



# Garrett Realty & DEVELOPMENT, INC.

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Exclusive Listings as of July 1, 2018

**Please Distribute To All Brokers**

Property Address	Sq. Ft.	Zoning	Sale Price/ Lease Rate	Description	Agent & Ext.
<b>Office Space For Sale or Lease</b>					
3354 N. Paulina	#206F – 200 #204D – 225	B3-2	\$700 Month/Gross \$650 Month/Gross	2 <sup>nd</sup> Floor walk-up office spaces with operable windows. Includes all utilities, taxes, and CAM. Located across the street from the Brown line and Starbucks.	O'Brien x37
1440 N. Kingsbury	#112 – 225 #123 – 225 #221 – 420 #217 – 430 #218 – 600 #001 – 990	C3-5	\$800 Month/Gross \$750 Month/Gross \$700 Month/Gross \$1,200 Month/Gross \$1,500 Month/Gross \$1,800 Month/Gross	Small walk-up office spaces with operating windows. Includes all utilities, taxes, and CAM. Located at the corner of Blackhawk and Kingsbury. Abundant private off-street parking. Next to Lincoln Park Whole Foods on the Chicago River. Plenty of guest parking in front of building. Walking distance to Red El station at North and Clybourn and New City.	O'Brien x37
1132 S. Wabash	750 2,250	DX-12	\$40 sf/Gross	Newly constructed loft office suites. Building features exposed brick and timber, hardwood floors, brand new windows, all new mechanicals, tons of natural light and 12'-13' ceilings. Suites feature private restrooms, kitchenette, and direct passenger/freight elevator access. Roof top deck.	Schraufnagel x16 Chiponis x25
1249 N. Clybourn	1,300	M1-2	\$18 sf/mg	3 <sup>rd</sup> Floor office space with elevator identity, open floor plan, 1 private office, kitchenette, and restrooms. Utilities separately metered.	O'Brien x37
740 N. Ogden	1,840	C1-2	\$3,400 Month/Gross	River West Office/Live/Work Space. Dramatic 2-level space with modern décor, 2 private offices and open area. Plus additional 254 sq. ft. outdoor space. Ideal uses include: office, gallery, retail. Located at the intersection of Ogden/Milwaukee/Chicago.	Schraufnagel x16
2551 N. Clark	1,975	B1-2	\$27 sf/Gross	Office/Medical suites in the heart of Lincoln Park. Located on busy Clark Street near a variety of restaurants and retail shops. A close walk to public transportation and the lake. On site management, valet parking, signage opportunities.	Schraufnagel x16
2370 N. Elston	2,000	C1-3	\$14.40 sf/Gross	Desirable, Bucktown office space. Features 5 private offices, conference room, and full basement for storage. 1,000 sf heated garage could be used for additional work space. 3 blocks to I-90/94.	Chiponis x25
23 W. Hubbard	2,240-4,480	DX-7	\$25 sf/Net	All upper floors of this boutique River North loft building available.	Schraufnagel x16
1610 W. North	2,466 Bldg. 3,712 Lot	C1-2	\$999,000	Bucktown redevelopment opportunity. 1 <sup>st</sup> Floor: Previous Bar & Grill. 2 <sup>nd</sup> Floor: 3 Bedroom/1 Bath. Mixed-use building, 12 off-street parking spaces, and full basement.	Kriticos x22 Gorsuch x17
4730 N. Kimball	2,571-3,547	B3-3	\$20-25 sf/NNN	Office/Retail space with 12' ceilings and great natural light. Located at the intersection of Lawrence & Kimball. Easy street parking and directly across from Brown Line station.	Schraufnagel x16 Marsh x21
11 E. Hubbard	3,250	Dx-7	\$25 sg/mg	Suite 5B – Timber loft office space with 12' ceiling height, hardwood floors and good natural light. Convenient River North Location walk to shops and public transportation.	Schraufnagel x16
2211 N. Elston	3,633-6,146	C3-3	\$24 sf/mg	Suite 304 – Concrete loft office space with reception area, kitchenette, and small conference room. Private parking lot, onsite property management, and riverside patio. Walking distance to Metra Clybourn station.	O'Brien x37

9-15 W. Hubbard	4,000	DX-7	\$25 sf/mg	Creative loft office space with high ceilings, natural light, and hardwood floors. Two new restrooms and direct freight access.	Schraufnagel x16
1529 W. Armitage	4,200-7,348	PMD2	\$16-\$18 sf/mg	1 <sup>st</sup> Floor Office/Flex space with timber beams, hardwood floors and exposed brick. Open floor plan with 2 restrooms and new kitchenette.	Schraufnagel x16
1279 N. Milwaukee	4,500-22,500	PD 300	\$25 sf/mg	Suite 400 – Wicker Park loft office space with 18' ceilings, large windows, and hardwood floors.	Schraufnagel x16
1010 N. Hooker	4,542	PMD3	\$22 sf/mg	1 <sup>st</sup> Floor: Flex/Office space with concrete floors, 16' ceilings, direct overhead door with dedicated loading dock. Ample power, private restrooms, professional office space.	Schraufnagel x16 Marsh x21
	4,650		\$26 sf/mg	3 <sup>rd</sup> Floor: Top floor office space with skyline views. Features huge windows and high ceilings. Fantastic Good Island location. On-site property management and modern passenger elevator.	
1460 N. Kingsbury	6,000	C3-5	\$25 sf/mg	Rare 2nd floor space located next to Whole Foods on the Chicago River. Features private rooftop deck, restrooms, full kitchen, high ceilings and natural light. Abundant private off-street parking. Walking distance to Red El station.	Figlioli x11 O'Brien x37
2211 N. Elston	6,776-7,776	C3-3	\$24 sf/mg	Suite 308 – Loft office space featuring skyline views, 7 private offices, reception area, kitchenette, large conference room, high concrete ceilings, mezzanine and storage area. Private parking lot, onsite property management and riverside patio. Walking distance to Metra Clybourn station.	O'Brien x37
1901 N. Clybourn	11,287	M1-2	\$28 sf/mg	Full floor penthouse, high end timber loft space with spectacular skyline views. Corner suite features elevator identity, hardwood floors, sandblasted brick & timber, 10 private offices, kitchenette, private restrooms, high ceilings and tons of natural light. Off-street parking available.	O'Brien x37
<b>Retail Space For Sale or Lease</b>					
151 S. Oak Avenue Bartlett, IL 60103	2,000	Commercial	\$16 sf/Gross \$325,000	Office building in the heart of downtown Bartlett. Currently wired for 20 work stations and includes 11 parking spaces. 500 feet from Metra station.	Kriticos x22
1610 W. North	2,466 Bldg. 3,712 Lot	C1-2	\$999,000	Bucktown redevelopment opportunity. 1 <sup>st</sup> Floor: Previous Bar & Grill. 2 <sup>nd</sup> Floor: 3 Bedroom/1 Bath. Mixed-use building, 12 off-street parking spaces, and full basement.	Kriticos x22 Gorsuch x17
4730 N. Kimball	2,571-3,547	B3-3	\$20-25 sf/NNN	Office/Retail space with 12' ceilings and great natural light. Located at the intersection of Lawrence & Kimball. Easy street parking and directly across from Brown Line station.	Schraufnagel x16 Marsh x21
1919 N. Clybourn	4,000	PMD-1	\$40 sf/Net	1 <sup>st</sup> Floor of 4-story office loft building with sandblasted brick and timber interior and hardwood floors. Neighboring tenant include Relax the Back, Galt Baby, Moose Jaw, Aur House Furniture, Jason Home & Garden and Artists' Frame Service. Full basement with freight elevator access included.	Figlioli x11
1460 N. Kingsbury	6,000	C3-5	\$25 sf/mg	Rare 2 <sup>nd</sup> floor space located next to Whole Foods on the Chicago River. Features private rooftop deck, restrooms, full kitchen, high ceilings and natural light. Abundant private off-street parking. Walking distance to Red El station.	Figlioli x11 O'Brien x37
3754 W. Armitage	6,000	PD 28	\$749,000	Prime Corner Building For Sale! Features Established Bar & Grill. Includes all F.F.E. and license. Includes 12 Off-street parking spaces.	Kriticos x22 Gorsuch x17
<b>Industrial Space For Sale or Lease</b>					
1529 W. Armitage	4,200-7,348	PMD2	\$16-\$18 sf/MG	1 <sup>st</sup> Floor Office/Flex space with timber beams, hardwood floors and exposed brick. Open floor plan with 2 restrooms and new kitchenette.	Schraufnagel x16
<b>Commercial Investment Property For Sale</b>					
1610 W. North	2,466 Bldg. 3,712 Lot	C1-2	\$999,000	Bucktown redevelopment opportunity. 1 <sup>st</sup> Floor: Previous Bar & Grill. 2 <sup>nd</sup> Floor: 3 Bedroom/1 Bath. Mixed-use building, 12 off-street parking spaces, and full basement.	Kriticos x22 Gorsuch x17
3754 W. Armitage	6,000	PD 28	\$749,000	Prime Corner Building For Sale! Includes Bar & Grill all F.F.E., License and 12 off-street parking spaces.	Kriticos x22 Gorsuch x17

1205 S. Chicago Freeport, IL 61032	36,000 Bldg. 26,250 Land	Commercial	\$149,900	Investment opportunity perfect for a movie studio or antique mall. 1897 Gothic brick and stone school house with 16' ceilings. Includes .75 acre parking lot. Located between Galena and Rockford International Airport. Plenty of retailers and hotels nearby!	Gorsuch x17
<b>Business For Sale or Lease</b>					
1200 W. Webster	2,900	B3-2	\$275,000	Lincoln Park White Oak tavern & Inn. Total rehab in 2015, turnkey operation includes all FFE and 1 <sup>st</sup> Floor incidental license. Located near DePaul University at the corner of Webster and Racine. Free street parking.	Kriticos x22 Gorsuch x17
3754 W. Armitage	6,000	PD 28	\$749,000	Prime Corner Building For Sale! Includes Bar & Grill all F.F.E., License and 12 off-street parking spaces.	Kriticos x22 Gorsuch x17

**Agent List**

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