

**WEST TOWN / KINZIE CORRIDOR**  
**±1,000 SF TO ±10,000 SF ECONOMICAL SPACES**  
**SHORT TERM LEASES AVAILABLE!**



2450 Hubbard



2455 Grand



2461 Grand



2450 Hubbard—Suite 2N

Previous medical facility now leasing economical offices and lab space at 2450 W. Hubbard. Conveniently located just across the street from the Metra station.

Raw space and great office spaces also available at 2461 & 2463 Grand. Raw space ideal for restaurant or retail.



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DAVID KAPLAN

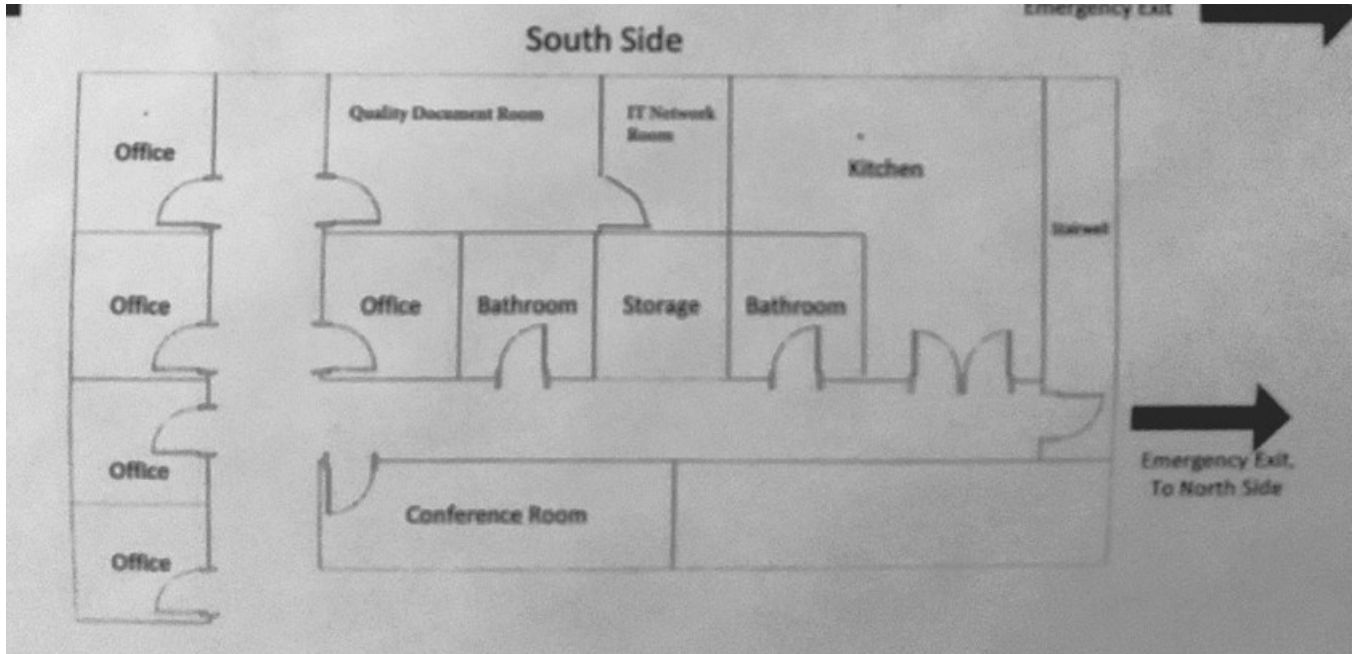
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STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVE.  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

## SUITE 2W

### ±3,500 SF 2ND FLOOR OFFICE SPACE FOR LEASE



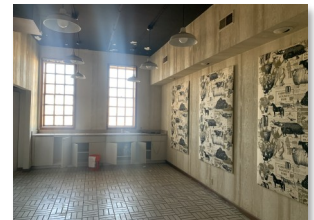
**Size:** ±3,500 SF  
**Rental Rate:** \$12.00 PSF  
**Rental Type:** Modified Gross  
**Zoning:** M1-2

**Features:**

- Private Washrooms
- Break Rooms
- Good Mix of Open & Private Offices
- Conference Rooms
- Bonus 3rd Floor Space "Included" for Free!



Bonus 3rd Floor Space  
Included for Free!



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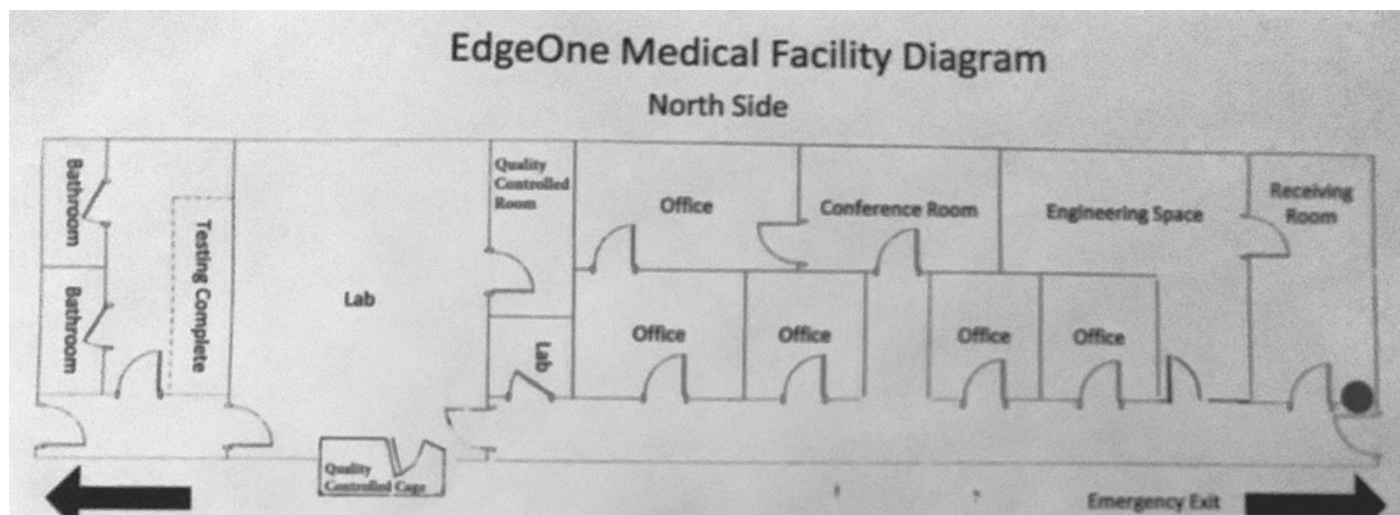
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## SUITE 2N **±4,000 SF LAB SPACE FOR LEASE**



**Size:** ±4,000 SF  
**Rental Rate:** \$12.00 PSF  
**Rental Type:** Modified Gross  
**Zoning:** M1-2



### Features:

- Wet Lab Space
- Engineering Space
- Quality Control Room
- Testing Rooms
- Good Mix of Private & Open Offices



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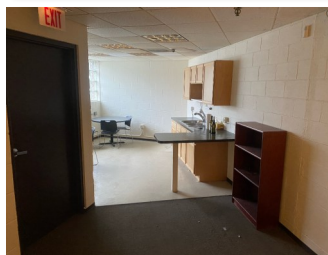
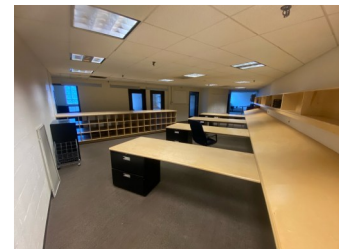
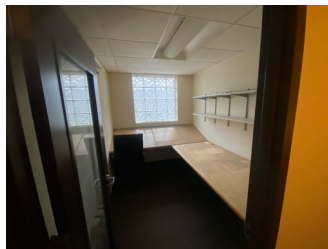
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## 2ND FLOOR ±1,750 SF OFFICE SPACE FOR LEASE



**Size:** ±1,750 SF  
**Rental Rate:** \$12.00 PSF  
**Rental Type:** Modified Gross  
**Zoning:** M1-2

- Features:**
- Four Private Offices
  - Built-Out Common Office Space
  - Kitchenette



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## 1ST FLOOR ±1,000 SF OFFICE/FLEX SPACE



**Size:** ±1,000 SF

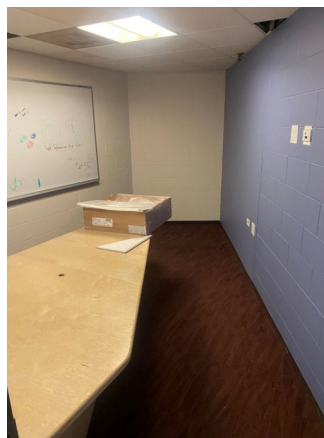
**Rental Rate:** \$12.00 PSF

**Rental Type:** Modified Gross

**Zoning:** M1-2

**Features:**

- First Floor Office/Flex Space
- Shared Bathroom
- Potential Storage Available at Additional Cost



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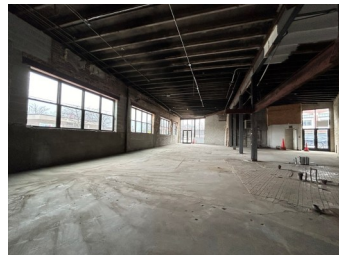
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## ±7,300 SF CORNER BUILDING FOR LEASE



- Size:** ±7,300 SF
- Frontage:** 60' on Grand Ave.
- Rental Rate:** \$12.00 PSF NNN
- Ceiling Height:** 14' (1st Floor)
- Zoning:** M1-2
- Features:**
- Raw Space
  - Possible Restaurant
  - Possible Retail
  - New exterior renovations completed



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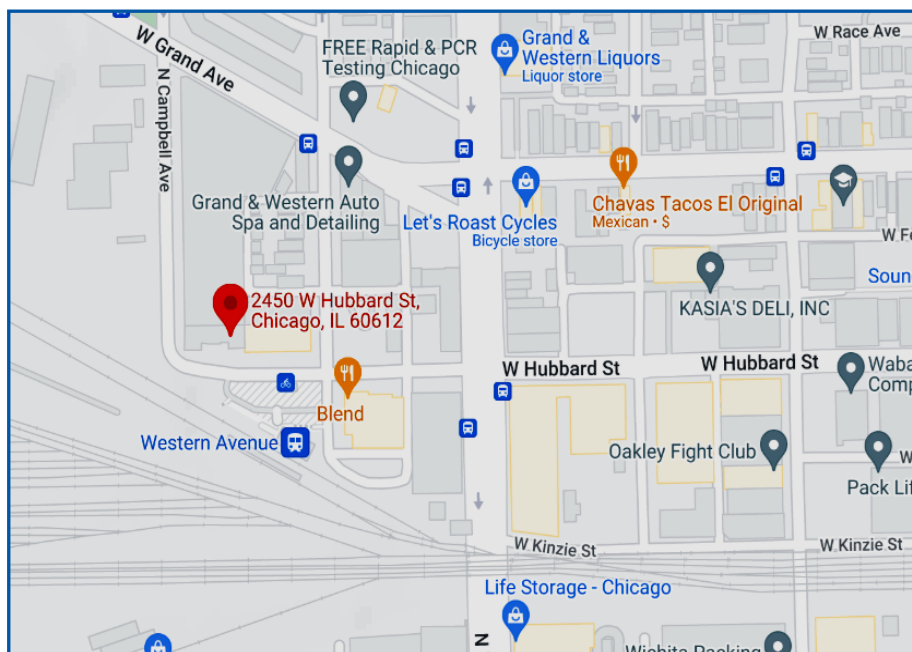


# STRAUSS

REALTY, LTD.

2450 W. HUBBARD ST.  
& 2455 / 2461 W. GRAND AVE.  
CHICAGO, ILLINOIS 60612

## Location



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