

# JAMESON.

## THE GLASS FACTORY

9,731 SF FLEX/OFFICE/SHOWROOM

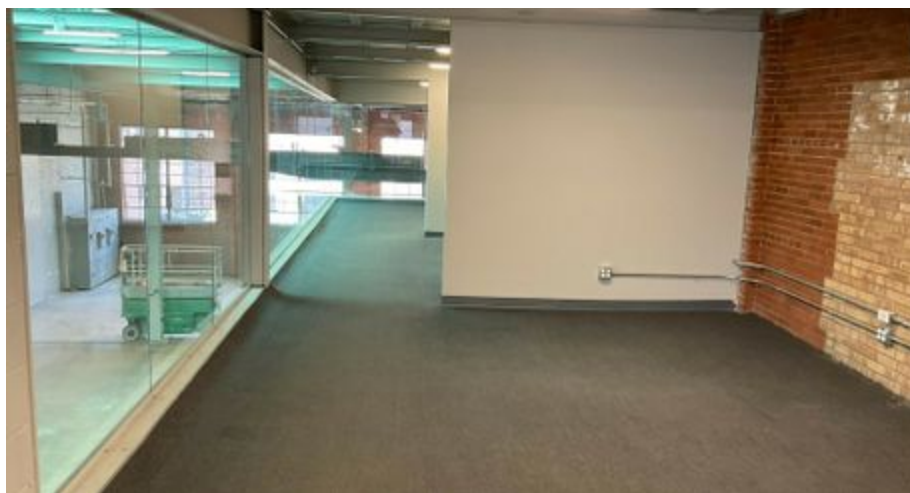
900 W. Cermak  
Chicago, IL 60608

Bldg. 3 West

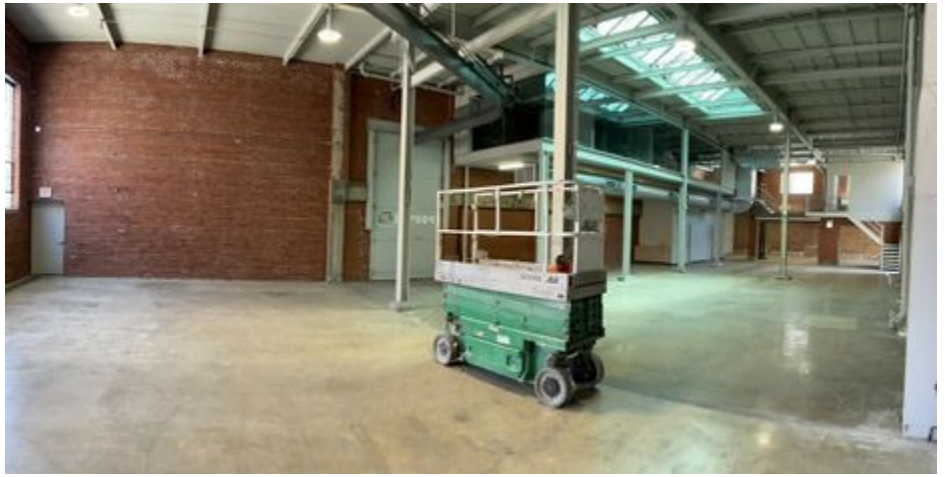
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## LEASE OVERVIEW

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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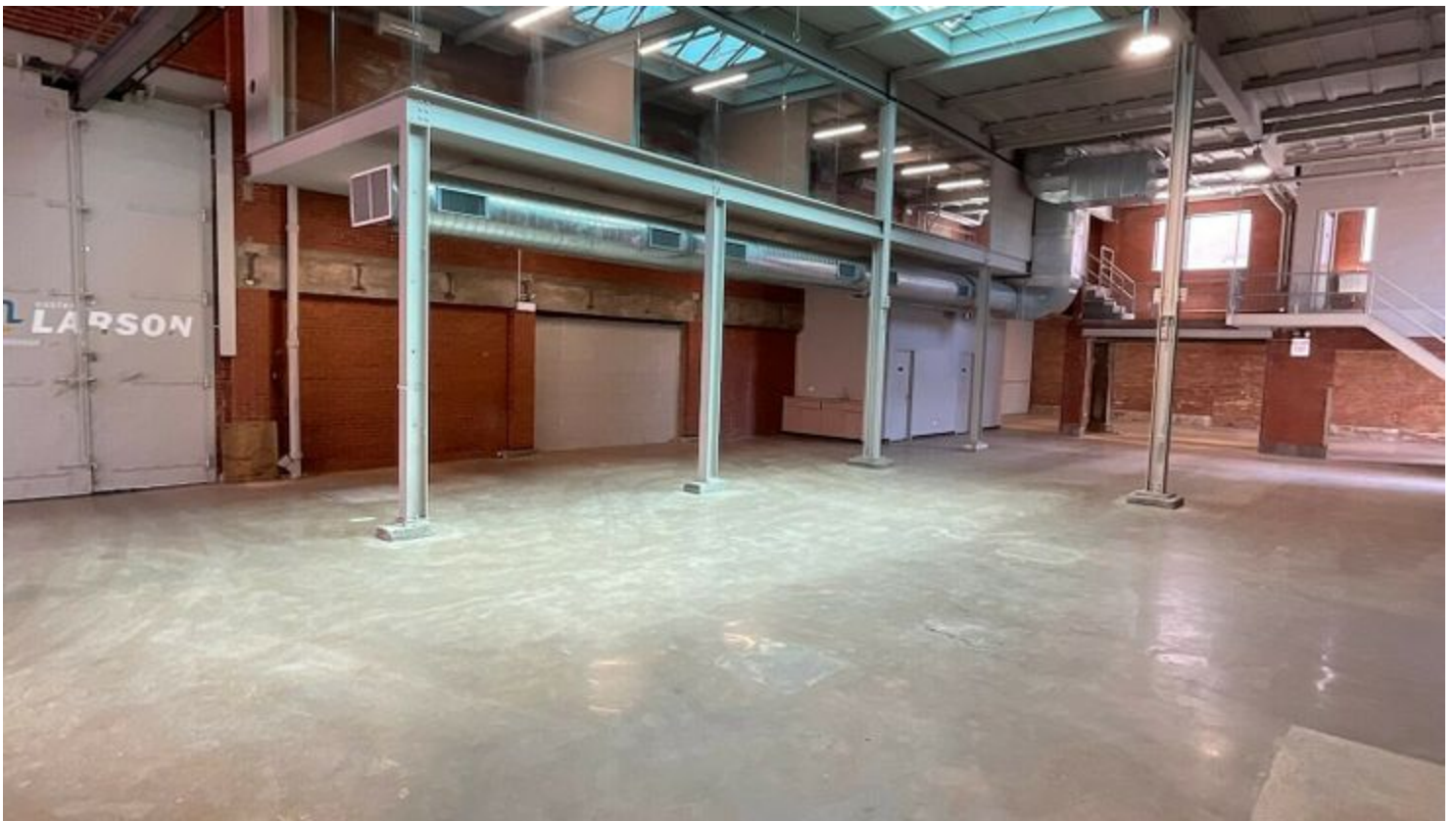


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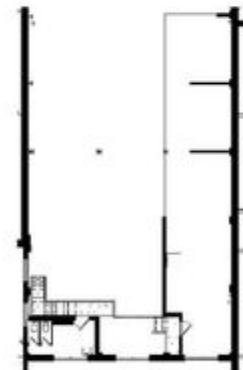
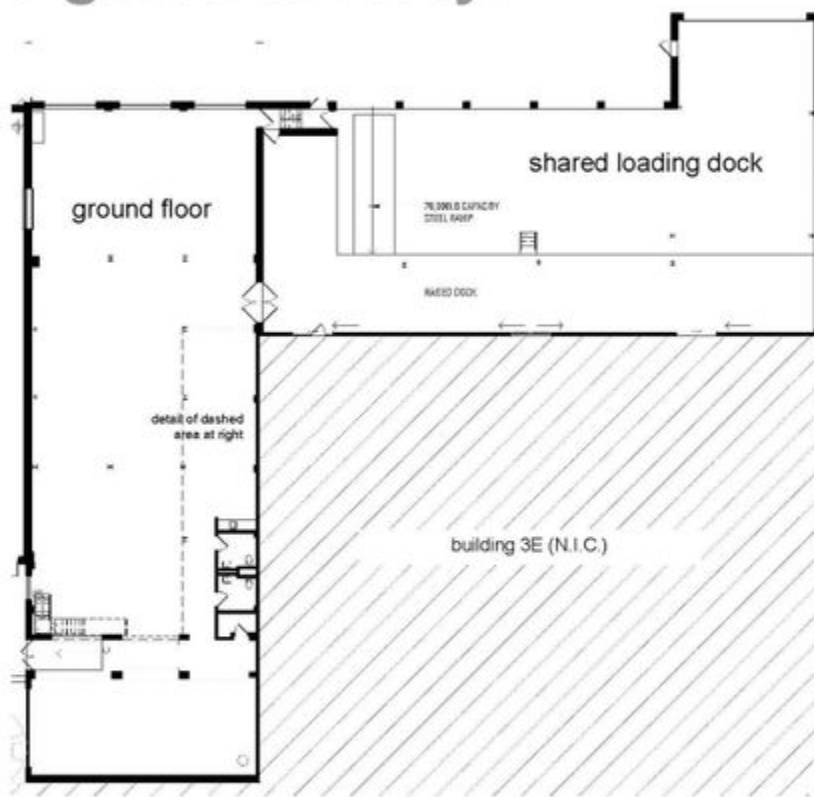
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## FLOOR PLAN

900 W. Cermak, Chicago, IL 60608

the glass factory.



THE GLASS FACTORY / building 3W

900 West Cermak, Chicago



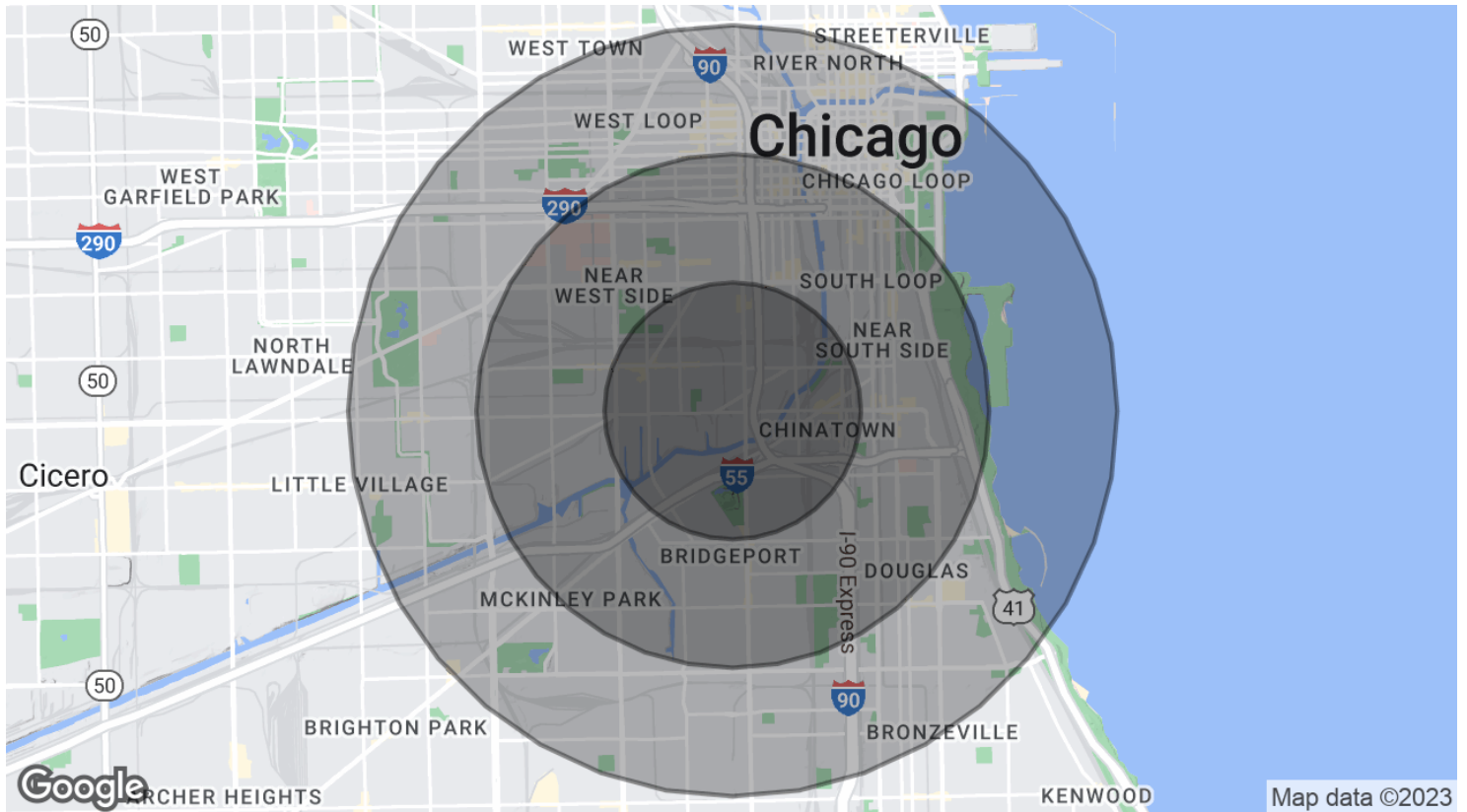
## AERIAL &amp; STREET DETAIL

900 W. Cermak, Chicago, IL 60608



## DEMOGRAPHICS MAP &amp; 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 &amp; 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

\* Demographic data derived from 2020 ACS - US Census