

# 1756 N Kimball Chicago, IL 60647

Now Leasing! 50,160 SF of Industrial Loft Space in Chicago's Humboldt Park

CRER



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## PROPERTY OVERVIEW

1756K is a 50,160 SF loft industrial building currently being redeveloped into creative retail, office and flex space in Chicago's Humboldt Park Neighborhood. Adjacent to the 606 Bloomington Trail, 1756K delivers build-to-suit opportunities available Late Summer 2021. Suites range from 800 to 30,000+ SF with new storefronts currently being installed on Kimball and Bloomindale Aves.

## PROPERTY HIGHLIGHTS

- Custom Build-to-Suit Options for Wide Variety of Retail, Office and Flex Industrial Uses.
- 606 Adjacent with Access Point a Half Block Away.
- Direct Visibility from the Highly Trafficked Pedestrian & Bike Path Connecting some of Chicago's Most Desirable Neighborhoods.
- Join Orkenoy Brewery, Dayglow Coffee, Archery Bow Range and the Many Other Creative Users on the Block.
- 1 Block South From Everything the Armitage Corridor has to Offer (Giant, Tusk, Scofflow, Damn Fine Coffee, Dos Urban Cantina, Parson's and Caffè Umbria Etc).
- 1 Block North from Humboldt Park. Located at the Crossroads of the Rapidly Developing and Creative Humboldt Park and Logan Square Neighborhoods.

## PUBLIC TRANSIT



5 Blocks from the California Blue Line CTA and 4 Blocks from the Western Blue Line CTA



Adjacent to The 606 – Bloomington Trail



Multiple Divvy Stations Within a Block of 1765K



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AERIAL RENDERING





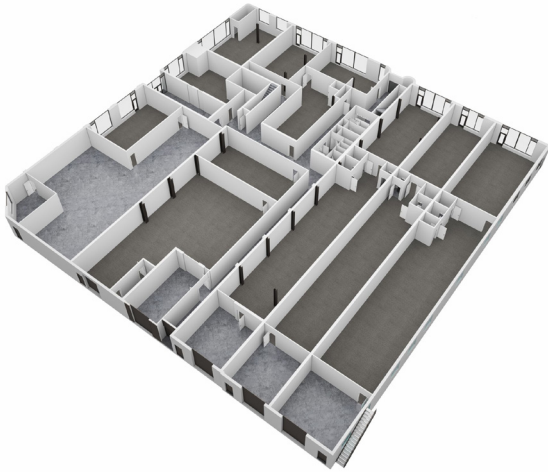
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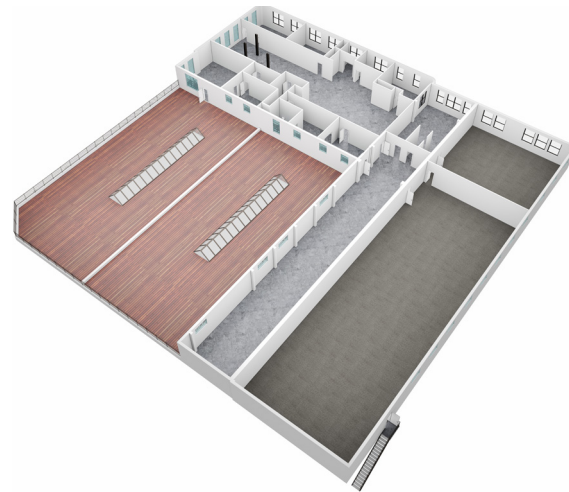
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## PROPERTY FLOORPLANS

Floor 1



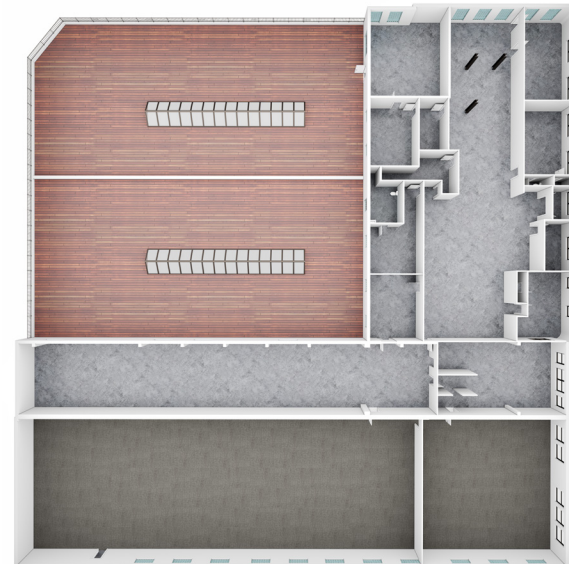
Floor 2



Floor 1



Floor 2





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## AREA MAP





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