

# 661 W Lake St

Chicago, IL 60661

Vintage Timber Loft Office Building in  
West Loop / Fulton Market  
Remodeled in 2025

## For Lease

Suite 2N, 2800 SF

Suite 2S, 2,500 SF

5,300 SF Contiguous



POWERED BY KWILL ADVISORS



# Suite 2N

2800 SF

\$30.00 PSF Base Rent

Base Year RE Taxes: \$3.65 PSF

Base Year CAM: \$5.24 PSF

## Suite Features

Space for 10 – 15 Employees

Four Private Window Offices

Elevator Lobby Visibility

Herringbone Wood Floors

Kitchen / Break Room

Large Conference Room

Handsome Reception Area



## Leasing Incentives

Ideal for General Office, Healthcare, and Personal Services

Landlord Allowance Available for Tenant Build Out

Expansion Possible

# Suite 2S

2500 SF

\$30.00 PSF Base Rent

Base Year RE Taxes: \$3.65 PSF

Base Year CAM: \$5.24 PSF

## Suite Features

Space for 10 – 15 Employees

Five Private Window Offices

Refurbished Hardwood Floors & Brick

Full Kitchen

Large Conference Room

Handsome Reception Area



## Leasing Incentives

Ideal for General Office, Healthcare, PT, and Personal Services

Landlord Allowance Available for Tenant Build Out

Expansion Possible

## Capital Improvements

New Security & Surveillance

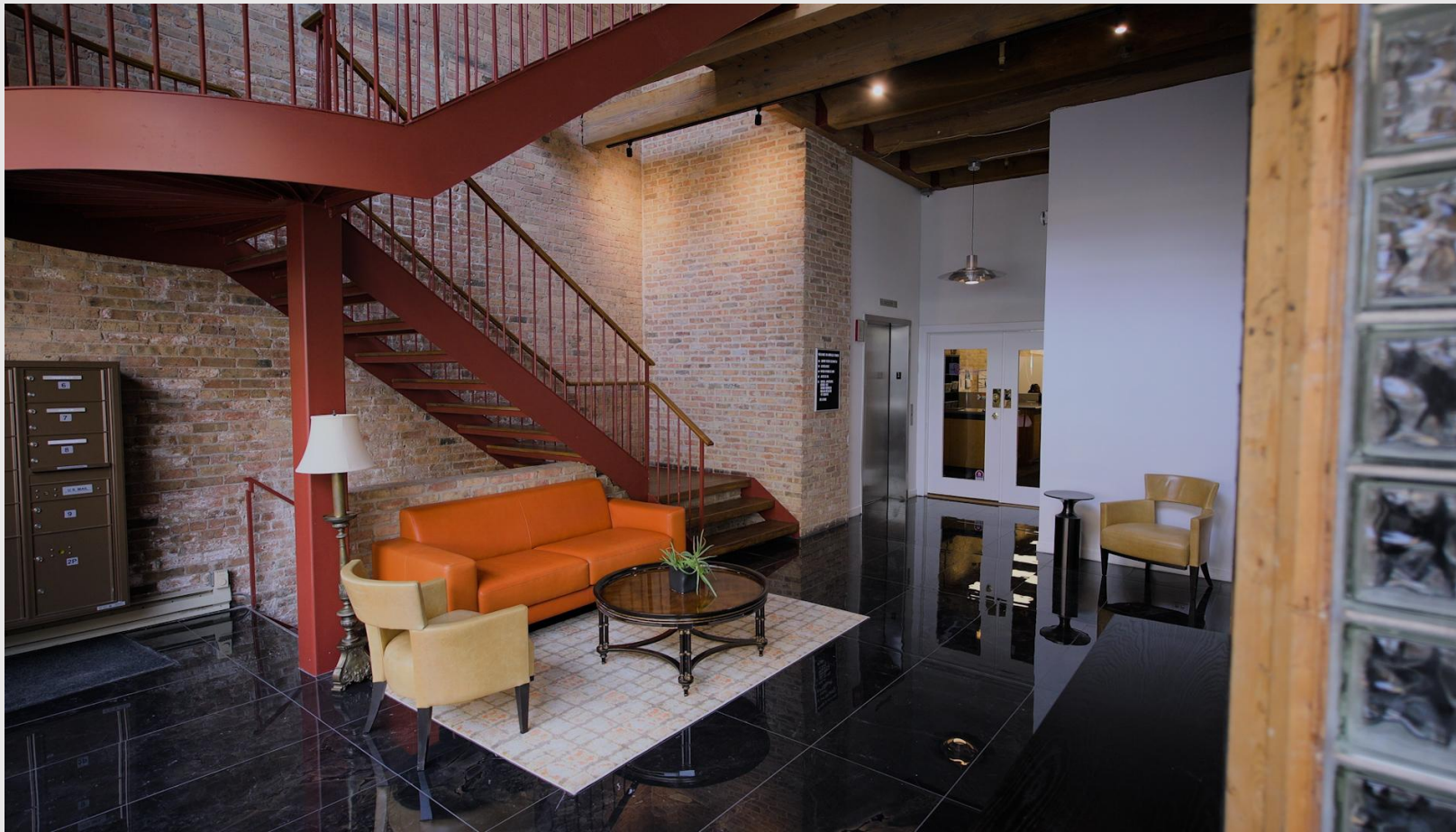
Fresh, Bright Lighting

New E-Access System

Artist's Gallery

Remodeled Lobby & Common Areas

Future Roof Deck



## Building Features

15,250 SF Three-Story Office Building

Low Property Taxes & Loss Factor

Passenger and Freight Elevators

Lower-Level Storage Available

Unobstructed Western Views

New Committed Onsite Ownership



## Location Advantages

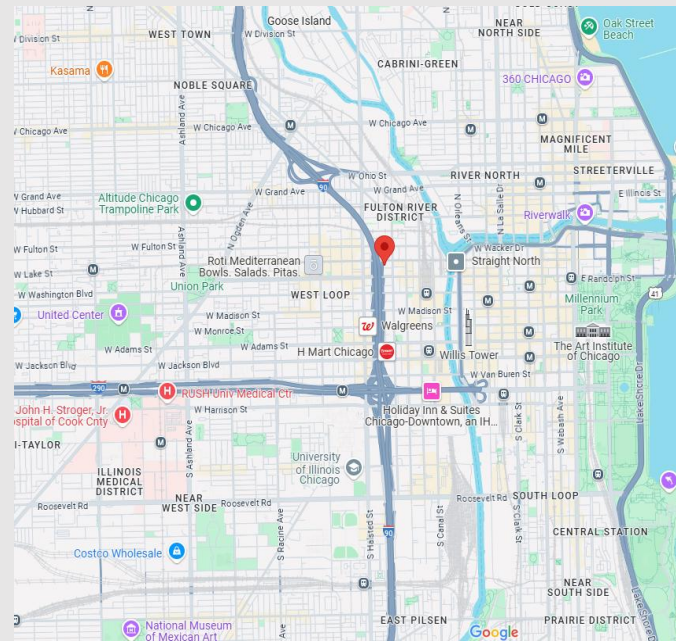
8 Minute Walk from Ogilvie Transportation Center and Union Station Metra Trains

4 Minutes from Green and Pink Line CTA Trains

Immediate Access to I-90 Expressway via Randolph and Lake Streets

Free and Daily Fee Parking Nearby

West Loop Convenience with Randolph Street and Fulton Market Restaurants & Nightlife



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### Disclosure

Some owners of the Property also have an ownership interest in KWILL RE, LLC.