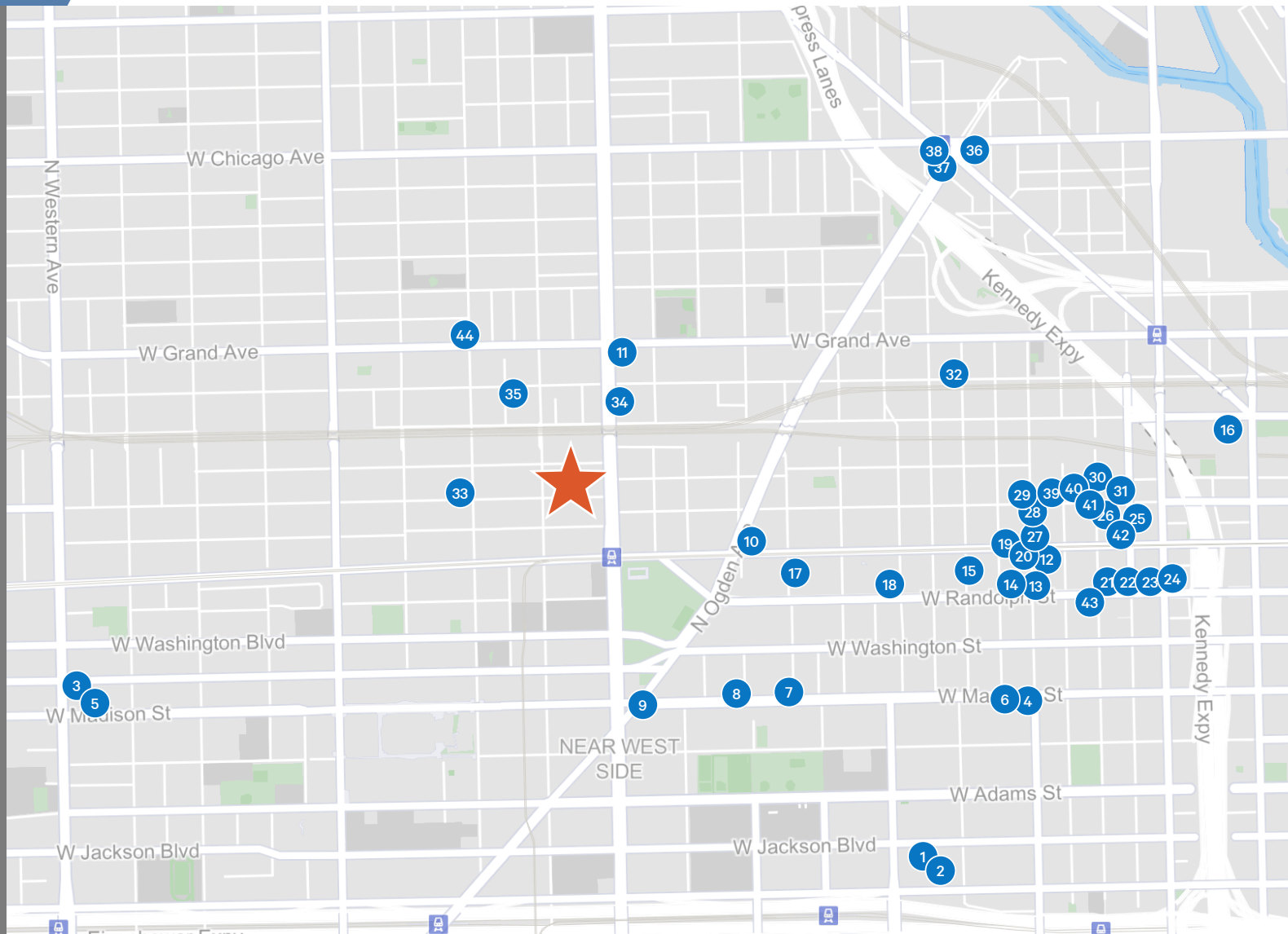
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LOCAL AMENITIES

- 1 Starbucks
- 2 Target
- 3 McDonald's
- 4 Starbucks
- 5 Walgreen's
- 6 Jet's Pizza
- 7 Ranalli's
- 8 Palace Grill
- 9 The Billy Goat Tavern
- 10 McDonald's
- 11 Dunkin' Donuts
- 12 Shake Shack
- 13 sweetgreen
- 14 Roti
- 15 Capriotti's Sandwich Shop
- 16 Wow Bao
- 17 The Loyalist
- 18 City Winery
- 19 The Corned Beef Factory Sandwich Shop
- 20 Federales
- 21 Bar Siena
- 22 Little Goat Diner
- 23 Au Cheval
- 24 La Josie
- 25 Limitless Coffee & Tea
- 26 Duck Duck Goat
- 27 Bar Takito
- 28 The Aviary
- 29 Swift & Sons
- 30 Kuma's Corner West Loop
- 31 Aba
- 32 The Aberdeen Tap
- 33 Goose Island Taproom
- 34 District Brew Yards
- 35 On Tour Brewing
- 36 CVS
- 37 D'Agostino's Pizza River West
- 38 Big Shoulders Coffee
- 39 Rose Mary
- 40 Time Out Market
- 41 Lyra
- 42 Cira
- 43 JP Graziano
- 44 Breakfast House



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