

**330 N JEFFERSON STREET #409**  
FULTON RIVER DISTRICT





#### ROOM DIMENSIONS

LIVING ROOM : 13' x 22'

KITCHEN : 8' x 22'

PRIMARY BEDROOM : 14' x 11'

SECOND BEDROOM : 14' x 9'

Live in the heart of Fulton Market in this beautifully rehabbed and move-in-ready 2BD | 1.5BA condo, offering exceptional natural light and a large private balcony with stunning western exposure. This home has been completely updated with new flooring, carpeting, freshly renovated bathrooms, and fresh paint throughout, creating a modern, turnkey living experience.

The open-concept layout features a spacious living and dining area with room for a true separate dining setup. The kitchen blends function and style with a large center island, 42" cabinetry, granite countertops, premium stainless steel appliances, and a built-in desk for added convenience.

The primary suite is a comfortable retreat with a huge walk-in closet and a spa-like ensuite bathroom featuring a custom oversized glass-enclosed walk-in shower, double vanity, and designer tile finishes. The second bedroom is perfect for a home office or guest room, and the updated half bath includes a newer vanity and premium flooring.

Additional highlights include in-unit laundry, Nest thermostats, designer lighting, and custom motorized electric window shades throughout. This unit includes a premier deeded parking space ideally located directly in front of the garage entrance, offering unmatched convenience. Positioned on the 4th floor with easy access to the 3rd-floor exit to Des Plaines making daily commuting seamless.

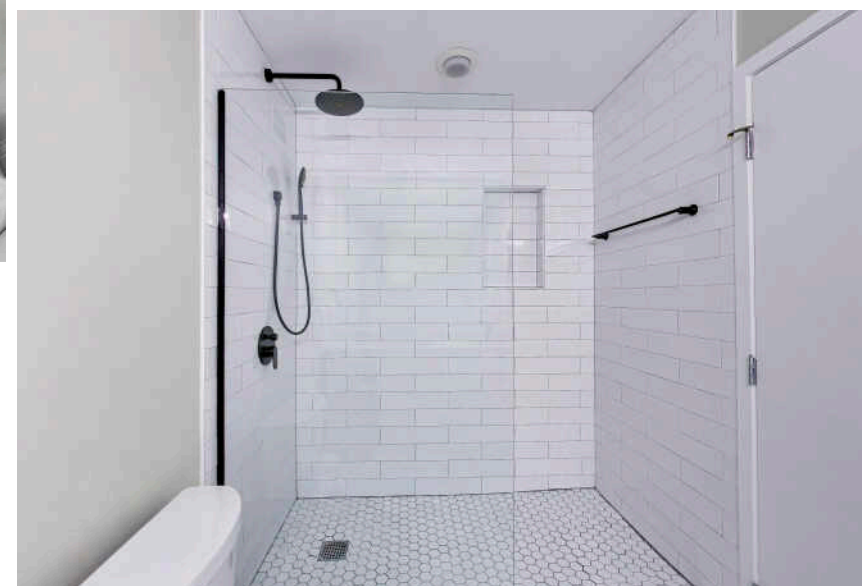
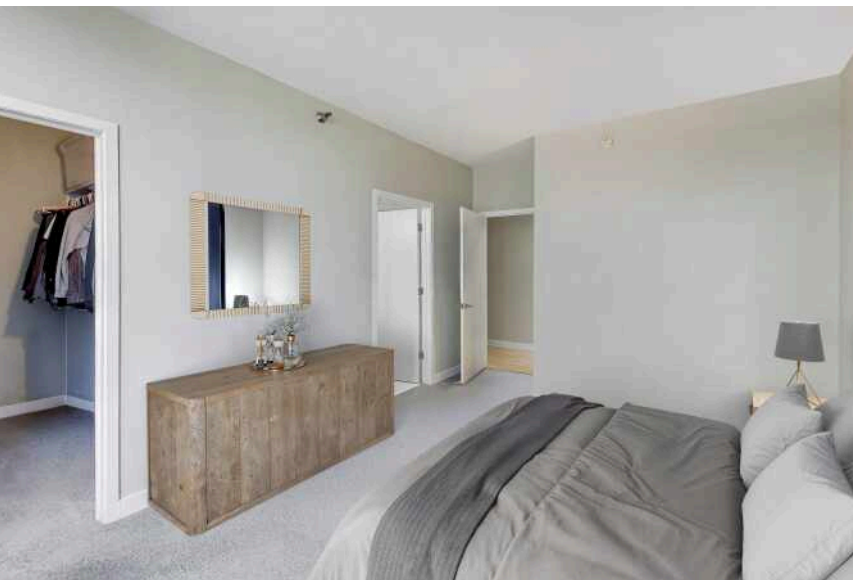
Located in the highly desirable Kinzie Station, a full-amenity building with 24-hour door staff, fitness center, party room, bike storage, on-site dry cleaners, and Amazon Hub. Step outside to Fulton Market, Randolph Row, and River North's top dining and nightlife. Convenient access to Mariano's, Whole Foods, and Jewel-Osco. Close to CTA (Green/Pink/Blue Lines), Metra, East Bank Club, Riverwalk, and expressways I-90/94 and I-290. Explore the 3D tour and experience everything this exceptional home has to offer!

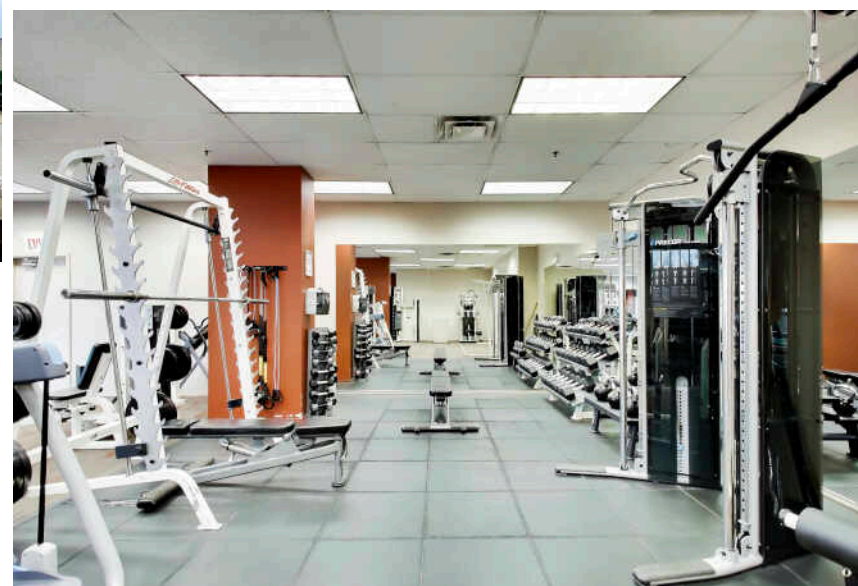
**2 BEDROOM**

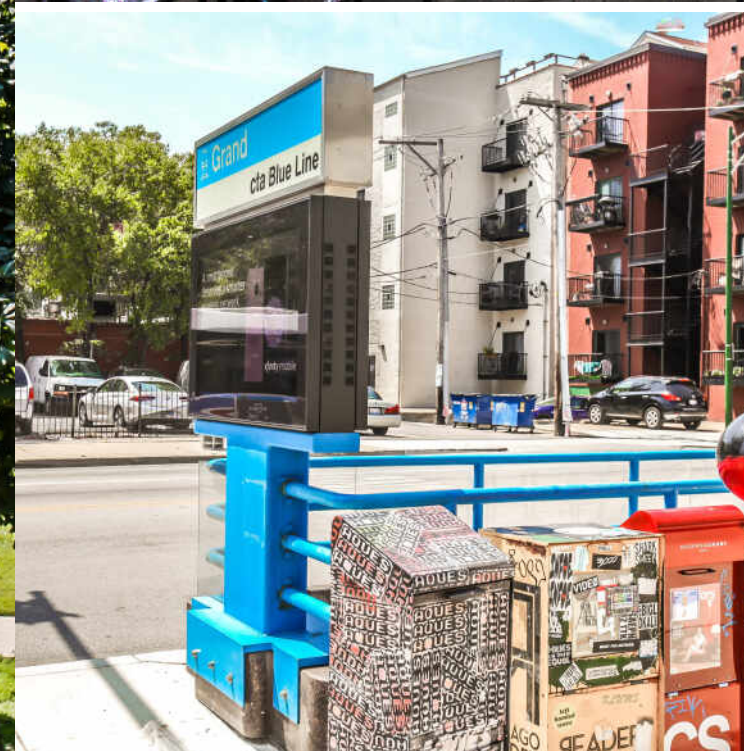
**1.1 BATH**

**TAXES: \$7,192**

**ASSESSMENTS: \$842 / MONTH**





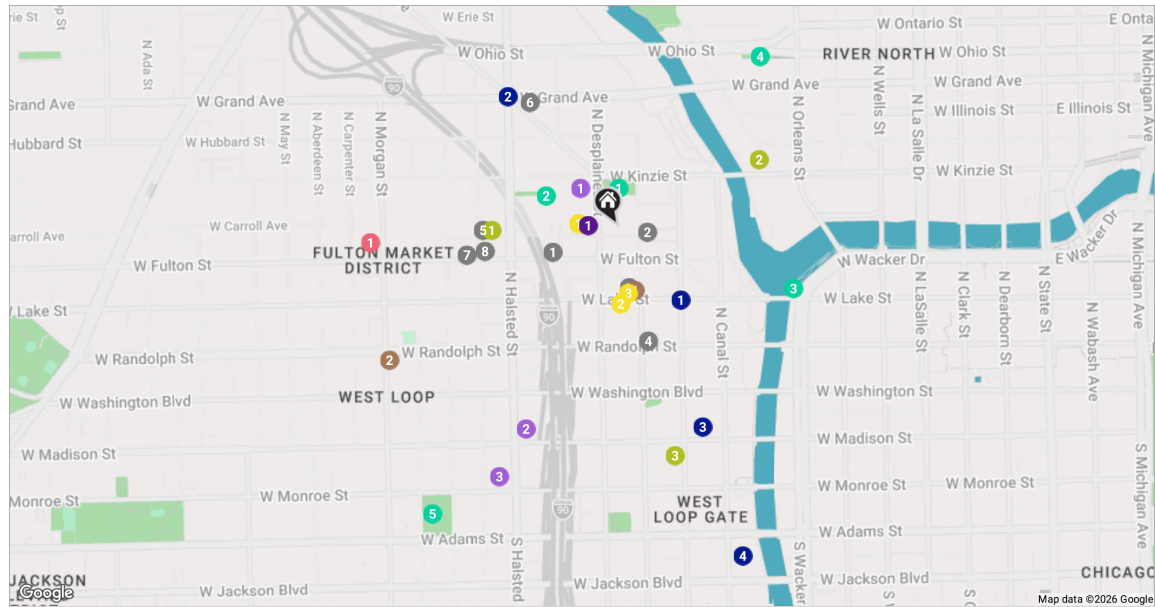


## THIS DOWNTOWN POCKET SERVES AS THE LINK BETWEEN CHICAGO'S BUSTLING LOOP AND THE RAPIDLY DEVELOPING FULTON MARKET DISTRICT NEIGHBORHOOD IN THE WEST LOOP .

A sea of cyclists can be seen each morning riding down Milwaukee Avenue, sharing the road with commercial vehicles and cement trucks, illustrating this area's quickly evolving reputation from a 20th century industrial zone to one with glassy high-rises and posh restaurants and nightclubs.

Due to its industrial building stock, the Fulton River District is known for its swank loft condominiums and trendy open floor plan warehouse-to-office conversions. But there's been a flood of new construction in recent years, bringing hundreds of new upscale apartments and much needed retail to main corridors along Grand and Milwaukee avenues. One notable holdout throughout the years is the old Blommer Chocolate Factory, whose presence is evident by the thick smell of freshly processed cocoa beans.

Transit connectivity is bolstered by the Grand Blue Line station, bus routes along Milwaukee and Grand avenues, and quick access to commuter rail service at Ogilvie and Union stations. New sections of riverwalk are created in conjunction with continued development along the riverfront as per official Chicago River Corridor design guidelines and standards first adopted in 2005 and further revised in 2019.



**MISCELLANEOUS**

- 1 Pinky Nail Salon  
332 N DESPLAINES ST, 0.1 MI
- 2 The UPS Store  
623 W LAKE ST, 0.1 MI
- 3 FedEx Office Print & Ship Center  
608 W LAKE ST, 0.1 MI

**RESTAURANTS**

- 1 Carnivale Chicago  
702 WEST FULTON STREET, 0.1 MI
- 2 Jefferson Tap & Grille  
325 N JEFFERSON ST, 0.1 MI
- 3 Jimmy John's  
200 N JEFFERSON ST, 0.1 MI
- 4 Alla Vita  
564 W RANDOLPH ST, 0.2 MI
- 5 Sunda New Asian  
333 N GREEN ST, 0.3 MI

- 6 La Scarola  
721 W GRAND AVE, 0.3 MI
- 7 Beatrix  
834 W FULTON MARKET, 0.3 MI
- 8 Bar La Rue  
820 W FULTON ST, 0.3 MI

**COFFEE**

- 1 Starbucks Coffee Company  
600 W LAKE ST, 0.1 MI
- 2 La Colombe Coffee Workshop  
955 WEST RANDOLPH STREET, 0.5 MI

**GROCERY**

- 1 Jewel-Osco  
370 NORTH DESPLAINES STREET, 0.1 MI
- 2 Whole Foods Market  
1 NORTH HALSTED STREET, 0.4 MI
- 3 Mariano's  
40 S HALSTED ST, 0.5 MI

**GYM**

- 1 Studio Three Fulton Market  
333 N GREEN ST LOBBY LEVEL, 0.2 MI
- 2 East Bank Club  
500 NORTH KINGSBURY STREET, 0.3 MI
- 3 FFC West Loop  
10 S CLINTON ST, 0.4 MI

**ENTERTAINMENT**

- 1 Google Chicago - Fulton Market  
320 NORTH MORGAN STREET SUITE 600, 0.5 MI

**TRANSIT**

- 1 Clinton  
CTA - GREEN LINE, 0.2 MI
- 2 Grand  
CTA - BLUE LINE, 0.3 MI
- 3 Ogilvie Transportation  
METRA - MILWAUKEE DISTRICT WEST, 0.4 MI

- 4 Union Station  
METRA - MILWAUKEE DISTRICT NORTH, 0.7 MI

**PARKS**

- 1 Fulton River Park  
353 NORTH DESPLAINES STREET, 0.1 MI
- 2 K2 Apartments Dog Park  
360 NORTH UNION AVENUE, 0.1 MI
- 3 Chicago Riverwalk - West End  
306-370 WEST WACKER DRIVE, 0.3 MI
- 4 Ohio Place Dog Park  
360 WEST OHIO STREET, 0.4 MI
- 5 Bartelme (Mary) Park  
115 SOUTH SANGAMON STREET, 0.6 MI

**SERVICES**

- 1 Chase Bank  
330 NORTH DESPLAINES STREET, 0.1 MI

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## LAUREN LEONARDI

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