



# Garrett Realty & DEVELOPMENT, INC.

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Exclusive Listings as of March 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>					
3111 W. Armitage	100-4,000	B3-1	Negotiable	Logan Square office space for lease. Features shared conference room, kitchenette, free Wi-Fi. Located ¼ mile from Blue Line Station. Free ample street parking.	Kriticos x 22 Gorsuch x17
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	200 400	B3-2	\$650 Month/Gross \$700 Month/Gross	2 <sup>nd</sup> Floor walk-up office spaces with operable windows. Utilities included. Across the street from the Brown line and Starbucks.	O'Brien x37
1132 S. Wabash	500	DX-12	\$1,250 Month/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
1000 N. Halsted	800	PMD3	\$1,500 Month/Gross	Newly rehabbed loft office spaces. Convenient Goose Island location. Ample street parking.	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
915 W. Huron	1,391	PD 356	\$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.	Schraufnagel x16
23 W. Hubbard	2,000-6,000	DX-7	\$25 sf/Net	All upper floors of this boutique River North loft building available.	Schraufnagel x16
211 N. Clinton	3,200	DX-7	\$30 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
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	\$25 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
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
1641 W. Carroll	4,500-18,000	PMD4	\$16-\$18 sf/mg	Flex/Office space. 11,000 RSF available on the ground floor. Overhead access. 7,000 RSF available on the 2 <sup>nd</sup> floor. Off-street parking available. Ownership will build to suit.	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
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	6,852-7,852	C3-3	\$25 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
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
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>					
1641 W. Carroll	4,500-18,000	PMD4	\$16-\$18 sf/mg	Flex/Office space. 11,000 RSF available on the ground floor. Overhead access. 7,000 RSF available on the 2 <sup>nd</sup> floor. Off-street parking available. Ownership will build to suit.	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>Commercial Investment Property For Sale</b>					
2301 W. Foster	2,400	B1-2	\$987,000	Prime Corner Lincoln Square Business with Real Estate For Sale! Features fully equipped restaurant and 12 off-street parking spaces.	Kriticos x22 Gorsuch x17
2401 N. Western	4,000	C1-2	\$1,650,000	Bucktown Tavern with Real Estate For Sale! Located at the busy intersection of Western & Fullerton. Property features 7 off-street parking spaces and 2 apartments. Includes all F.F.E.	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>					
2301 W. Foster	2,400	B1-2	\$987,000	Prime Corner Lincoln Square Business with Real Estate For Sale! Features fully equipped restaurant and 12 off-street parking spaces.	Kriticos x22 Gorsuch x17
3137 W. Logan Blvd.	2,500	C1-2	\$149,000	Logan Square Restaurant For Sale! Features floor to ceiling windows and 2,800 sq. ft. basement for storage. Free ample street parking! Located ½ mile from the Blue Line station.	Kriticos x22 Gorsuch x17
2401 N. Western	4,000	C1-2	\$1,650,000	Bucktown Tavern with Real Estate For Sale! Located at the busy intersection of Western & Fullerton. Property features 7 off-street parking spaces and 2 apartments. Includes all F.F.E.	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
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