

2201 S. Halsted St., Chicago, IL

\$24.00/SF Net



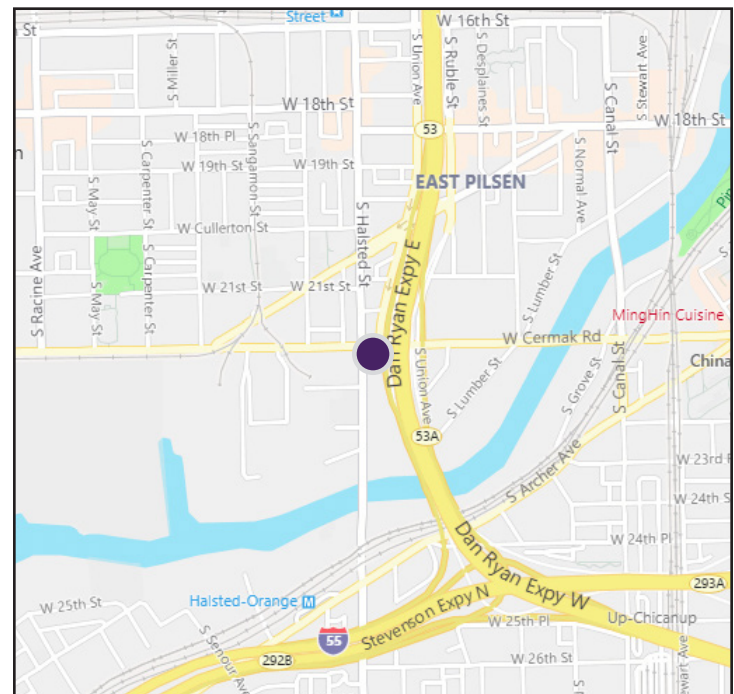
Property Highlights

- 3,000 SF to 7,000 SF storefront
- Vanilla box loft space
- Part of the Cannery on Halsted, a 100,500 SF loft office redevelopment
- Great space for cafe or restaurant
- Potential to add black iron
- New mechanicals for building
- Highly visible at Cermak & Halsted
- Potential sign visible from highway
- Abundant parking available
- Potential to add up to 20,000 SF of lower level space for storage
- Includes access to loading dock
- Below market net charges

Property Overview

At the corner of Halsted and Cermak, a 3,000 to 7,000 square foot storefront is available for lease; the space can be expanded to 7,000 square feet. Part of the Cannery on Halsted, a large loft office redevelopment in Pilsen, this is a great location for a cafe, brewery or restaurant. The loft space is in vanilla box condition and has potential to add black iron; up to 20,000 square feet of lower level space are also available as storage or prep space. Highly visible, the unit can add large windows with a good window line and potentially signage visible from the highway. Abundant parking is available. Tenant improvement funds may be available for the right tenant.

Pilsen is a neighborhood on the lower west side of Chicago. *Forbes* named Pilsen one of the “Top 12 Coolest Neighborhoods in the World” in 2018. At Cermak and Halsted, with potential for visibility from the Dan Ryan Expressway, this is a great location in a popular neighborhood.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	39,998	335,487	850,400
Households	14,334	152,018	357,170
Average Income	\$63,814	\$98,698	\$93,637

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