

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 or Two--Tenant Floor 24, SF -
Fully Built**

Level 100: Entrance, Corridor, Loading, Tenants



Where Opportunity and Innovation Converge



What Tenants Can Expect

Flexible Unit Sizes & Favorable Zoning:

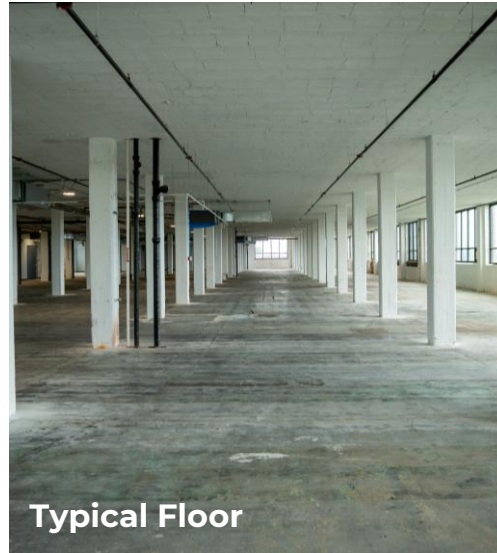
5th level - divisible to 7,700 SF; 4th level - divisible to 10,100 SF; 2nd and 3rd levels are for 24,500 SF single-floor tenants

Clean spaces in a collaborative environment

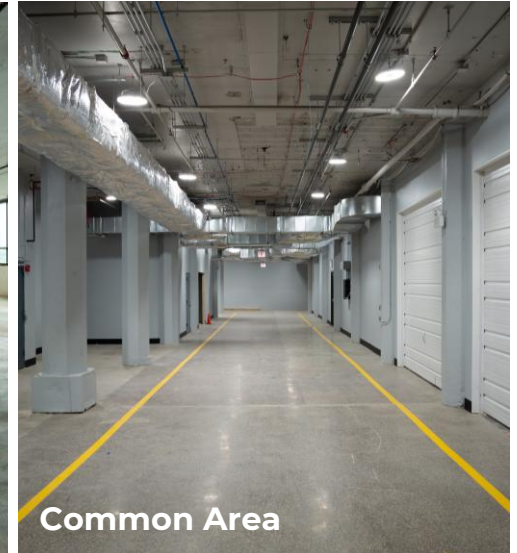
Minimum 12 ft clear ceilings throughout

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:

Three loading docks

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 stalls 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

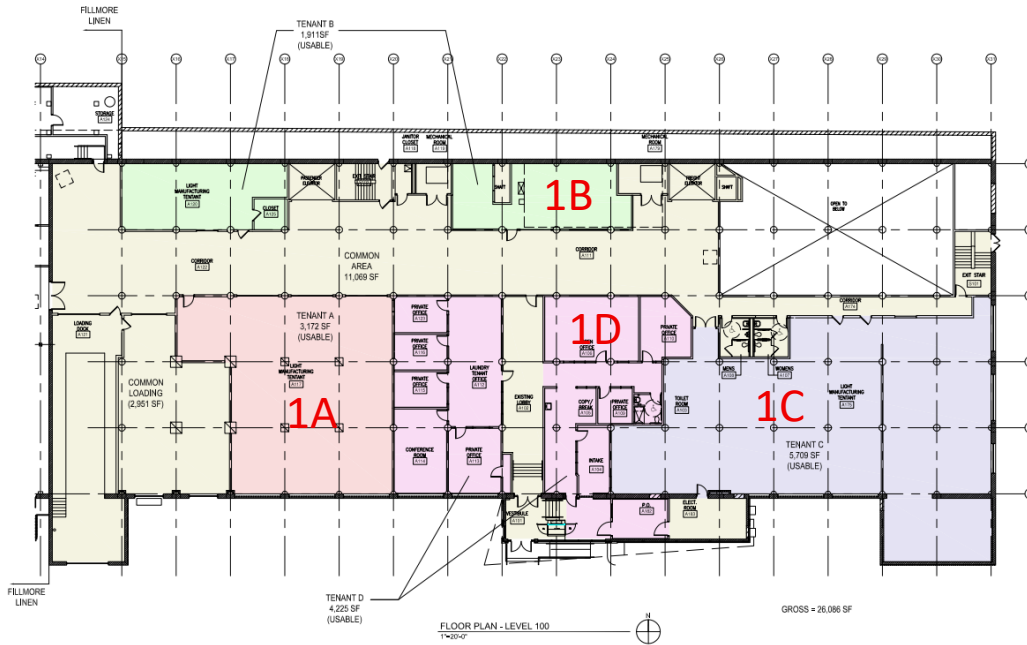
Built 1932, \$15 million renovation completed in 2024

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



Level 100 Plan



Level 100: Entrance, Tenants, Corridor & Loading:

- Unit 1A – Fillmore Linen Service
- Unit 1B – Westfield Construction
- Unit 1C – Southside Bloom
- Unit 1D - Steans Family Foundation – Fillmore Linens

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

Attractive Lease Terms:

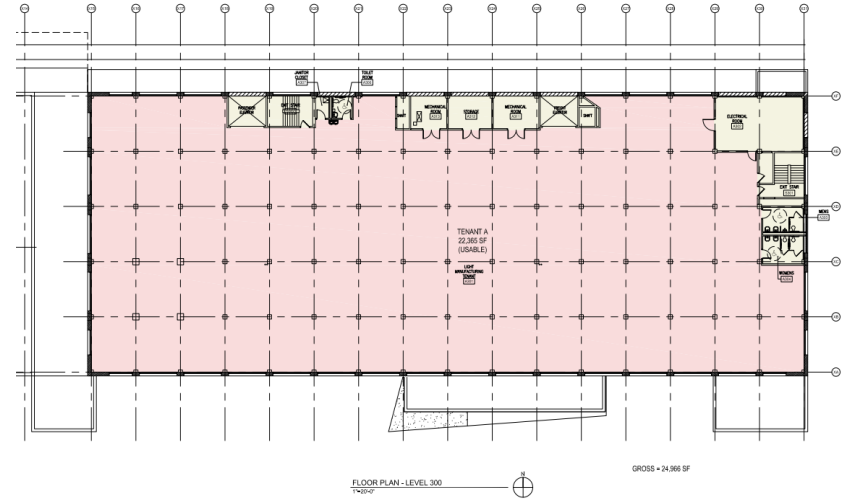
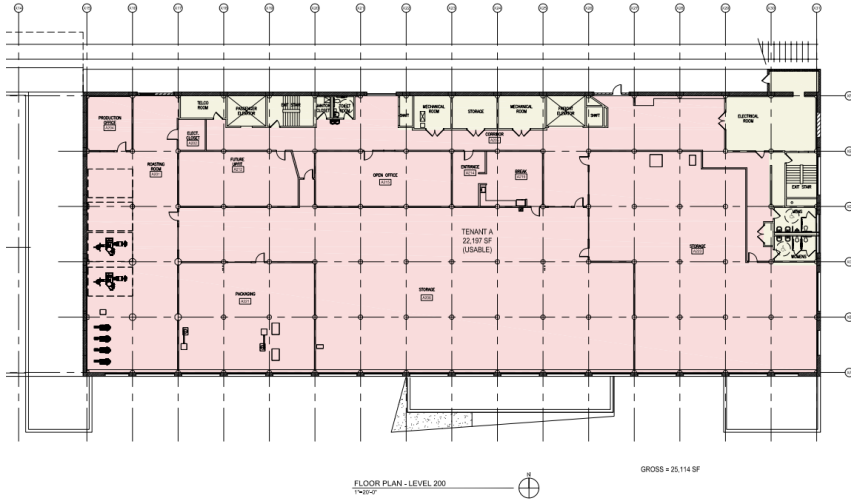
- Base Rent: \$5.50 PSF Net
- Additional Rent: \$4.75 PSF
- 5+ Year Lease Terms
- Free rent available while businesses are setting up

Ideal For Light industrial Businesses With:

- Manufacturing or distribution operations
- Desire for creative, innovative space
- Mid-to-high employment counts

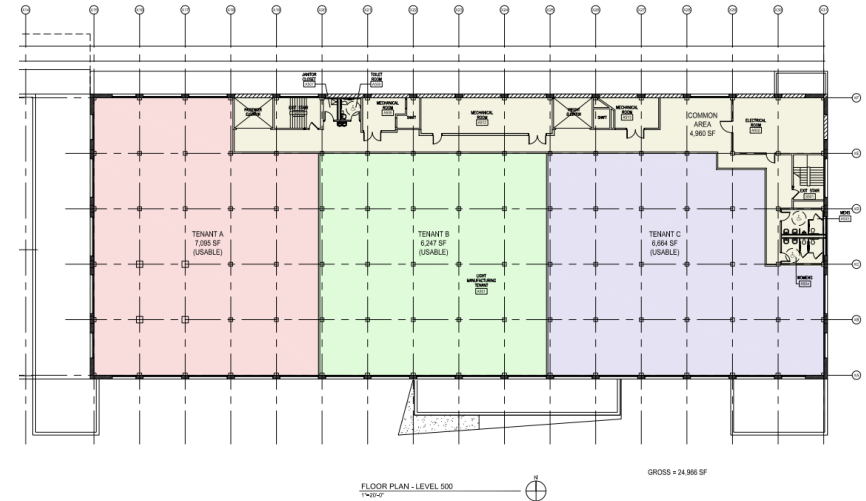
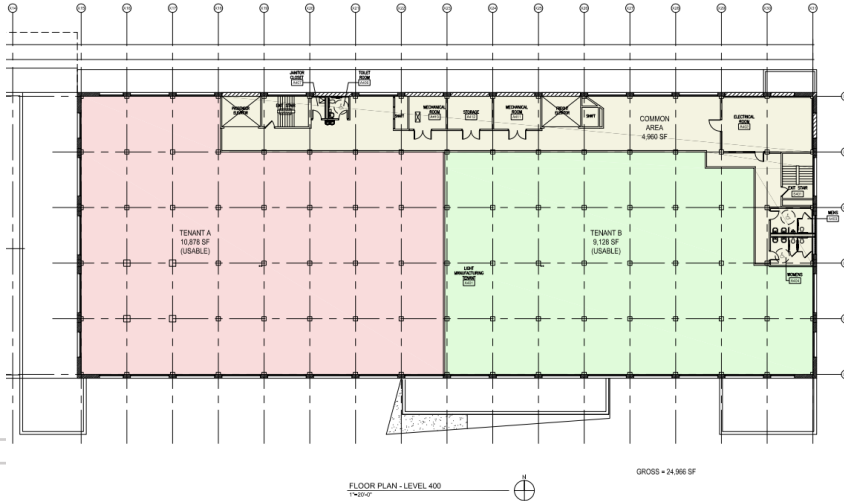


Level 200 – 500 Plans



Level 200 – Full or Two Tenant Floor - Unit 2A– 24,457 RSF

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



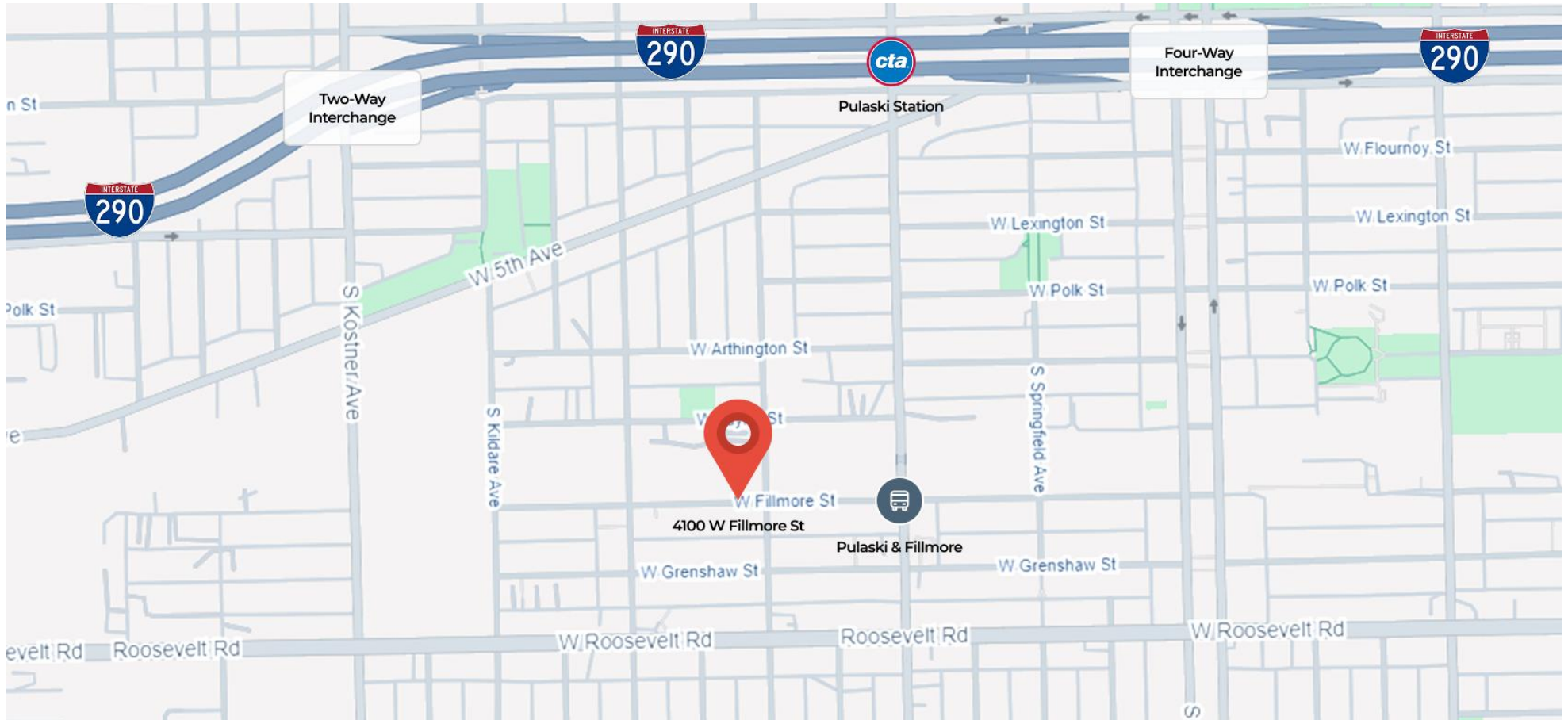
Level 400 – Two Tenant Floor
Unit 4A: 12,100 RSF - Unit 4B: 10,153 RSF

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)
- West Loop / Fulton Market - ~10 mins
- O'Hare International Airport - ~45 mins
- Medical District (Rush, UIC Hospitals) – ~8 mins
- United Center – ~10 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

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



Fillmore Linen Service

Westfield Construction	Kribi Coffee – Partial Second Floor	
FLS	Steans Family Foundation	Southside Bloom

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

Occupants:





an: 55,644

Contact Us

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