

JAMESON.


BRIDGEPORT
STUDIOS

In Conjunction With

 **CINESPACE CHICAGO**
FILM STUDIOS

3620 S. MORGAN

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

LEASE \$:
NEGOTIABLE

SPACE SIZE
33,000 SF

CEILING HEIGHT
17'7" TO 19'3"

YEAR BUILT:
1970

ZONING:
PMD 8

- HIGHLY SECURE BUILDING
- 33,000 SF
- 50+ OFFICES
- 60+ PARKING SPACES - 20 INDOOR W/PRIVATE/SECURE DRIVEWAY
- LOT DIMENSIONS 330 SF X 535 SF
- 2 FREIGHT ELEVATORS
- PRIVACY - APPROX. 200"+ FROM STREET
- 30,000 SF OF TRUCK SHORING AVAILABLE

MORGAN ART COMPLEX / BRIDGEPORT STUDIOS

3620 S. MORGAN
CHICAGO, IL



AREA TENANTS

- GUARANTEED RATE FIELD
- BRIDGEPORT ART CENTER
- ZHOU B ART CENTER
- T2 CREATIVE SPACE
- UNION LOFTS
- ANTIQUE TACO
- JIMMY JOHN'S

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

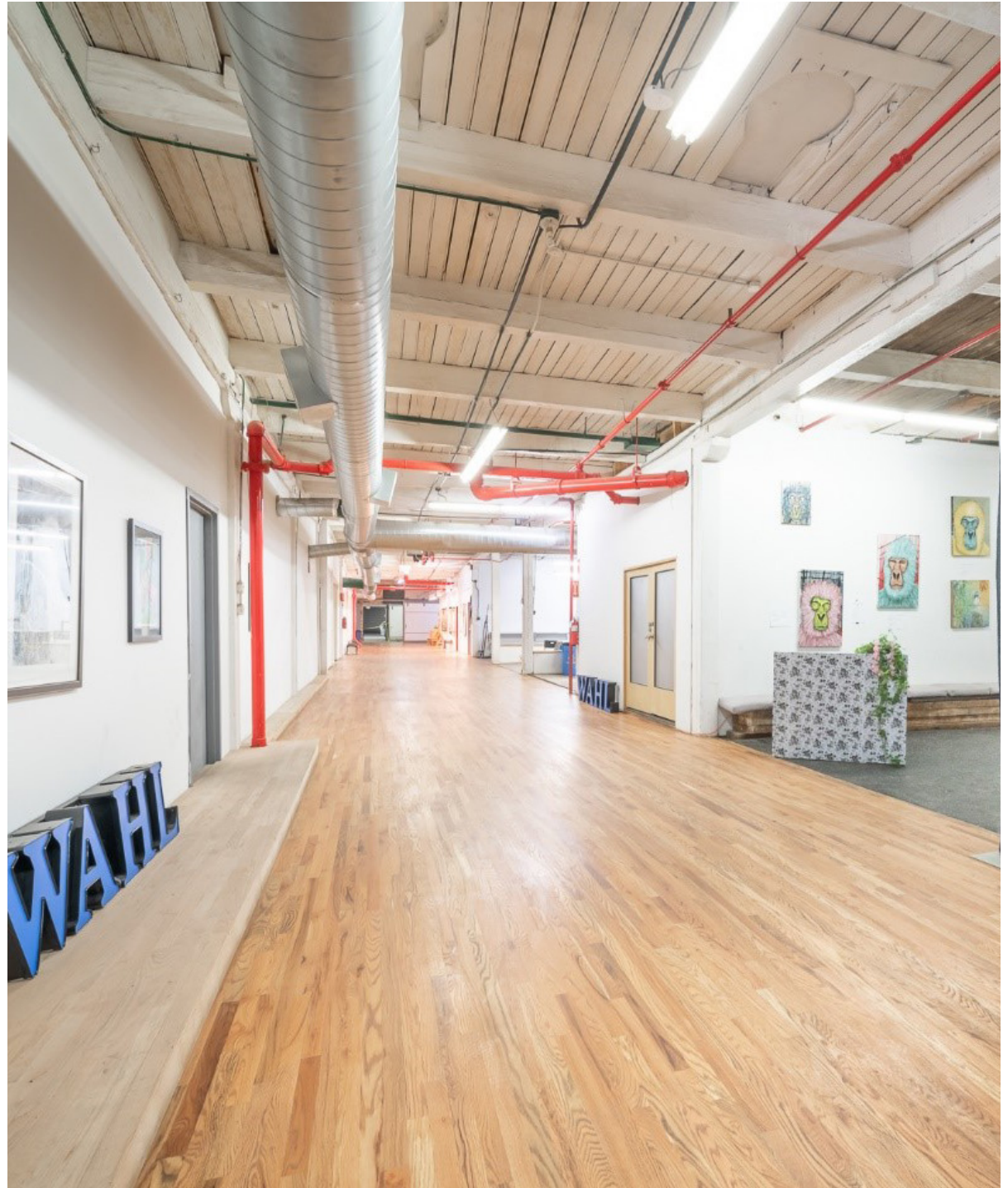
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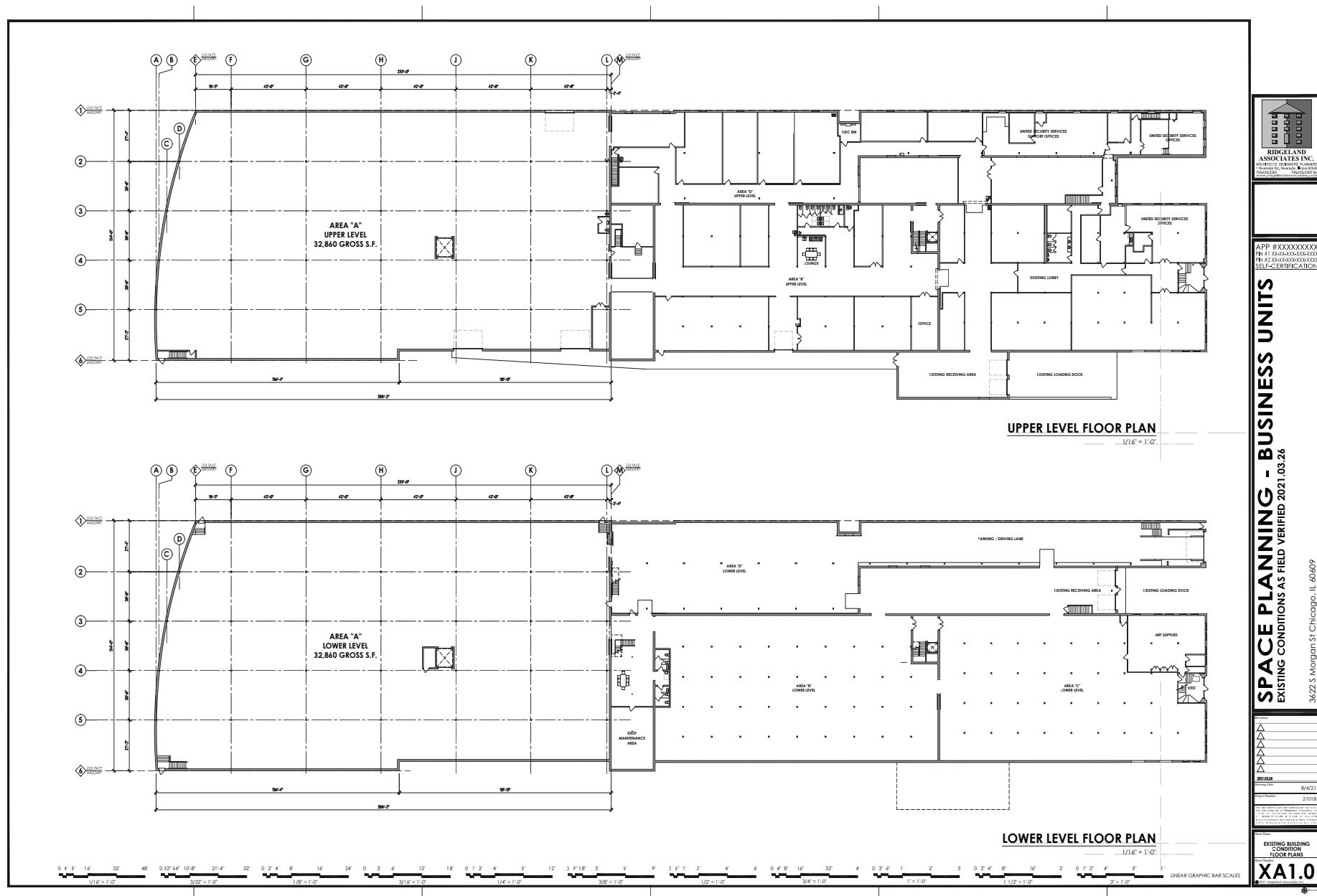
This facility is 177,000+ SF which includes a 33,000/SF Studio area, 10,000 SF of Millwork/Carpentry/Painting areas, 60,000 SF of space for prop storage, wardrobe, dressing room spaces, approx. 32,000+ SF of exterior parking for Truck Shoring (Crew/Storage/Filming units) and 11,325 SF of interior/secure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

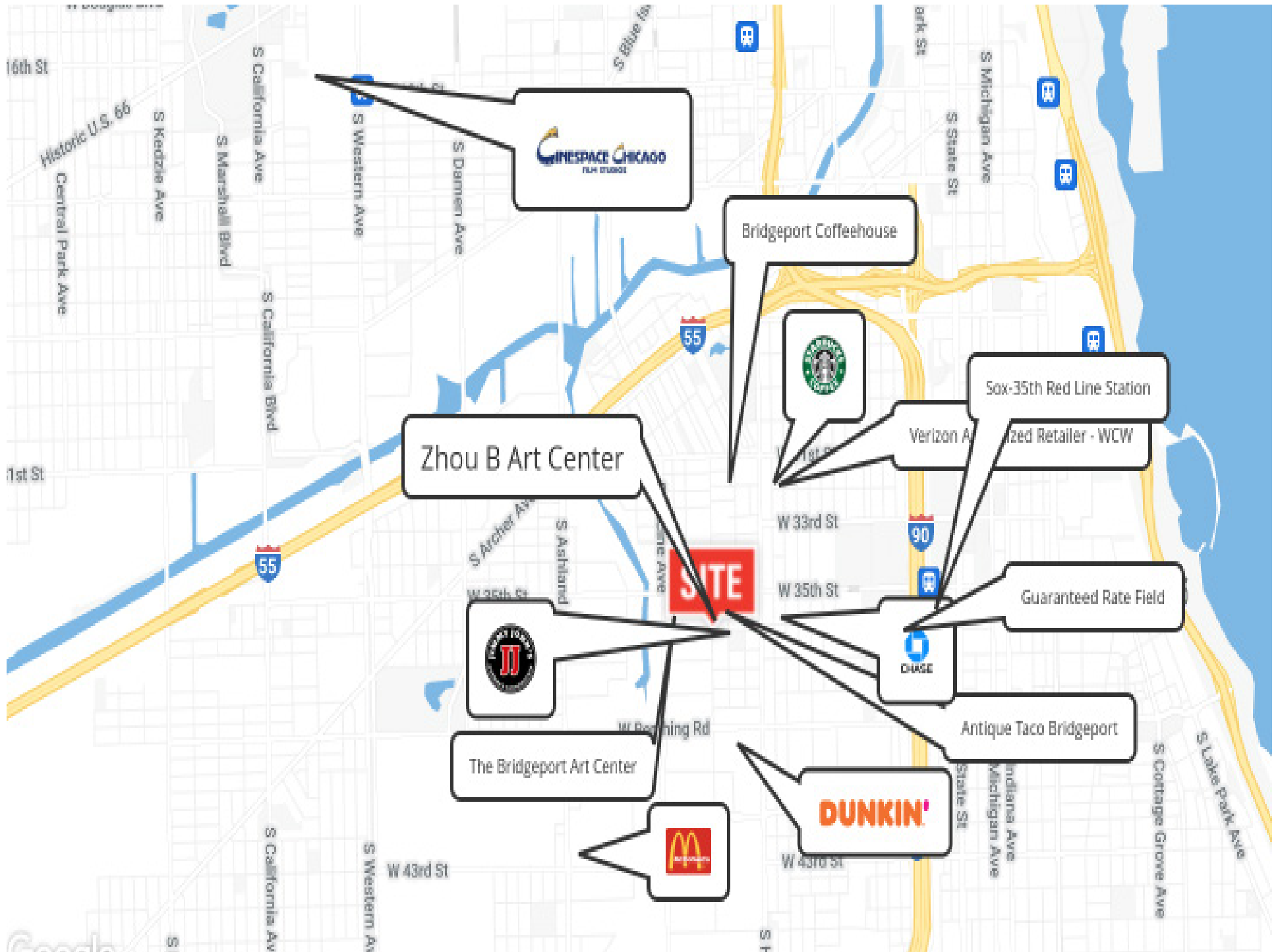
The East side of the building is a Timer Loft structure including Brick/Steel construction that has been completely sandblasted and renovated in 2021. Recent enhancements include new HVAC, remodeled bathrooms, common area lounge/kitchen/bar, 27,000 SF of new office suites. 60,000 SF of mixed use (storage/office) 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.

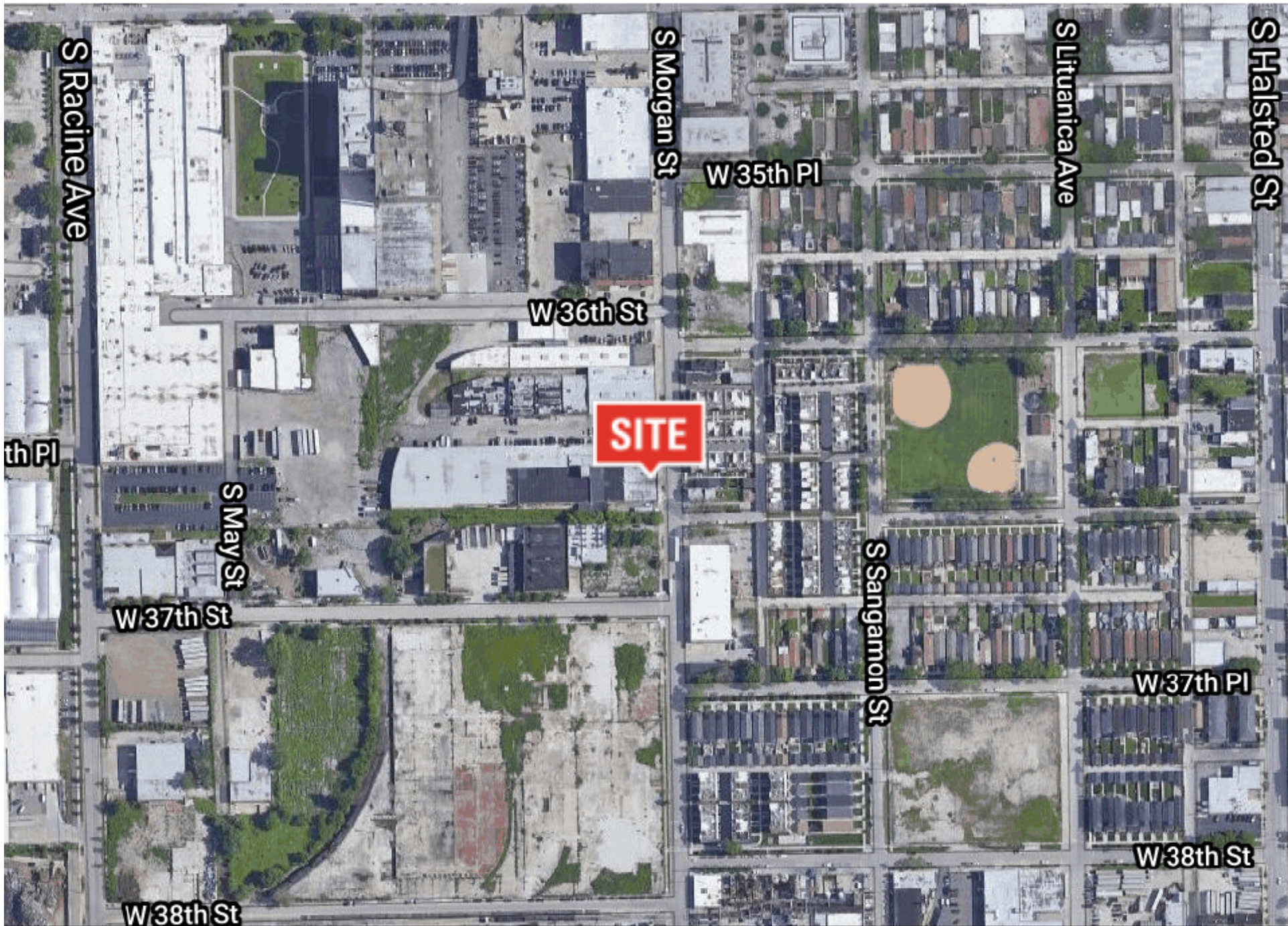
This space is ideal for filming studio, stylists, offices, catering... We are working to create a holistic self-sustaining environment for filming businesses to efficiently and cost effectively supply their set environment with the services needed to execute their missions!

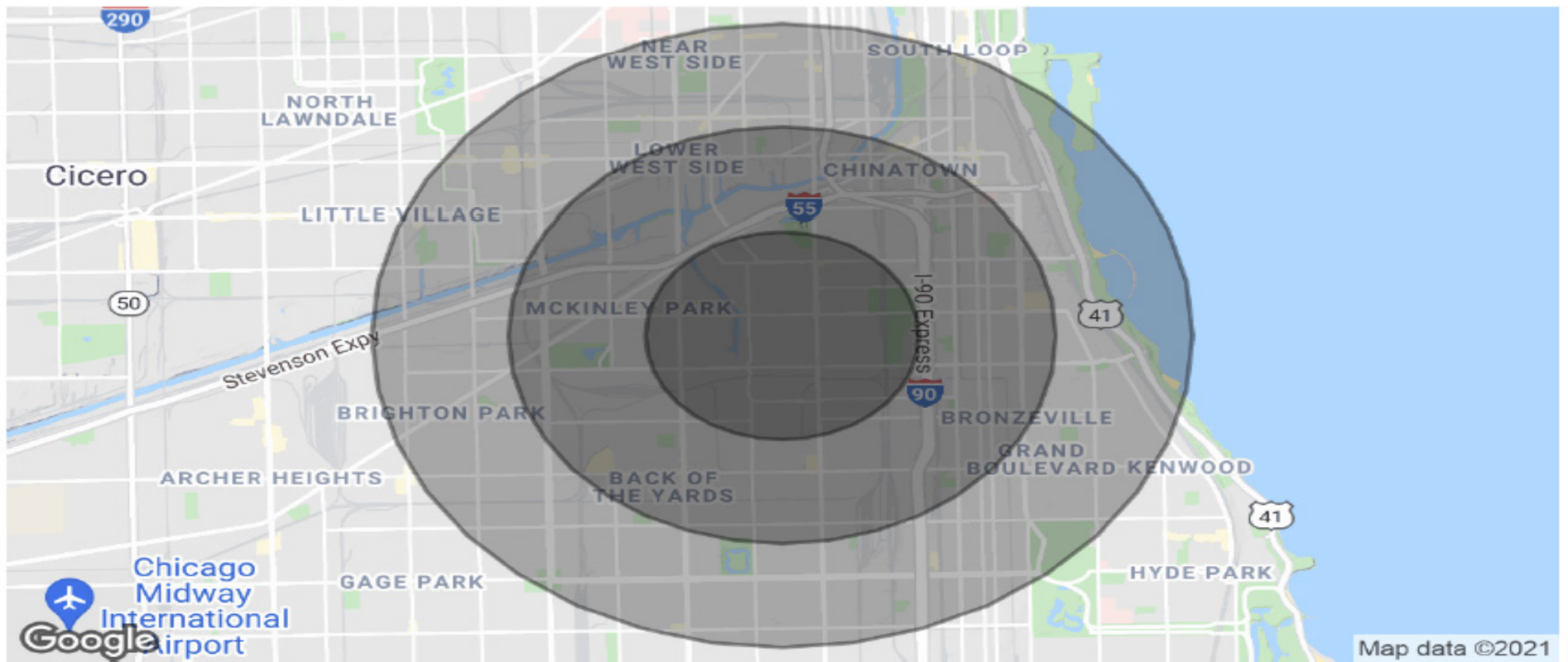


3620 S. MORGAN
CHICAGO, ILLINOIS









POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	33,278	122,094	304,183
Average age	35.0	33.6	32.2
Average age (Male)	34.8	33.1	31.4
Average age (Female)	35.7	34.6	33.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	12,450	42,563	104,507
# of persons per HH	2.7	2.9	2.9
Average HH income	\$61,848	\$49,592	\$50,650
Average house value	\$327,811	\$299,295	\$305,819

* Demographic data derived from 2010 US Census





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