

PRESENTING



An economic development/community benefit trust initiative of the Steans Family Foundation

Class A, built-to-suit office/production/distribution space
Ideal for growth businesses serving North Lawndale and beyond

New Business Opportunity

Welcome to the Fillmore Center, where opportunity and innovation converge. The Fillmore Center is North Lawndale's new economic development hub housing mid-sized businesses poised for growth and ready for their next step. The space offers flexible and divisible square footage and attractive amenities to suit your business's unique needs. We seek tenants who share our vision for strong businesses in stable, safe neighborhoods. This economic engine is one of several investments designed to attract and retain viable businesses to North Lawndale that create desirable living wage jobs and promote community revitalization.

Amenities

- * 168,000 total sq. ft.
- * 5 floors
- * 14 ft. ceiling height
- * Loading dock, bays, freight elevator
- * Ample free private parking
- * Zoning M1-2, Chicago (commercial)
- * Built 1932, Renovated 2002, 2024
- * Close to I-290 and major roadways
- * January 2025 occupancy
- * Job target: 250+ jobs
- * Wired for the latest technology
- * Light manufacturing, distribution

Leasing

for January 2025 occupancy

Priority is offered to businesses promoting revitalization within North Lawndale and offering desirable, living wage jobs. Attractive lease terms and amenities are available. Contact us today and become a key player in the revitalization of our community.

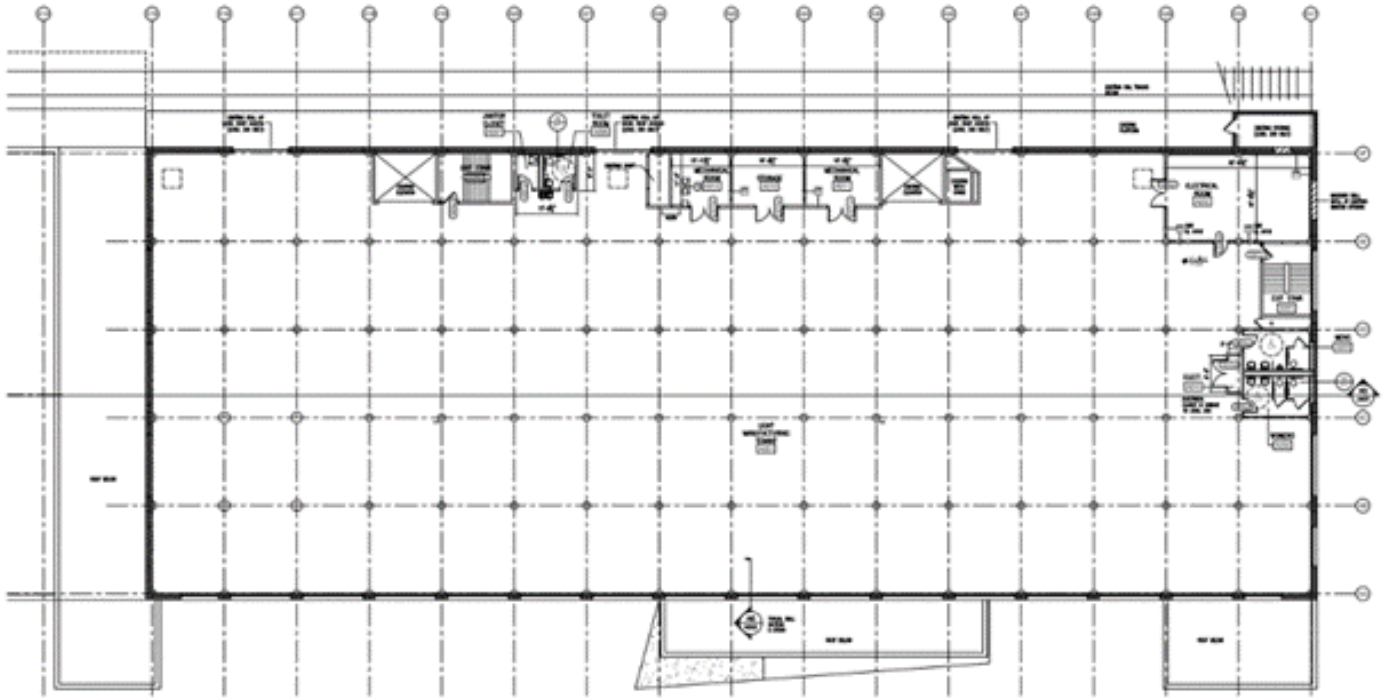
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Fillmore Center | Floor Plan



Innovation | Opportunity

The Fillmore Center is committed to fostering a vibrant and inclusive community where entrepreneurship drives positive change. The Fillmore Center offers more than a prime, affordable business location. It is a tower representing the realization of residents, partners, and investors coming together for community revitalization.

This economic engine is one of several investments designed to attract viable businesses that create desirable jobs and contribute to the well-being of our community. We are particularly excited to support new minority-owned businesses who share this commitment, evidenced by offering desirable, livable wage jobs to neighborhood residents. The Fillmore Center is ideal for light manufacturing, production, and distribution services.

Be part of a thriving ecosystem where innovation meets opportunity, and let's build a brighter future together, one business at a time.

The Fillmore Center will be placed into a Community Benefit Trust that allows community residents to comment on and share in the usage of the business's profits.



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