



# Garrett Realty & DEVELOPMENT, INC.

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Exclusive Listings as of November 1, 2017

**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>					
1440 N. Kingsbury	200-990	C3-5	\$700-\$5,000 Month/Gross	Office suite with sink. Includes free gated parking space and all utilities. Next to Lincoln Park Whole Foods on the Chicago River. Abundant private off-street parking. Walking distance to Red El station.	O'Brien x37
3354 N. Paulina	200-700	B3-2	\$700-\$1,500 Month/Gross	Corner office space with skylight – 2 private offices and reception/ waiting area.	O'Brien x37
1132 S. Wabash	500 750 1,500 2,250	DX-12	\$30-\$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
2551 N. Clark	756 980 1,975 2,731	B1-2	\$25-\$27.50 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
915 W. Huron	1,091-2,482	PD 356	\$21-\$22 sf/Gross	New office spec suite available in historical timber loft building. Shared kitchen and conference center. RE Taxes and CAM included. Garage parking available. Available January 1 <sup>st</sup> .	Schraufnagel x16
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
4052 N. Elston	1,500	C2-2	\$11 sf/mg	Irving Park office space with parking. Space features 3 private offices, natural light, reception area, kitchenette, 2 restrooms, walk-in safe, outdoor patio, and storage. Ornate ceilings in private offices.	Chiponis x25
11 E. Hubbard	1,817	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. Available December 1 <sup>st</sup> .	Schraufnagel x16
1000 N. Halsted	2,500 3,950 7,900	PMD3	\$19 sf/mg \$12 sf/mg \$19 sf/mg	Newly rehabbed loft office spaces. Convenient Goose Island location. Ample street parking.	Schraufnagel x16
670 N. Clark	3,000	DX-7	\$23 sf/Gross	Top floor penthouse, drenched in natural light. Features 4 private offices, 1 large conference room, and reception. Furniture available. Public parking garage across the street. Sublease thru November 2019.	Schraufnagel x16
211 N. Clinton	3,000	DX-7	\$32 sf/mg	Historic Powerhouse Building. Beautiful loft space with high ceilings and tons of natural light. Suite features 5 private offices and kitchenette. Underground garage parking in the building.	O'Brien x37
1279 N. Milwaukee	5,000	PD 300	\$25 sf/MG	Suite 400 – Wicker Park loft office space with 18' ceilings, large windows, and hardwood floors.	Schraufnagel x16
1620 W. Chicago	5,217	DX-3	\$26 sf/mg	Contemporary office space in historic building. Featuring high-end finishes, glass partitions, and plenty of natural light. Recent full-building renovation.	Schraufnagel x16
9-15 W. Hubbard	5,500	DX-7	\$25 sf/MG	Creative loft office space with high ceilings, natural light, and hardwood floors.	Schraufnagel x16

1460 N. Kingsbury	6,080	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
350 W. Ontario	6,085	DX-7	\$27.47 sf/Gross	Fully furnished loft office space with modern furniture and equipment. High ceilings, exposed brick, timber construction, concrete floors, large windows on 3 sides, freight elevator, 3 restrooms, and kitchenette. Features 8 private offices and 2 conference rooms. Sublease thru April 2019.	Schraufnagel x16
1529 W. Armitage	7,348	PMD2	\$16 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>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
1009-11 W. Armitage	2,042	B3-2	\$40 sf/Net	Vanilla box retail spaces featuring high tin ceilings, exposed brick wall, private restrooms and partial basement. Fantastic Lincoln Park location on busy Armitage Avenue! 1 block from Armitage Brown & Purple Line Station.	Figlioli x11
3632 N. Central	3,000	B3-1	\$16 sf/NNN	Corner Restaurant/Retail Space. Former Bar & Grill features black iron, central air, hood, walk-in cooler/freezer plus full basement. Located near Central & Waveland.	Kriticos x22 Gorsuch x17
1629 N. Ashland	3,750	C1-2	\$699,000	2-story brick building for sale. Located on busy Ashland Avenue in Lincoln Park/Bucktown, just 2 blocks from the Kennedy Expressway. Building features 1 overhead door and basement for storage.	Schraufnagel x16
6801 W. Addison	3,500	B3-1	\$485,000	Prime corner Elmwood Park mixed used property. Features established Bar & Grill, fully leased office space, 2 Bed/1Bath apt, 2 car garage plus basement. Includes +/- 800 sq. ft. tavern with black iron, 2:00 a.m. liquor license and FFE.	Gorsuch x17 Kriticos x22
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	6,080	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	7,348	PMD2	\$16 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>					
6801 W. Addison	3,500	B3-1	\$485,000	Prime corner Elmwood Park mixed used property. Features established Bar & Grill, fully leased office space, 2 Bed/1Bath apt, 2 car garage plus basement. Includes +/- 800 sq. ft. tavern with black iron, 2:00 a.m. liquor license and FFE.	Gorsuch x17 Kriticos x22
1629 N. Ashland	3,750	C1-2	\$699,000	2-story brick building for sale. Located on busy Ashland Avenue in Lincoln Park/Bucktown, just 2 blocks from the Kennedy Expressway. Building features 1 overhead door and basement for storage.	Schraufnagel x16
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

Business For Sale or Lease					
5652 N. Western	1,200	C1-2	\$85,000	Established Business Only For Sale! Features 2:00 a.m. Liquor License and kitchen with black iron. Located near Western & Bryn Bawr.	Kriticos x22 Gorsuch x17
1202 W. Grand	2,500	C1-2	\$199,000	River West Bar/Restaurant For Sale! Features large private outdoor patio, operable front windows, additional basement space with walk-in cooler, triple sink, office, storeroom and washroom.	Schraufnagel x16
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

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