

STRAUSS

REALTY, LTD.

700 N. SACRAMENTO BLVD.
CHICAGO, IL. 60612

UNIVERSAL LOFTS FOR LEASE IN WEST TOWN



LEASED!	Unit 120	±2,795 RSF	Unit 311	±3,030 RSF	LEASED!
LEASED!	Unit 210	±2,629 RSF	Unit 320B	±1,882 RSF	

- UNIVERSAL LOFT BUILDING - ±150,000 SF TOTAL
- **RENTAL RATE: VARIES—NNN**
- **2025 ESTIMATED TAXES: \$5.64 PSF 2025 ESTIMATED OPEX: \$4.39 PSF**
- FULTON MARKET/RIVER NORTH QUALITY AT DISCOUNTED PRICES
- FURNITURE CUBES AVAILABLE
- FULL HVAC & SPRINKLERS
- SECURE PARKING
- CONCRETE AND TIMBER LOFT COMPLETELY RENOVATED
- ROOFTOP DECK WITH SKYLINE VIEWS
- PROFESSIONAL MANAGEMENT ON SITE
- 12' - 14' SANDBLASTED CEILINGS WITH EXPOSED BRICK WALLS
- 4 LOADING DOCKS
- 3 ELEVATORS IN BUILDING

CHICAGO ENERGY RATING



DALE STRAUSS

773-736-3600

DALE@STRAUSSREALTY.COM

ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

STRAUSS

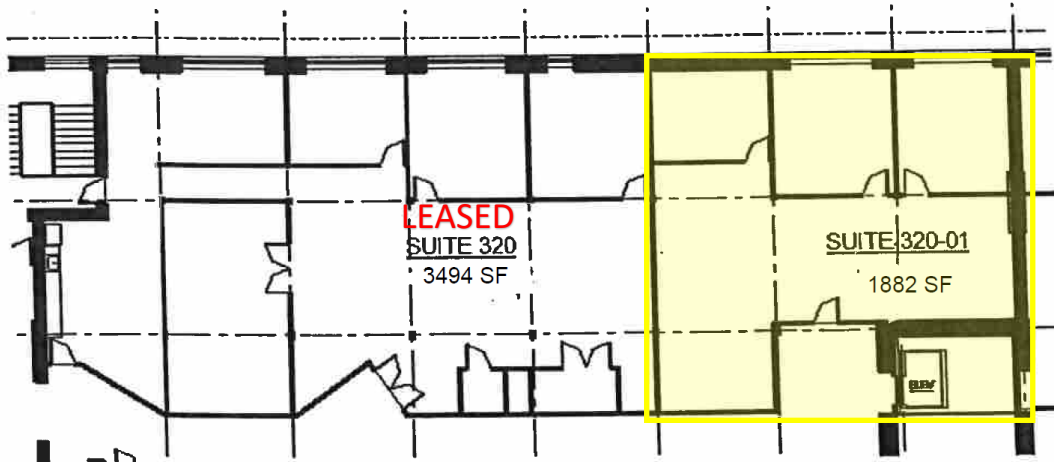
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UNIT 320B

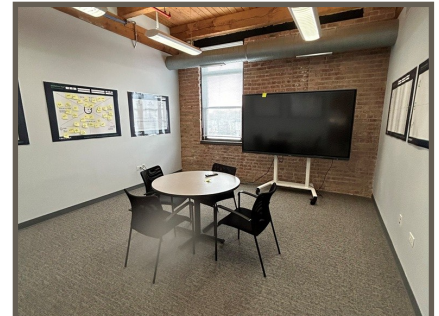
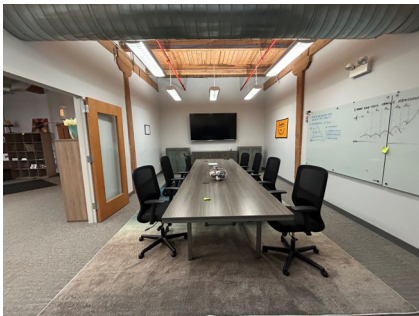
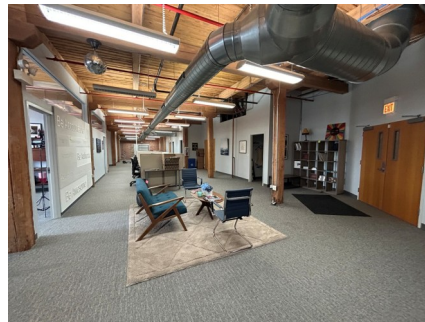
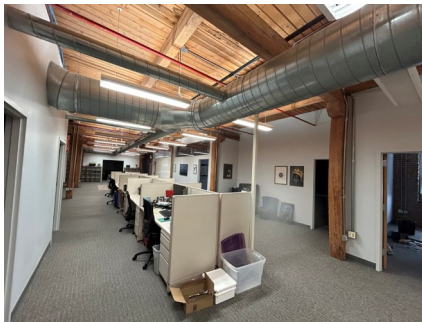
±1,882 SF

\$15.95 PSF NNN



- THIRD FLOOR
- MIX OF PRIVATE OFFICES AND SOME OPEN AREA

SUITE 320 A & B EXAMPLE PHOTOS



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LOCATION



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