

# 1455

W HUBBARD ST



## SPACE PROFILE

<b>RBA</b>	33,500 SF
<b>Available Space</b>	1st floor: 8,000 SF
	2nd Floor: 6,500 SF
<b>Zoning</b>	PMD 4, Chicago

## FEATURES

- » Two suites available; can be combined for up to 14,500 SF of contiguous space
- » Flexible use — zoned for office, light industrial, and flex occupancy
- » Landlord open to tenant improvement allowance; move-in ready or built-to-suit
- » Authentic Fulton Market character: exposed brick, timber ceilings, and industrial loft aesthetic in one of Chicago’s most sought-after mixed-use corridors
- » Steps from the Ashland Green/Pink Line and multiple CTA bus routes (#9 Ashland, #65 Grand), with direct access to the Loop
- » Walkable to Fulton Market’s concentration of Class A office tenants, including Google, McDonald’s HQ, and Mondelez — strong co-tenancy and amenity base
- » Elevator-served building
- » Immediate access to the neighborhood’s dense restaurant, hotel, and retail amenity corridor along Randolph and Fulton Streets.

## CONTACTS

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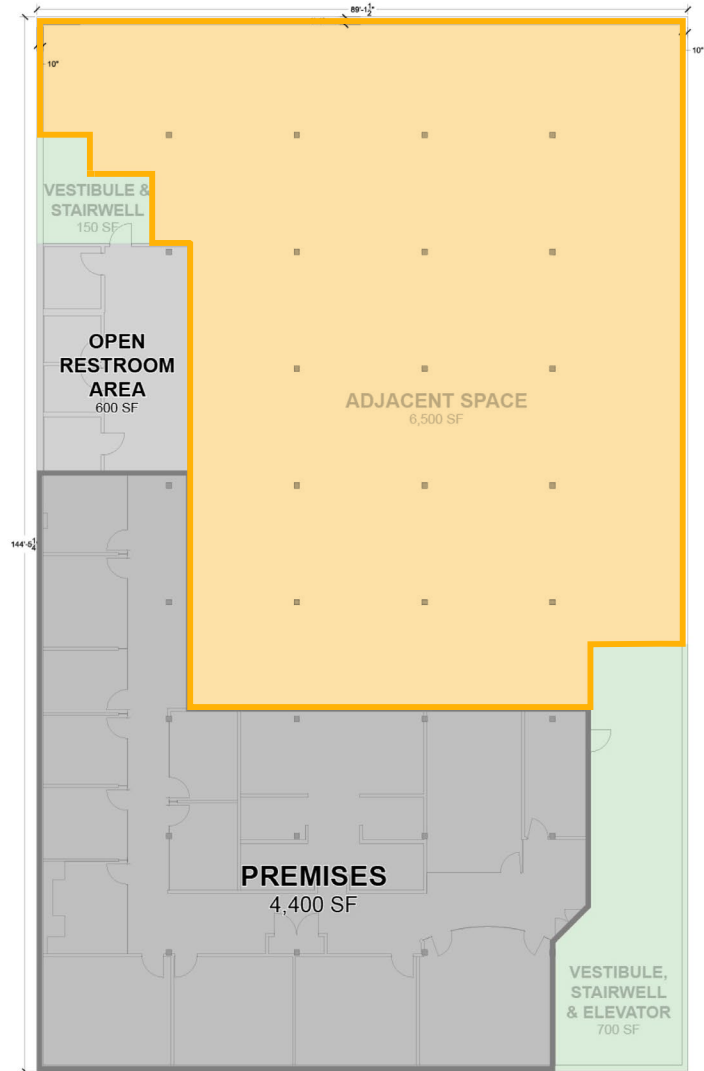
pkobilca@cresa.com



# 2ND FLOOR

6,500 SF

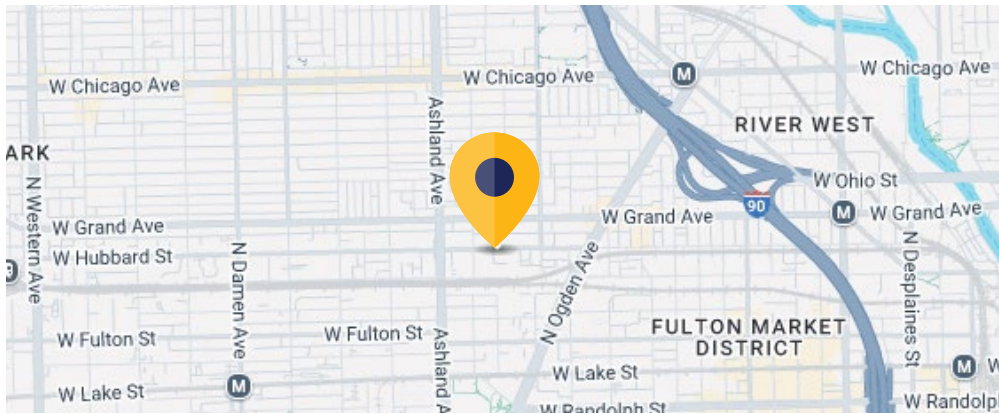
1455 W Hubbard St, Chicago, IL 60642



# MARKET OVERVIEW

CHICAGO, IL

1455 W Hubbard St, Chicago, IL 60642



## CTA L (ELEVATED / SUBWAY)

Station	Line(s)	Distance	Direction
Ashland (1601 W Lake St)	Green, Pink	~0.3 mi	3 blocks north
Grand (502 N Milwaukee Ave)	Blue	~1.0 mi	East via Milwaukee
Damen (1558 N Damen Ave)	Blue	~1.5 mi	North



## CTA BUS (STOPS DIRECTLY ON / NEAR THE BLOCK)

Route	Street	Frequency
#9 Ashland	Ashland Ave (1 block west)	High-frequency, runs N/S
#65 Grand	Grand Ave (~2 blocks south)	Runs E/W to Loop and O'Hare connector
#56 Milwaukee	Milwaukee Ave (~0.5 mi east)	Diagonal NW/SE to Loop



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