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THE GLASS FACTORY

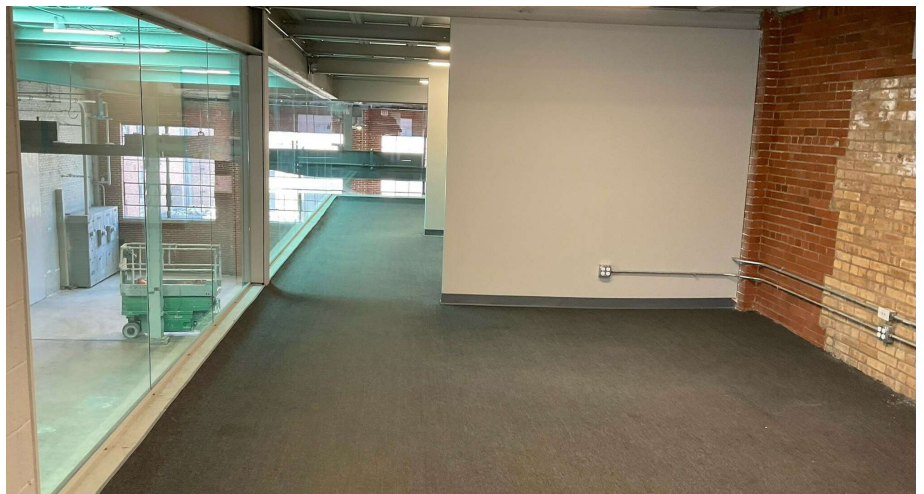
9,731 SF FLEX/OFFICE/SHOWROOM

900 W. Cermak
Chicago, IL 60608
Bldg. 3 West

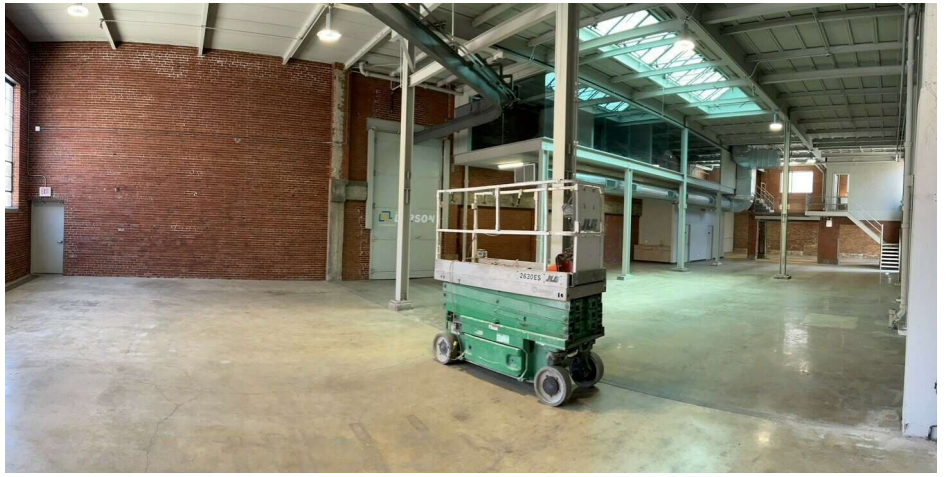
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LEASE OVERVIEW

LEASE PRICE:	Low \$20's/SF/MG
USE:	Showroom/Distribution/Office./Warehouse
SPACE SIZE:	9,731 SF
SUBMARKET:	-East Pilsen
ZONING:	C3-2
LOADING	Interior Dock
CROSS STREETS: Cermak/Peoria/Canalport	

AREA TENANTS

- Foxtrot
- Starbuck's Coffee
- Chicago Art Department
- University Village Marketplace
- Blue Cross Blue Shield
- Rosati's Pizza
- Bar Louie
- Popeye's Cajun Chicken
- Bank of America, Chase,.
- Del Toro
- Dunkin' Donuts

SPACE DESCRIPTION

Dramatic, architectural space. Part of a historic, four-building campus. High ceilings- 20' under truss.
Dock access- 6 interior docks with 20 ton ramp.
Fully air conditioned space.
Power: 600 amp, 3 phase.
High-end LED lighting throughout.
Dramatic, 1,300 SF of glass office mezzanine.
Full height, glass, storefront entry.
Polished concrete floors, 40' long ventilating skylight.
Kitchenette.

THE GLASS FACTORY CAMPUS HIGHLIGHTS

- Attractive adaptive re-use of a four-building, historic, industrial complex.
- 2 large on-site surface parking lots
- 6 interior docks.
- Sandblasted masonry, heavy timber, and structural steel details throughout.
- Abundant and large windows with natural light.
- Close proximity to Loop.
- Closely held long-term ownership.

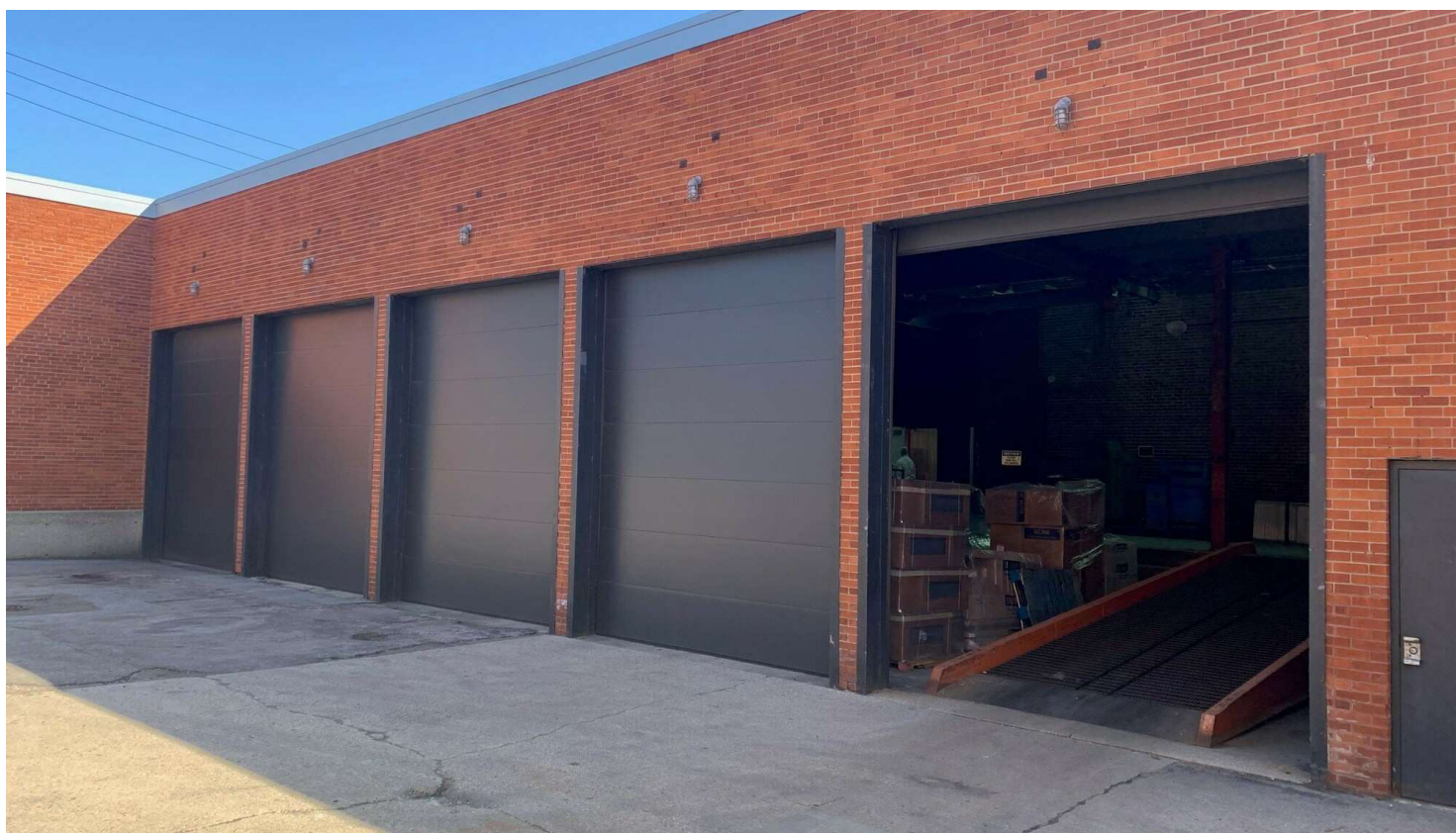
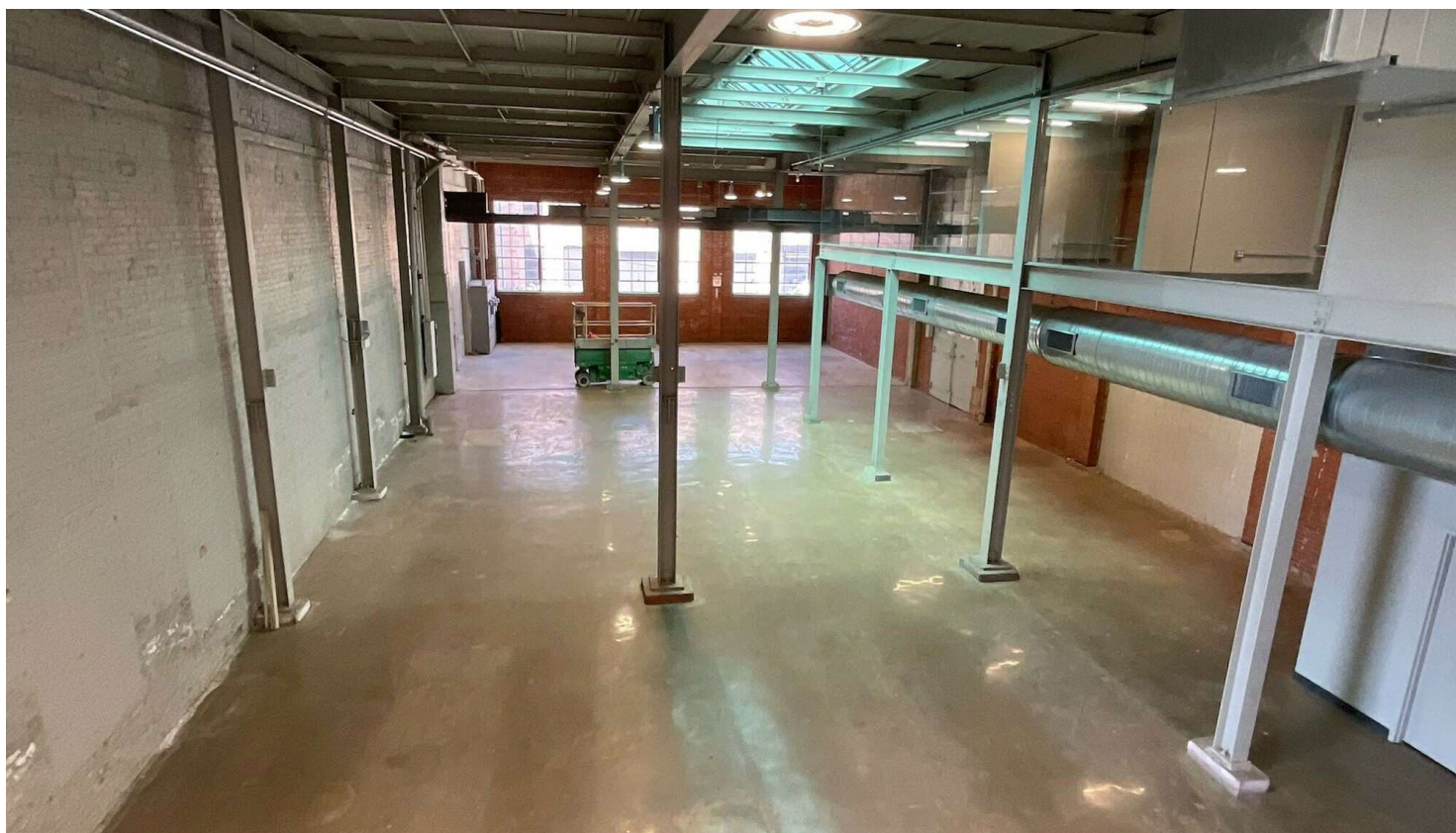
AREA AND TRANSPORTATION HIGHLIGHTS

- CTA Orange Line
- Metra access
- CTA #8-Halsted, #21-Cermak, #18-18th Street

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INTERIOR PHOTOS

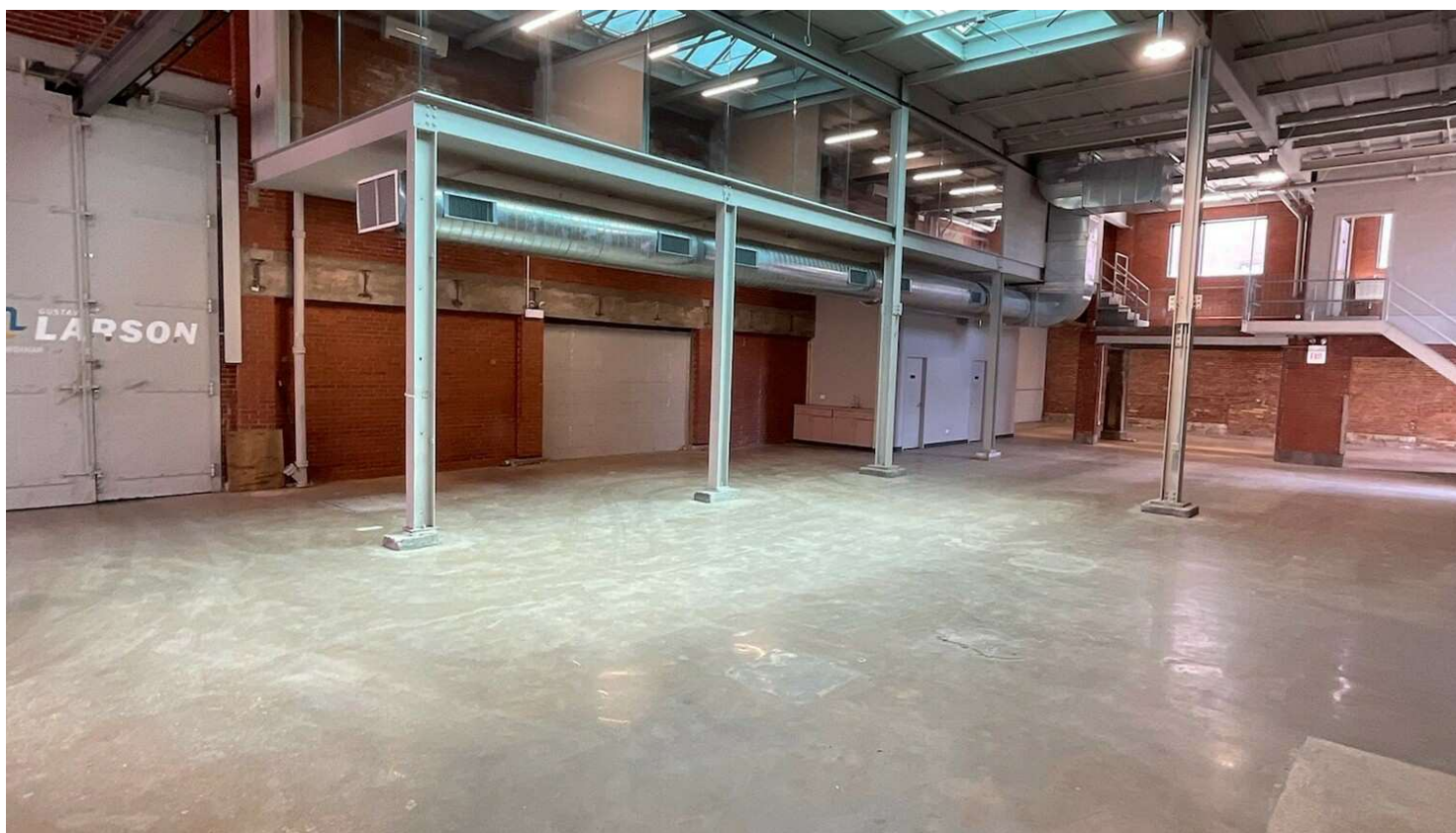
900 W. Cermak, Chicago, IL 60608



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INTERIOR PHOTOS

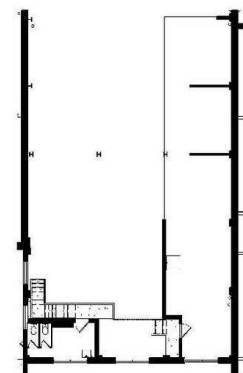
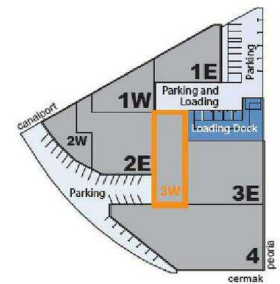
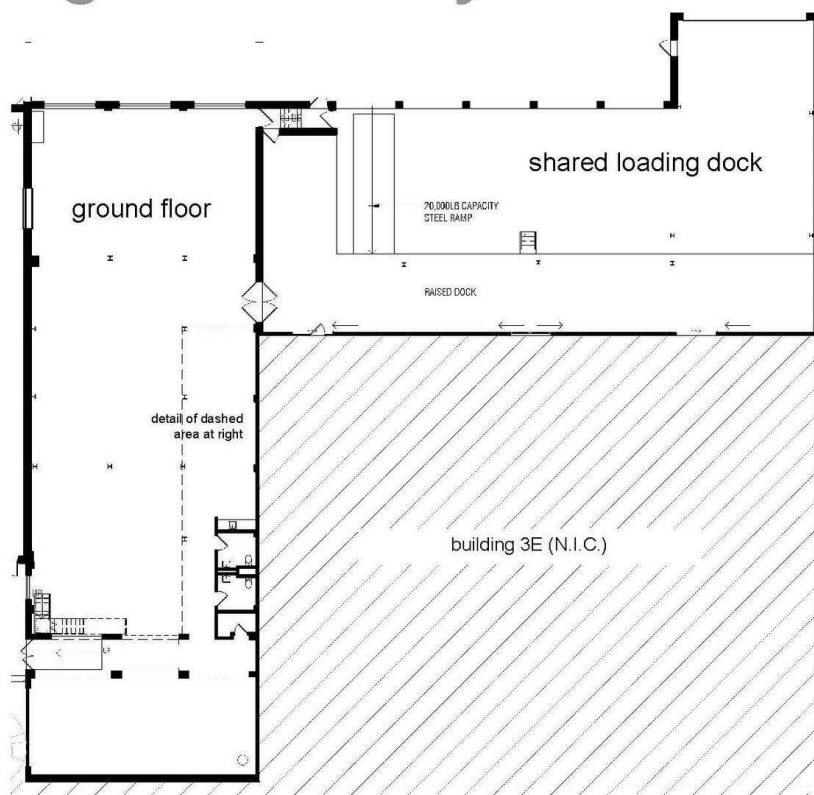
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FLOOR PLAN

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the glass factory.



second floor mezzanine

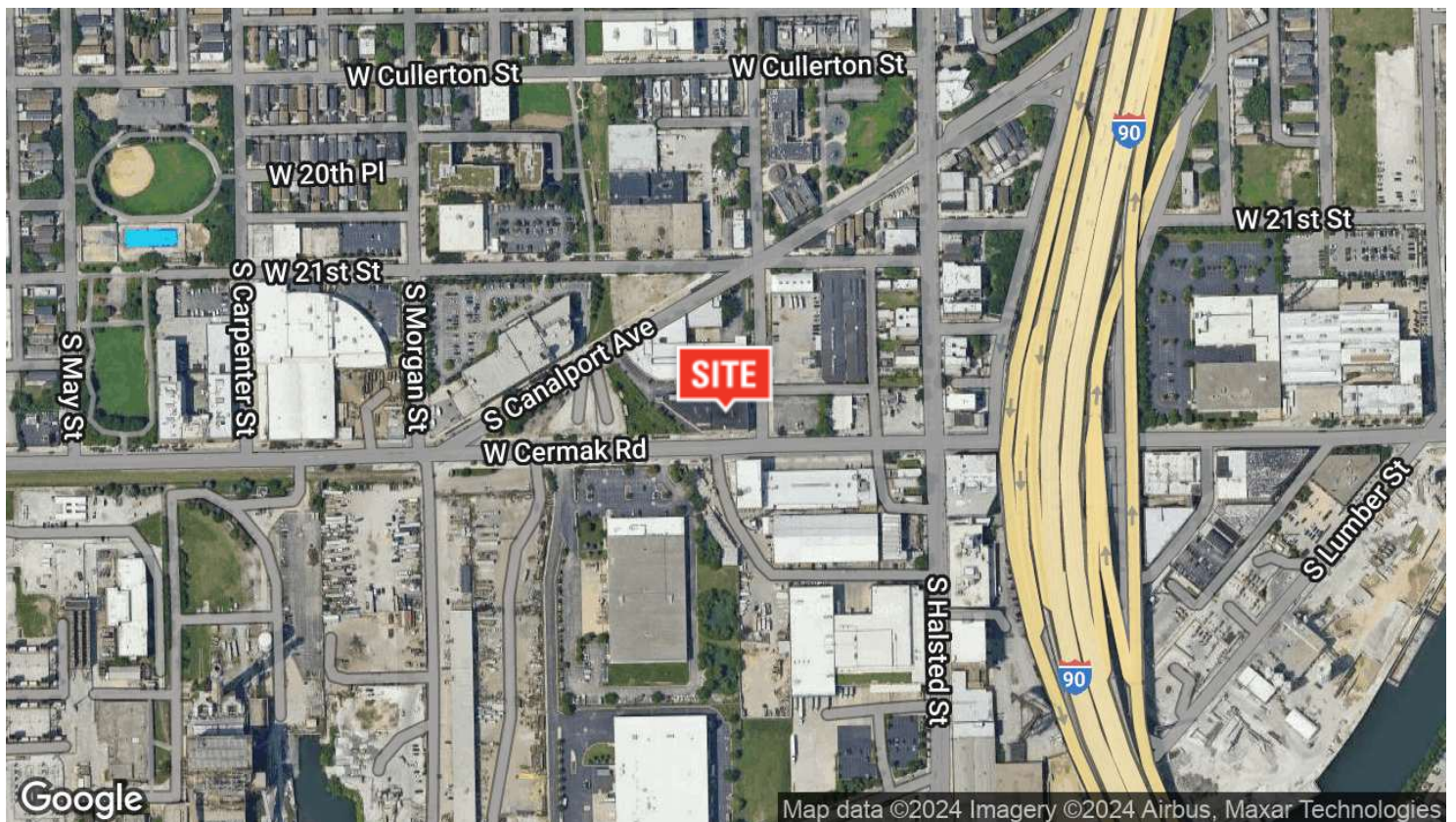
THE GLASS FACTORY / building 3W

900 West Cermak, Chicago

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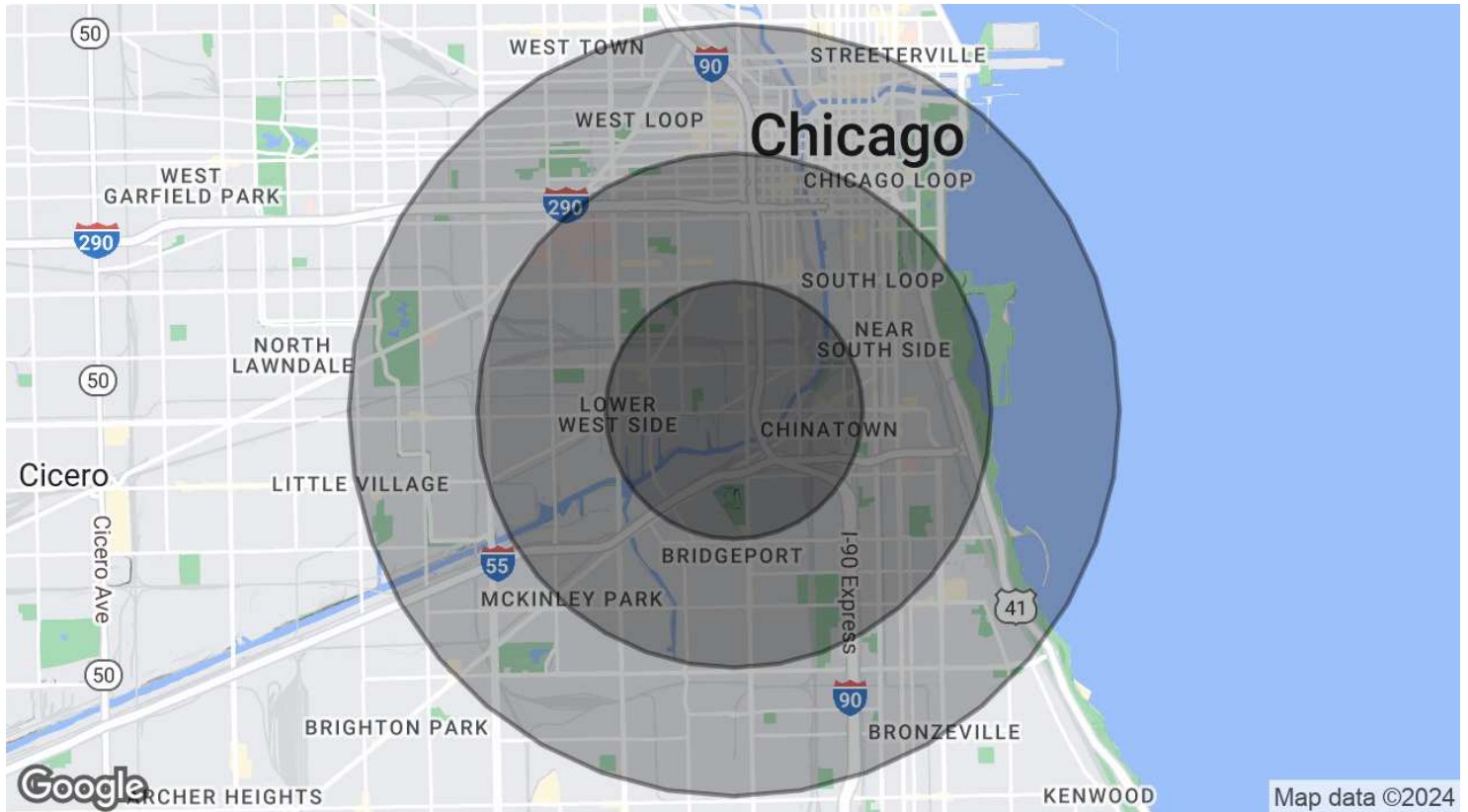
AERIAL & STREET DETAIL

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DEMOGRAPHICS MAP & REPORT

900 W. Cermak, Chicago, IL 60608



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	38,106	151,282	284,578
Average Age	34.9	34.0	33.5
Average Age (Male)	34.9	33.7	32.9
Average Age (Female)	35.9	34.7	34.3

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	14,423	61,944	121,696
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$52,838	\$67,493	\$76,355
Average House Value	\$319,989	\$362,997	\$375,781

2020 American Community Survey (ACS)