

LEASE

3631-33 S. Halsted

3631-33 S. HALSTED ST

Chicago, IL 60608

PRESENTED BY:

ADAM NAPP, CCIM

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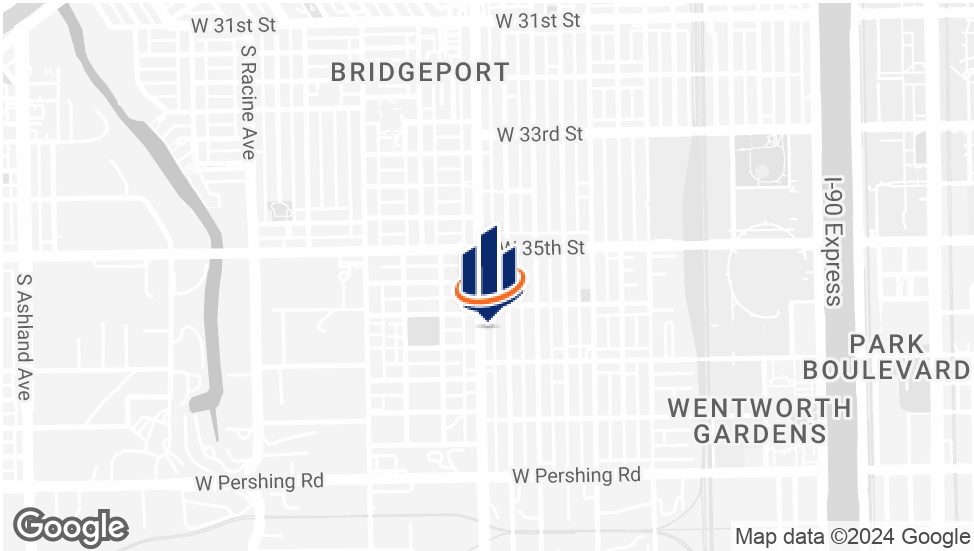
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.50/PSF MG
AVAILABLE SF:	5,750 SF
RENOVATED:	2023
ZONING:	B1-1
SUBMARKET:	Bridgeport
APN:	17-33-307-011 and -012

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 3631-33 S. Halsted for LEASE. Located in the heart of Bridgeport on Halsted between 35th Street and Pershing Road, the subject building is an approximately 5,750 SF single-story masonry building. It is column-free and has high ceilings (18’ clear), along with 14’ roll-up doors in the front and rear. The delivery condition, including storefronts and doors, can be negotiated. The property is zoned B1-1 and is ideal for many commercial uses. It is located less than a mile from Guaranteed Rate Field and steps from Donovan Park, its proposed fieldhouse, and the recently remodeled 1,500-seat Ramova Theater. Proximity to Interstate 90/94 provides easy access to downtown and the surrounding areas. Please call the listing advisor for additional details.

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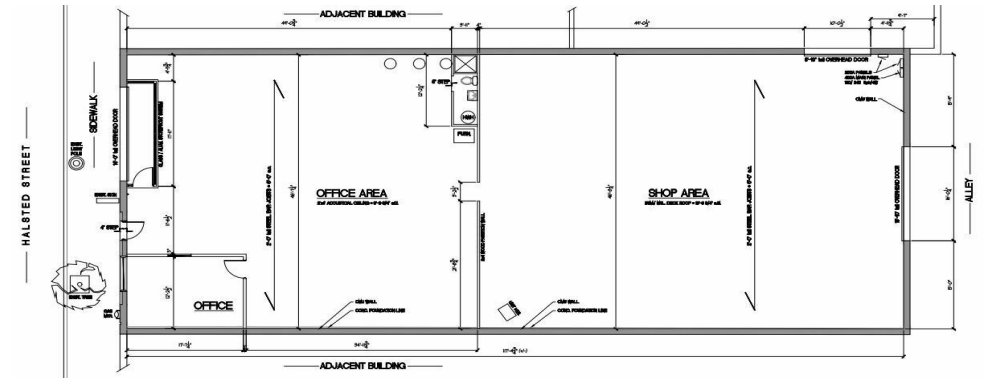
# COMPLETE HIGHLIGHTS

## LOCATION INFORMATION

STREET ADDRESS	3631-33 S. Halsted St
CITY, STATE, ZIP	Chicago, IL 60608
SUB-MARKET	Bridgeport
CROSS-STREETS	Halsted / 37th Street

## PROPERTY HIGHLIGHTS

- Approximately 5,750 SF for LEASE
- Single-Story Masonry Building
- High Ceilings - 18'+ Clear
- Column-Free
- 14' Roll-Up Door in Front and Rear
- Zoned B1-1
- Ideal For Many Commercial Uses
- Delivery Condition, Including Storefronts and Doors, Negotiable
- Bridgeport Neighborhood
- Less Than a Mile From Guaranteed Rate Field
- Steps From The Soon to be Expanded Donovan Park and The Remodeled 1,500-seat Ramova Theater
- Easy Access to Downtown and Surrounding Areas via 90/94

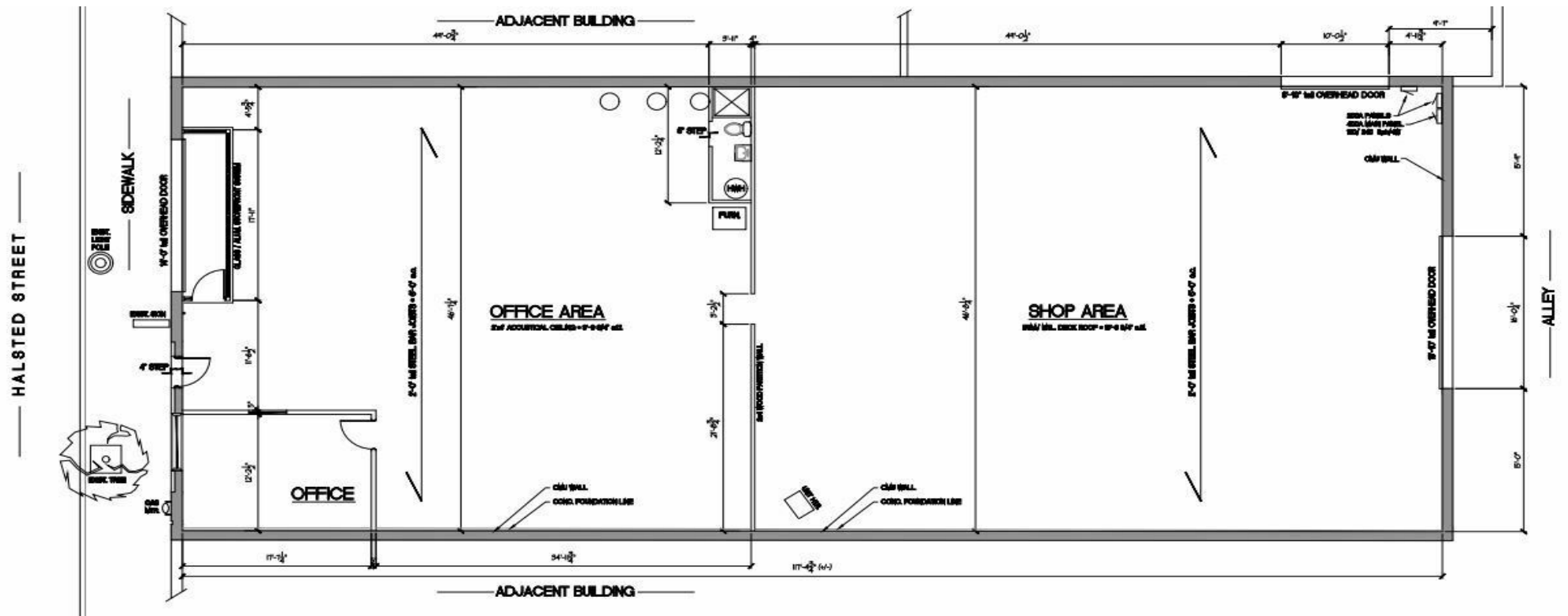


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## FLOOR PLAN



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## RETAIL AERIAL MAP



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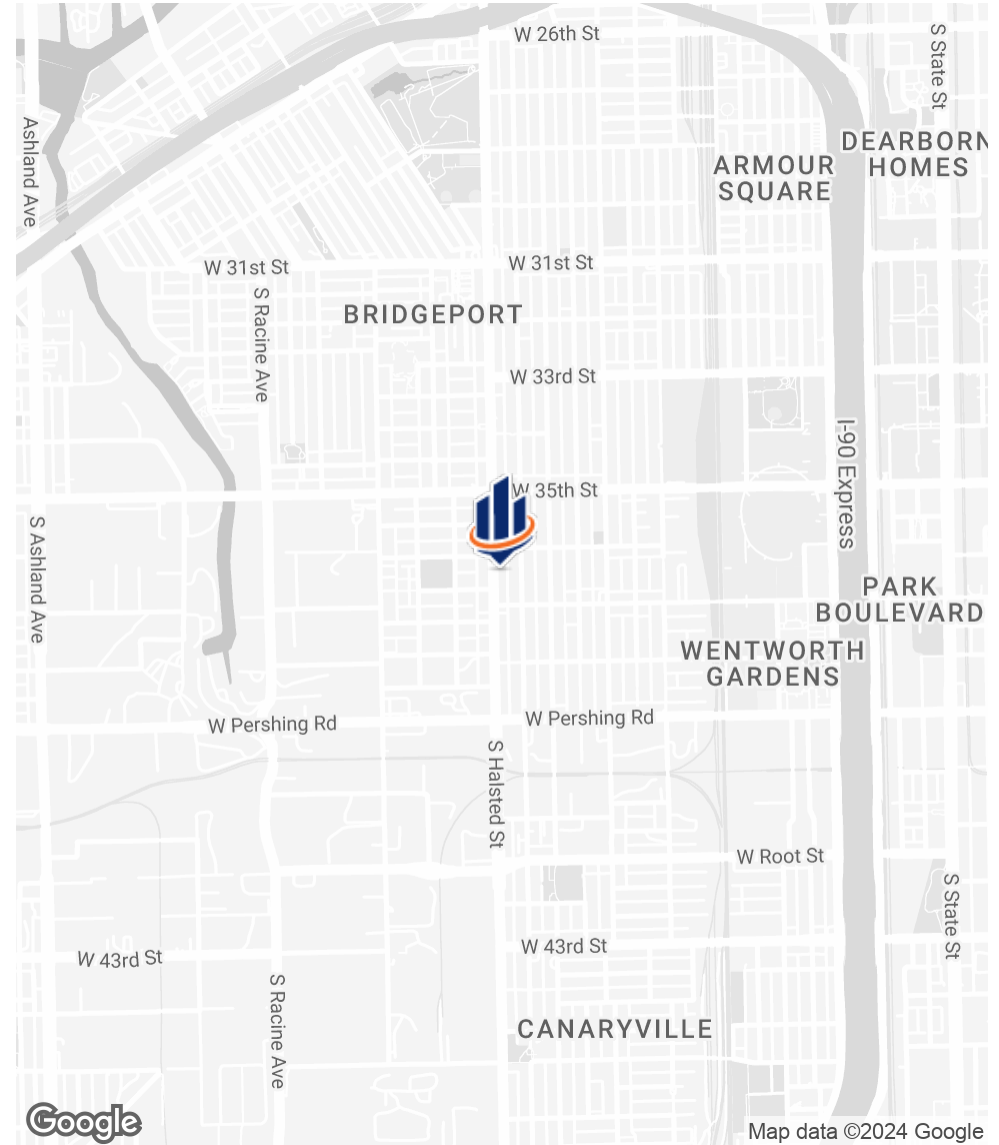
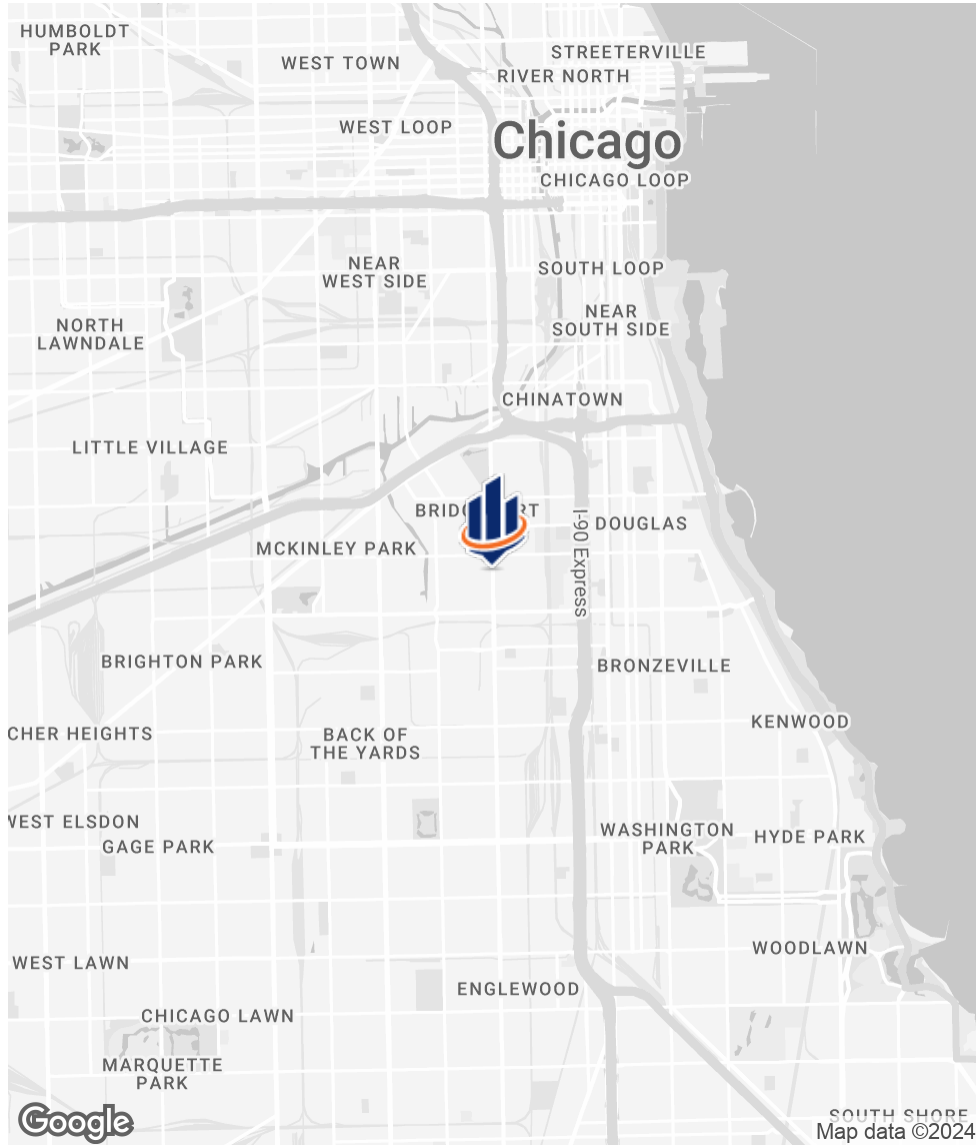
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## LOCATION MAPS



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