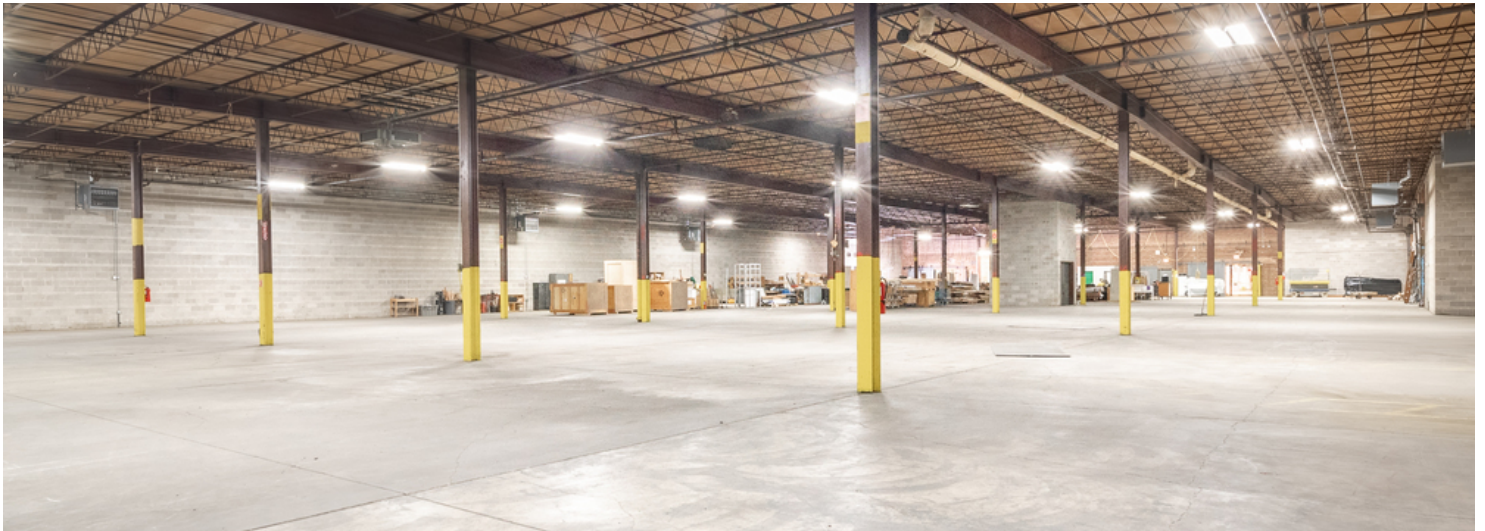


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# BRIDGEPORT STUDIOS IN CONJUNCTION WITH CINESPACE CHICAGO

3620-28 S. Morgan Street



John Scuras  
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## PROPERTY OVERVIEW

STUDIO SIZE:	33,000 SF
CEILING HT:	19'3"
MILLWORK:	Onsite
PARKING:	43,000 SF
DRESSING ROOMS:	Multiple
CROSS ST:	35th and Morgan
STORAGE:	Onsite

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## AREA TENANTS

- Cinespace Chicago
  - Bridgeport Art Center
  - Zhou B Art Center
  - T2 Creative Space
- 

## PROPERTY HIGHLIGHTS

- High-security facility
  - Highly functional private studio space
  - Stages from 8,000 to 20,000 Sq Ft.
  - Casting, wardrobe and dressing room spaces
  - 50+ Office Spaces
  - Carpentry/Mill-work Shops and Paint Areas
  - 32,000 Sq Ft. of exterior Parking space for film units, crew vehicles and storage trailers
  - 60,000 Sq Ft. of Prop storage facilities
  - onsite dining areas
  - onsite catering areas
- 

## AREA AND TRANSPORTATION HIGHLIGHTS

- 3 miles from the Central Business District
  - 1 mile from US 90, US 94 with access to US 55, US 290 and Lake Shore Drive
  - Just under 7 miles and < 30 minutes to Midway Airport via Private/Public transportation
  - Public transportation is readily available, #35 Cottage Grove and #8 Halsted bus lines are within 1/4 mile and the Orange and Green and Red Lines are within approx. 1 mile
  - Metra's BNSF railway to Aurora is within 1 mile
-

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## PROPERTY DESCRIPTION

This facility is 177,000+ SF which includes a 33,000/Sf Studio area, 10,000 Sf of Mill-work/Carpentry/Painting areas, 60,000 SF of space for prop storage, wardrobe, dressing room spaces, , approx. 32,000+ SF of exterior parking for Truck Shoring (Crew/Storage/Filming units) and 11,325 SF of interior/secure parking for vans and pedestrian vehicles.

The East side of the building is a Timber Loft structure including Brick/Steel construction that has been completely sandblasted and renovated in 2021. Recent enhancements include new HVAC, remodeled bathrooms, common area lounge/kitchen/bar, 27,000 SF of new office suites, 60,000 SF of mixed-use (storage/office) space, new Juliet balconies/doors/windows. A newly rehabbed outside deck will be completed in the Fall along with a new North entrance for events access/valet services.

This space is ideal for filming studio, stylists, offices, catering... We are working to create a holistic self-sustaining environment for filming businesses to efficiently and cost effectively supply their sets environment with the services needed to execute their missions!

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## GALLERY/ARTIST/OFFICE LOFT AREA

Bridgeport Studios

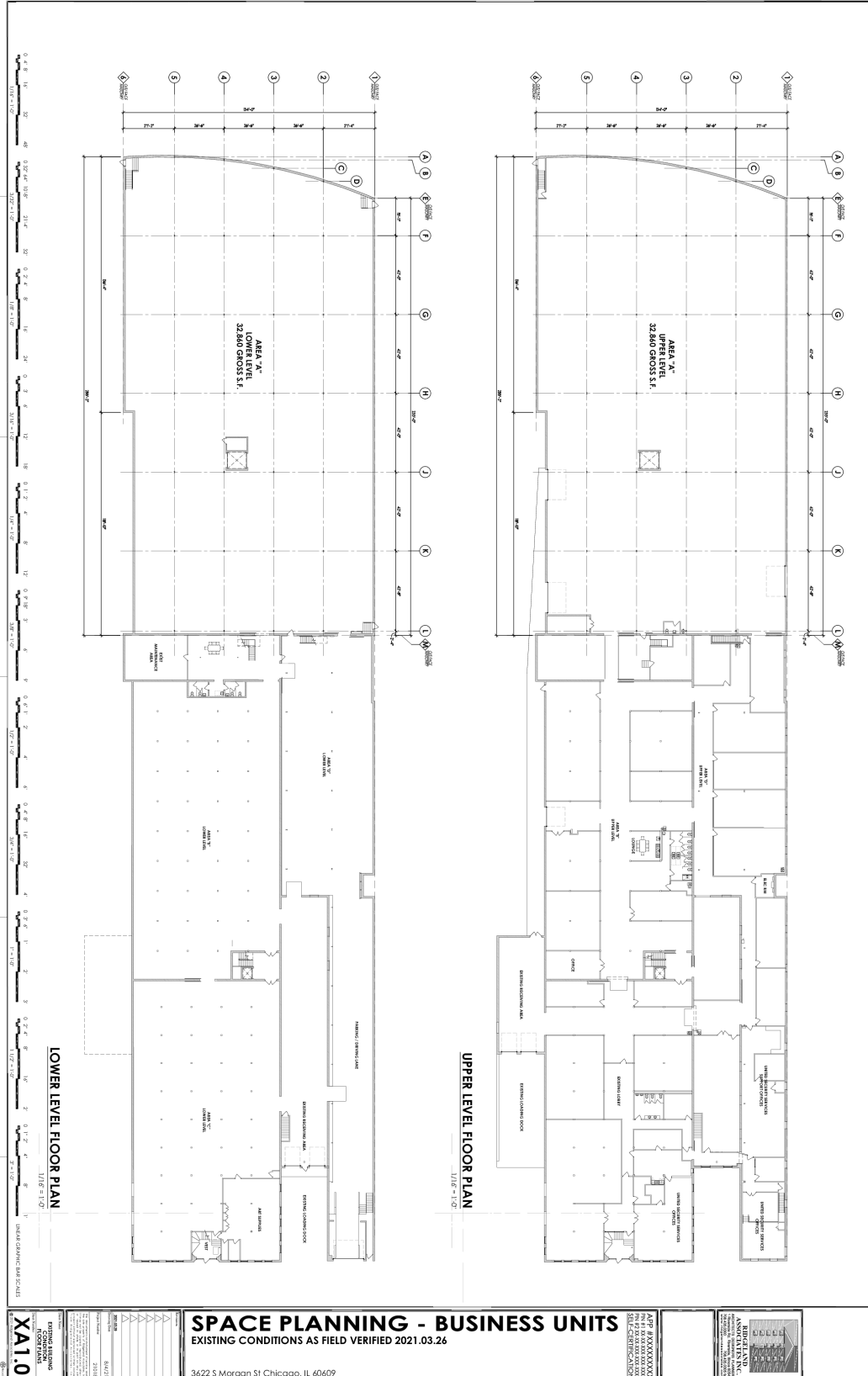
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# CURRENT FLOOR PLAN

3620 S. Morgan Street, Chicago, IL 60609

\$12.50 - 90.00 SF/yr







## AERIAL & STREET DETAIL

3620 S. Morgan Street, Chicago, IL 60609

\$12.50 - 90.00 SF/yr

