

Executive Summary



Property Overview

Position your business in one of Chicago's most historic and rapidly evolving neighborhoods. 507 E. Pershing offers up to approximately 17,250 square feet across 2.5 stories, featuring expansive open floor plates, soaring ceilings, exposed brick, and striking Douglas fir timber beams that create an authentic loft-style environment.

The building's flexible layout allows for a variety of uses including creative office, showroom, studio, educational, light industrial, warehouse, or specialty retail (subject to zoning approval). The space is currently in shell condition, providing tenants the opportunity to design and build out interiors tailored specifically to their operational needs.

Located just west of Lake Shore Drive and directly across from the Oakwood Shores residential development, the property benefits from strong neighborhood density and convenient access to Downtown, Hyde Park, and the South Lakefront. Public transportation options and major arterial routes are easily accessible.

On-site parking is available, and the building's wide frontage along Pershing provides excellent visibility and identity signage opportunities.

This is an ideal opportunity for businesses seeking character-rich space with flexibility and presence in the growing Bronzeville corridor.

Property Highlights

- RE Taxes \$13,336 for 2025
- Up to ±17,250 SF available across 2.5 stories
- Approx. ±12,600 SF across main two levels
- Expansive open floor plates with flexible layouts
- Soaring ceilings with exposed brick and timber beams
- True loft-style creative environment
- Shell condition – build-to-suit opportunity
- Ideal for creative office, showroom, studio, educational, light industrial, or specialty retail (subject to zoning)
- Strong street presence along Pershing Road
- Excellent signage and branding opportunity
- Located across from Oakwood Shores residential development
- Convenient access to Lake Shore Drive, Hyde Park & Downtown Chicago
- On-site parking available

Address1:	507 E Pershing Rd
Price:	\$12 MG
Building SF:	17,250
Available SF:	17,250
Lot Size:	6,920 SF
Year Built:	1915
Sub-market:	Bronzville
Zoning:	B3-3

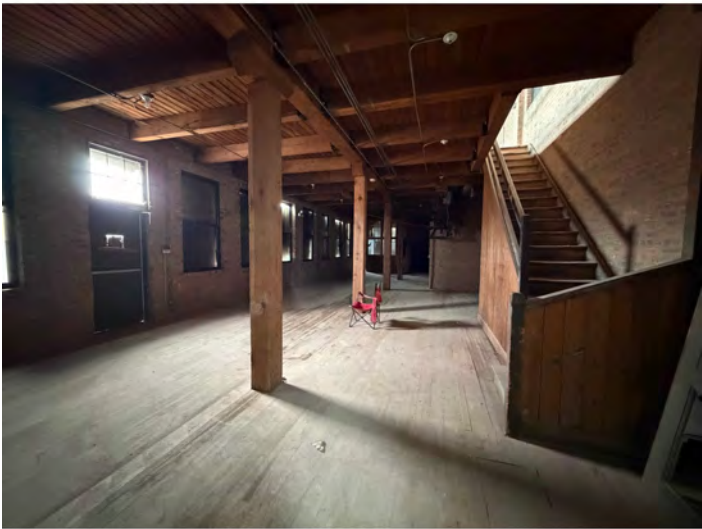
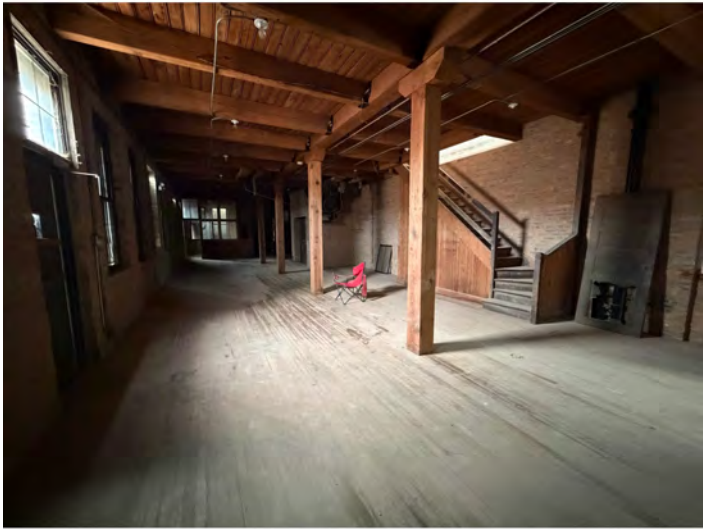
Property Photos



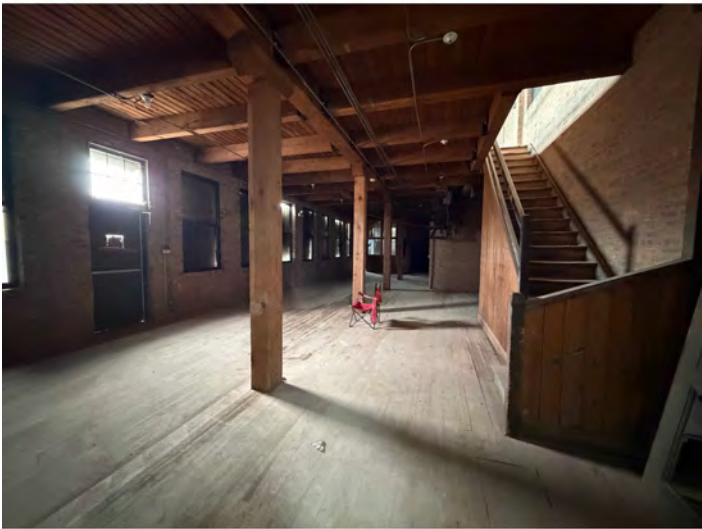
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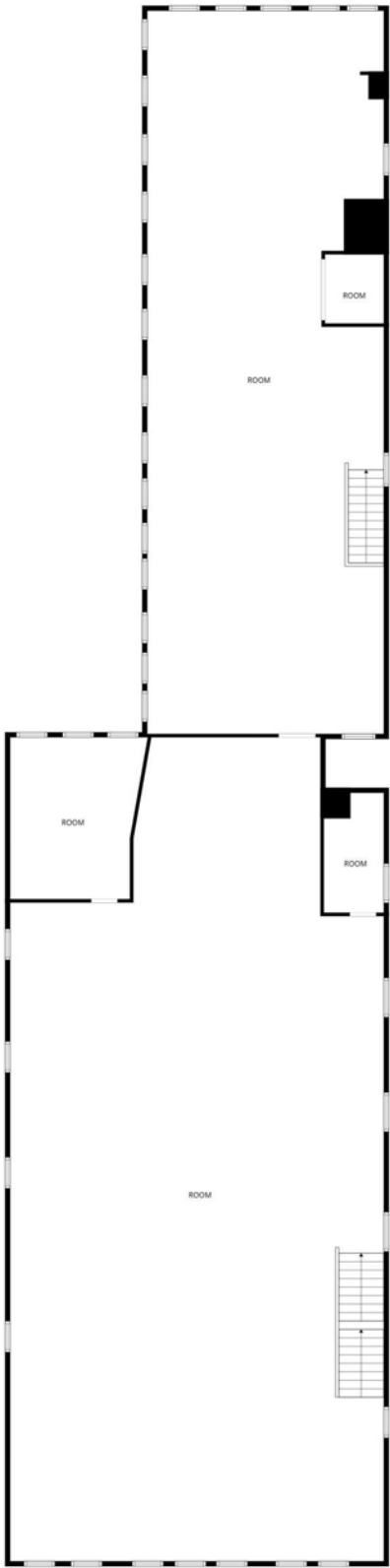
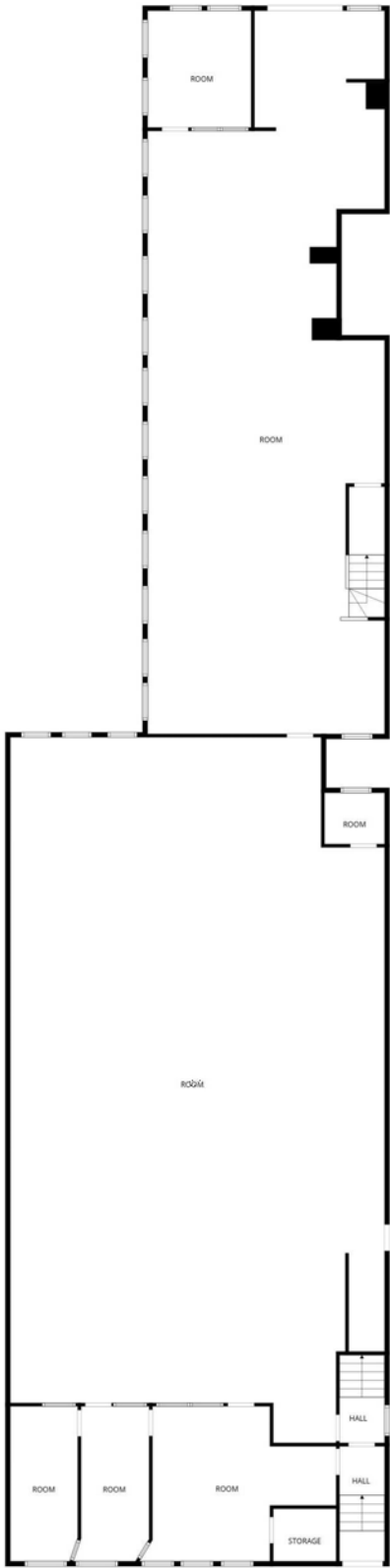
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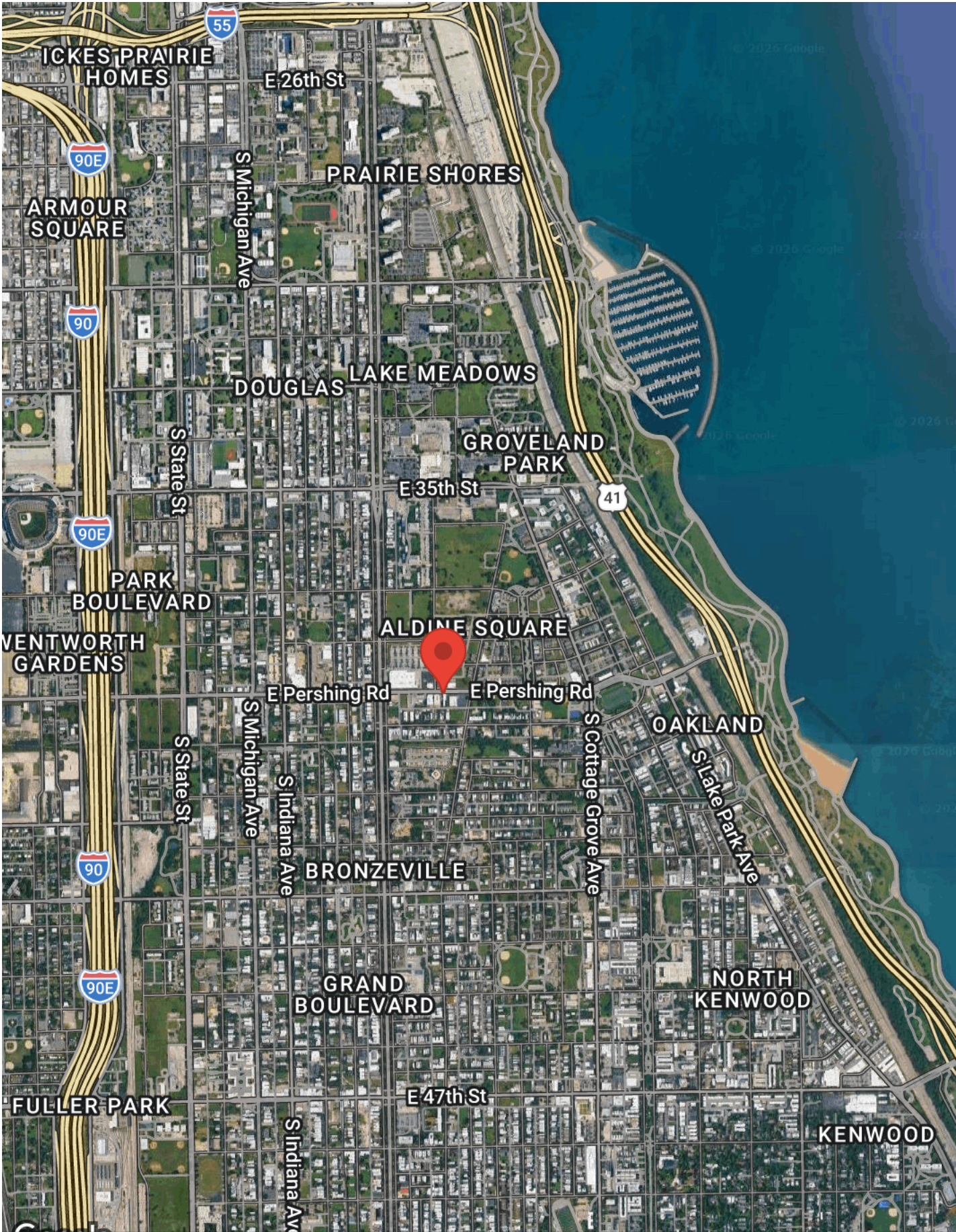


Property Photos



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Aerial Map



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PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners Now Keller Williams ONEChicago in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.

2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.

2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.

2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)

2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.

2018 – Joined Keller Williams Realty Partners.

2013 - Member of Mainstreet Organization of REALTORS®.

2011 – Licensed in the State of Illinois as Real Estate Broker.