

Fillmore Center | For Lease

4100 W Fillmore Street

Chicago, IL 60624



AN ECONOMIC DEVELOPMENT & EMPLOYMENT HUB, READY FOR IMMEDIATE OCCUPANCY



Property Overview



126,098 SF of fresh, clean production, warehouse and office space on five floors –
70,000 SF contiguous, divisible to 6,000 SF

Level 500: Three-Tenant Floor -7,892 SF, 7,412 SF & 6,949 SF

Level 400: Two-Tenant Floor – 12,100 SF & 10,153 SF

Level 300: Single Tenant Floor – 24,612 SF

Level 200: Single-Tenant Floor – Kribi Coffee

Level 100: Entrance, Corridor, Loading, Tenants

Where Opportunity and Innovation Converge





What Tenants Can Expect

Flexible Unit Sizes & Favorable Zoning:

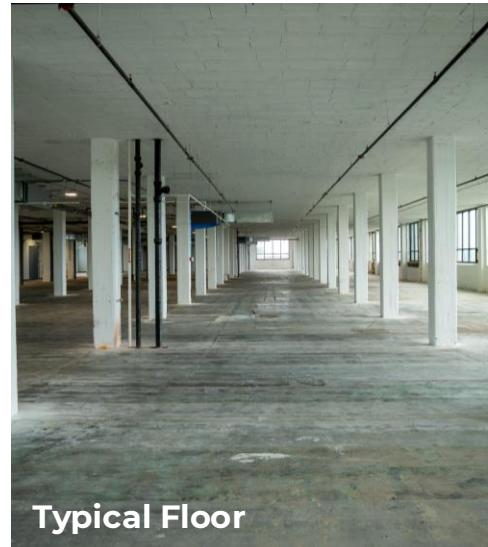
5th level - divisible to 7,700 SF; 4th level - divisible to 10,100 SF;
2nd and 3rd levels are for 24,500 SF single-floor tenants

Clean spaces in a collaborative environment

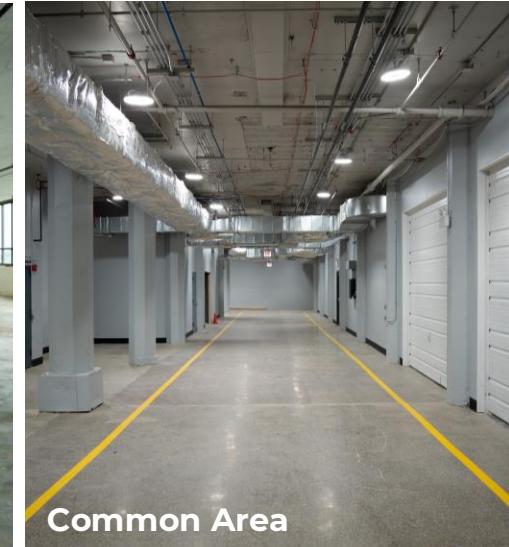
Minimum 12 ft clear ceilings throughout

M1-2 Zoning (commercial / light industrial)

Approx. 24,500 SF per level; total building area is
126,098 SF across 5 floors



Typical Floor



Common Area

Direct Access to Premium Amenities:

Loading docks and drive-in doors

Passenger and freight elevators (84" high x 132" wide)

All new HVAC, electrical, and plumbing systems

New energy-efficient windows

164 free private secured parking on-site

Minutes from I-290 via Kostner Ave and Independence Blvd; four miles to Downtown

Key Economic Drivers:

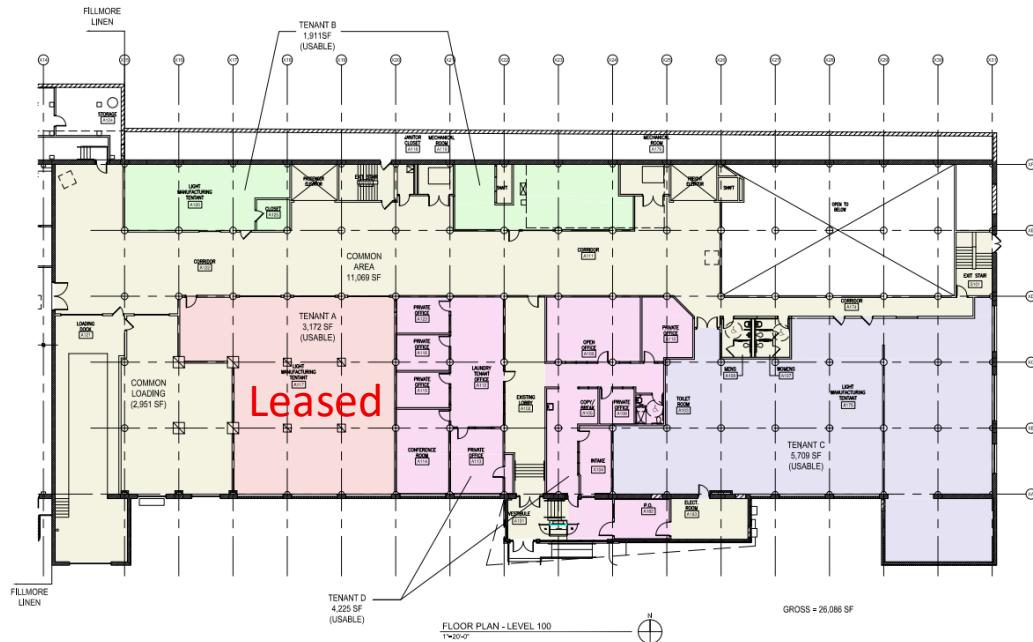
Nearby Tenants have common business objectives

Project will attract new Tenants to the community

Built 1932, \$15 million renovation completed in 2024

Community Partnership

- New Market Tax Credits keep occupancy costs low
- Employment hiring and training support available
- Favorable lease terms available for employing Lawndale-Area talent



Individual Tenant Spaces:

All suites accessed through Level 100 common hallway

Full window line on west, south and east sides

All tenant spaces are demised with lighting

Build out allowance available to meet individual Tenant requirements

Restrooms on each floor

Approximately 300 AMPS per tenant

Level 100 Plan

Level 100: Entrance, Tenants, Corridor & Loading:

Unit 1A – Fillmore Linen Service

Unit 1B – Westfield Construction

Unit 1C – Chicago Bloom

Unit 1D - Steans Family Foundation – Fillmore Linens

Attractive Lease Terms:

Base Rent: \$5.50 PSF Net

Additional Rent: \$4.00 PSF

5+ Year Lease Terms

Free rent available while businesses are setting up

Ideal For Light industrial Businesses With:

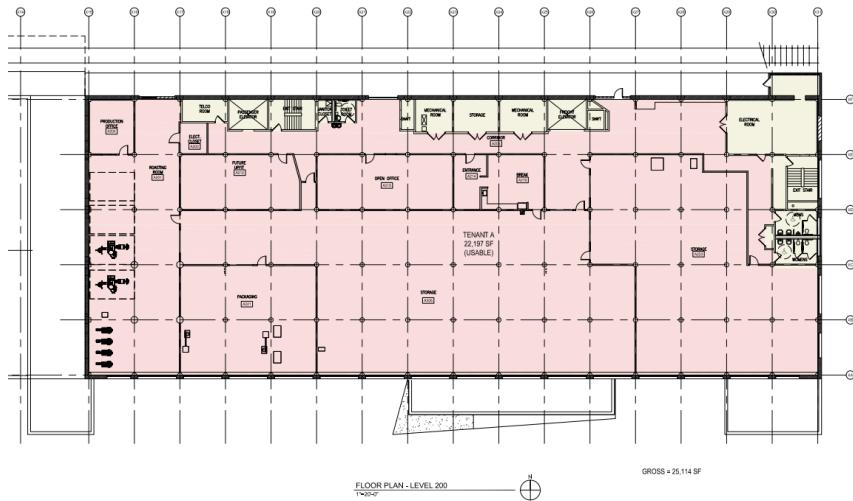
Manufacturing or distribution operations

Desire for creative, innovative space

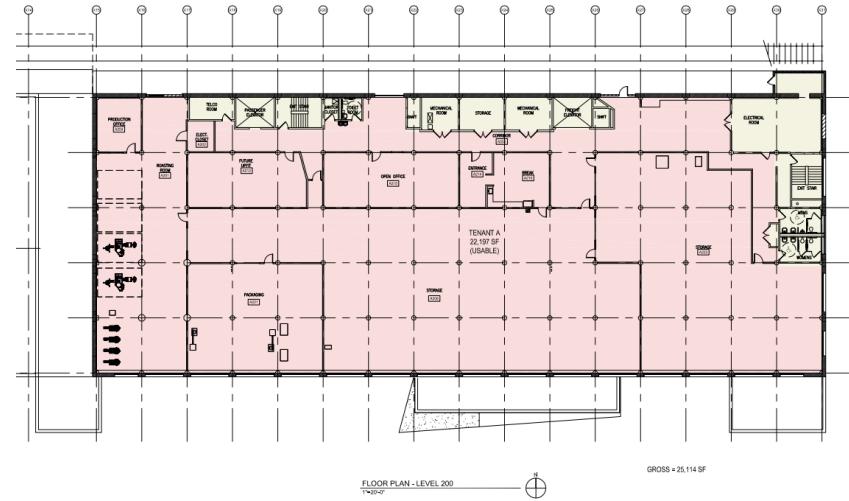
Mid-to-high employment counts



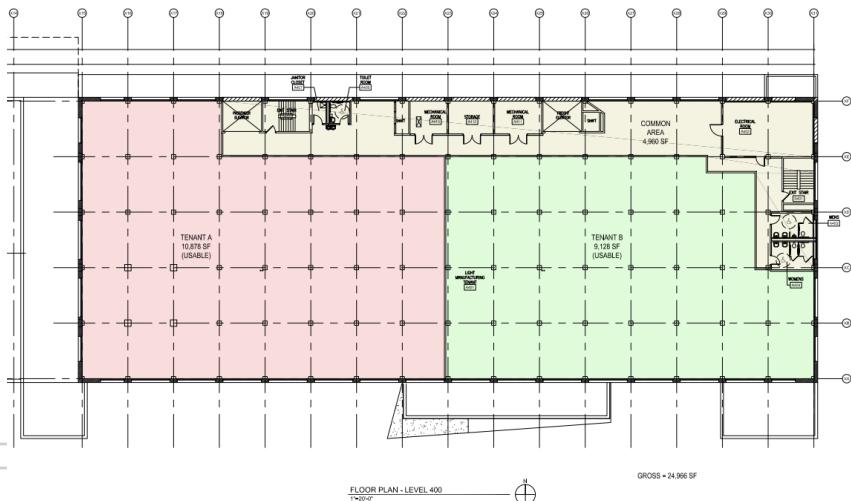
Level 200 – 500 Plans



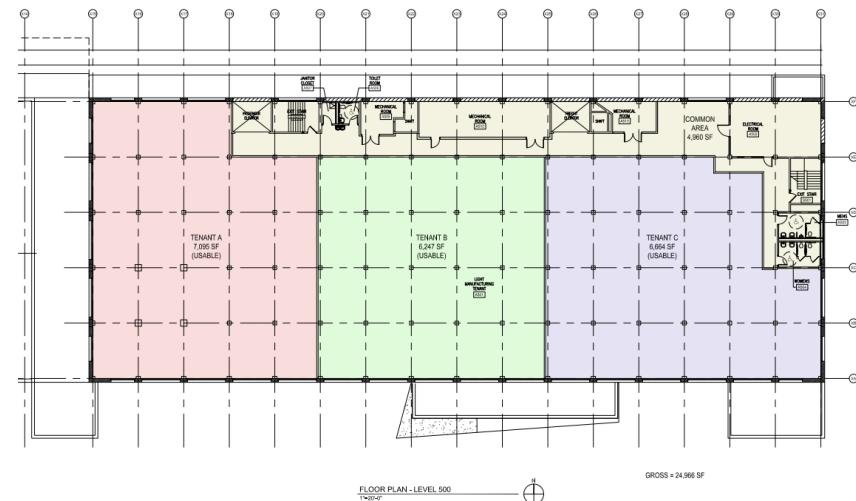
Level 200 – Full Floor - Unit 2A- Kribi Coffee 24,457 RSF



Level 300 – Full Floor - Unit 3A- 24,612 RSF



Level 400 – Two Tenant Floor
Unit 4A: 12,100 RSF - Unit 4B: 10,153 RSF

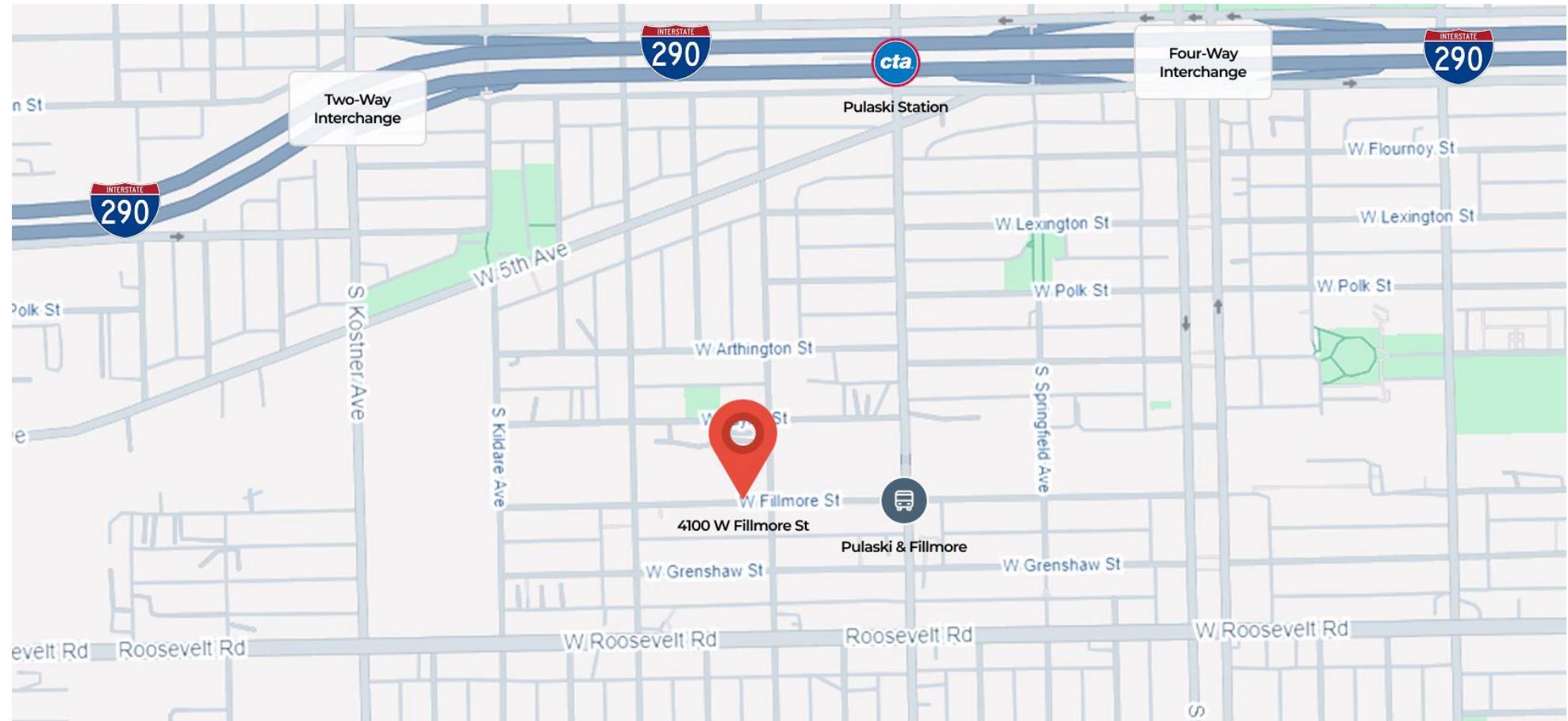


Level 500 – Three Tenant Floor
Unit 5A: 7,892 RSF - Unit 5B: 6,949 RSF - Unit 5C: 7,412 RSF

* Modest 9% common area add-on factor



Property Access Points



Drive Times

- Downtown / The Loop – ~12 mins (via I-290)
- Medical District (Rush, UIC Hospitals) – ~8 mins
- West Loop / Fulton Market - ~10 mins
- United Center – ~10 mins
- O'Hare International Airport - ~45 mins
- Midway International Airport – ~20 mins



Workforce Overview

North / South Lawndale (2025)

Population: 100,042 Median Age: 32

Education: 72% HS or better

Households: 32,746

Median Household Income: \$44,092

Total Workforce: 41,845

Unemployment Rate: 10.2

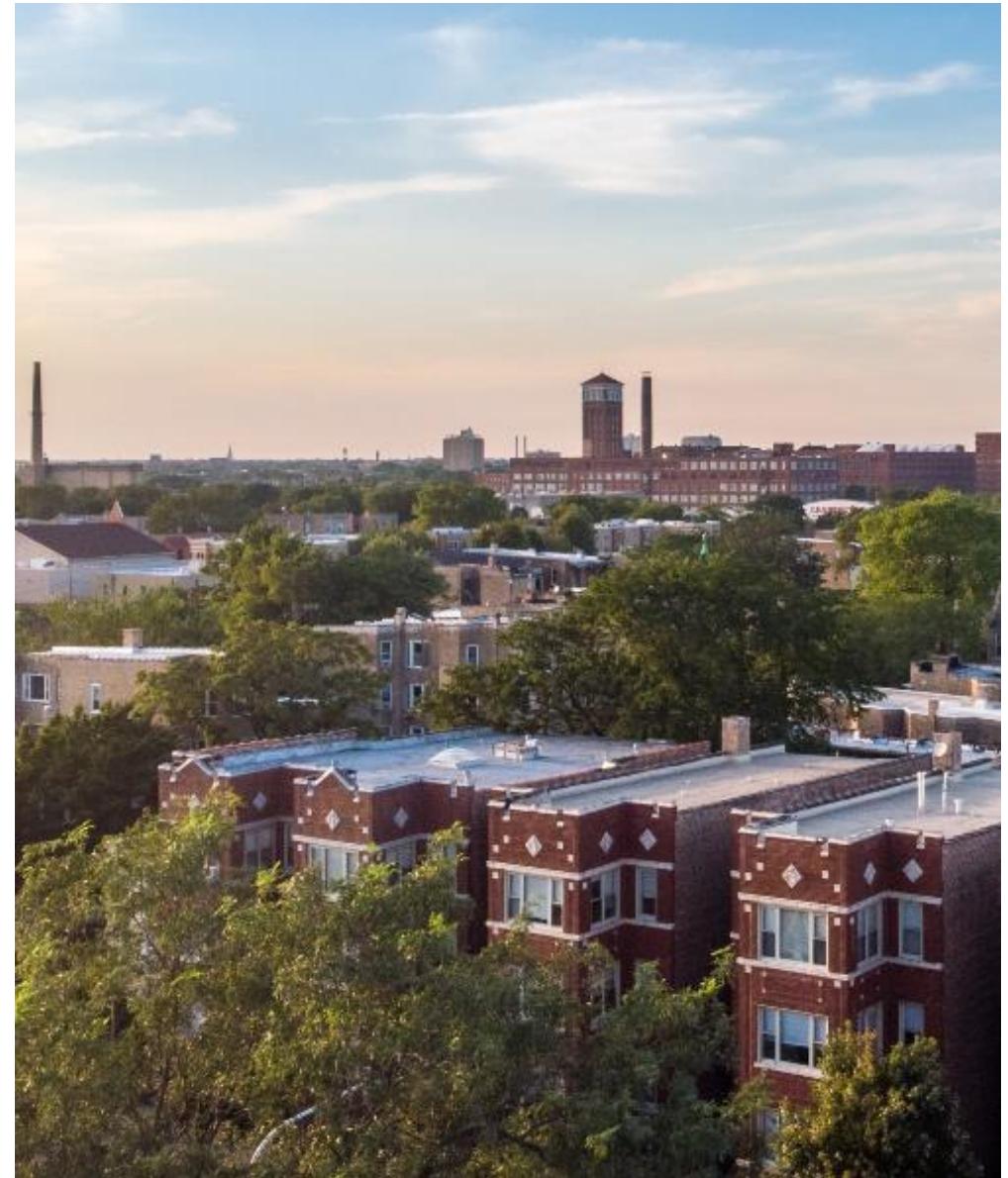
Consumer Spending: \$4.6 B

Diversity Breakdown

Black: 31% Hispanic: 59%

White: 6% Other: 4%

Source: Chicago Metropolitan Agency for Planning





Existing Occupants

Fillmore Linen Service Occupies 45,000 SF on the 1st Floor West



Fillmore Linen Service

Active Tenants Lease 38,000 SF on the 1st and 2nd Floors East



Westfield Construction

FLS

Kribi Coffee – Entire Second Floor

Stearns Family Foundation

Chicago Bloom

Note: Westfield Construction is behind the vacant space on the 1st floor.

Occupants:





Altan: 55, 644

Contact Us

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