

# 1832 S HALSTED

**KG**  
KUDAN  
GROUP

**EAST PILSEN  
ARTS & ENTERTAINMENT  
2000 SF  
14' CEILING HEIGHT  
B3-2 ZONING  
BASEMENT**

**FOR LEASE**

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## PICK PILSEN.

Rare opportunity to lease in the up and coming East Pilsen neighborhood. 2,000 sq ft of open space available for loft storefront, creative office or production uses. Includes a basement. Join area retailers and artists making East Pilsen the place to be with a thriving Arts & Entertainment District.

Keep an eye out for many new tenants coming late 2016!



# ARTS & COMMUNITY

East of Pilsen has Chicago's largest Arts Districts. Many notable murals line the community, as well as bakeries, restaurants grocery stores, and vintage shops. Nearby businesses include:

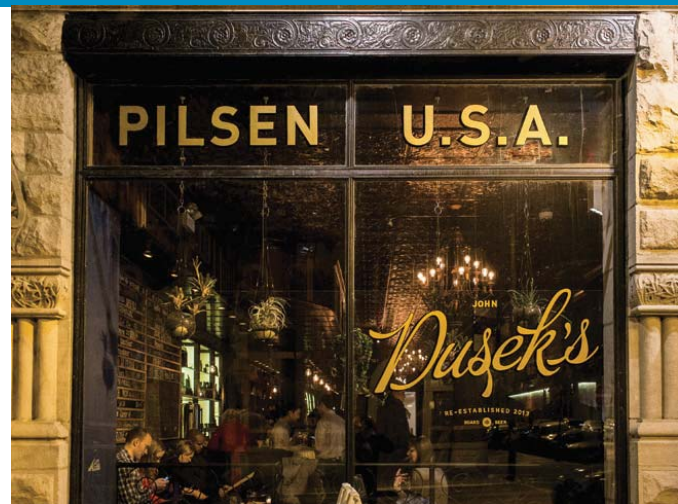


- Blumgarten
- DeColores
- Whisky Ginger
- Ving Tsung Self Defense Academy
- Chicago Art Department
- Kristoffer's Cafe & Bakery
- Crude Creatures Contemporary Art Gallery
- Clinard Dance Theater

# ENTERTAINMENT

The retail space of 1832 S. Halsted is only minutes from popular Pilsen area dining and nightlife destinations including:

- PL-ZEN
- Thalia Hall
- Skylark
- Dusek's
- Punch House
- Simone's
- Canton Regio
- Pleasant House Pub



## LISTING INFO

Agent	Georg Simos Georg@kudangroup.com
Transaction Type	Commercial Lease
Type of Property	Retail/Creative Office
<b>Property Data</b>	
Property Name	1832 S. Halsted St.
City, Zip Code	Chicago, IL 60608
Area	Pilsen
County	Cook
Rental Rate	\$24 PSF
Lease Type	Modified Gross
Lease Term	1 to 5 years. 1 to 2 Years Preferred.
Yearly Adjustment	3%
CAM	TBD
Security Deposit	2 Mos.
Taxes	Tax Stop TBD
Insurance	TBD
Size	2,000 S.F. (Approx.)
Parking	Street
Zoning	B3-2
A/C & Heat	GFA
Electric (amps)	TBD
Ceiling Height	14 Ft. (Approx.)
Ward	11
Alderman – Name and Phone Number	Patrick Thompson 773.254.6677
Nearby Businesses	Kristoffer's Café & Bakery, DeColores, Whisky Ginger, Ving Tsun Self Defense Academy, Blumgarten, Art of Imagination
Property Description	Open space for retail, loft storefronts, creative office or production uses. Includes a basement. Join area retailers and artists making Pilsen the place to be with a thriving restaurant and entertainment district.
Location Description	Booming Pilsen retail corridor.
Cross Streets	19th & Halsted.