

TIMBER LOFTS/OFFICES FOR LEASE IN KINZIE CORRIDOR



- ±29,598 SF LOFT BUILDING; 1ST AND 2ND FLOOR SPACES AVAILABLE FOR LEASE!

LEASE RATE: \$13.50-\$15.00 PSF MG

- KINZIE CORRIDOR LOCATION!
LOWER RENT COMPARED TO NEARBY FULTON MARKET!
- FULLY AIR CONDITIONED
- HEATING: GAS
- SOME SPACES INCLUDE A KITCHENETTE AND/OR INTERIOR BATHROOM
- 12' SANDBLASTED CEILING WITH EXPOSED BRICK WALLS, AND WOOD OR RESIN FLOORS
- ACCESS TO DRIVE-IN DOCK AND STREET PARKING
- WALK TO CTA TRAINS—JUST TWO BLOCKS FROM THE "EL"
- EASY ACCESS TO I-90/94, I-290, METRA TRAINS, DOWNTOWN CHICAGO
- COUPLE BLOCKS TO FULTON MARKET CORRIDOR
- SECURE ENTRY 24/7 ACCESS
- ZONING: PMD4

OFFICE AVAILABILITIES (Price Per SF):

2nd floor	Suite 2B	± 2,200 SF Office - \$14.00
2nd Floor	Suite 2C	± 2,495 SF Office - \$13.50
2nd Floor	Suite 2D	± 3,150 SF Office - \$15.00



DAVID KAPLAN

630-294-8689

DAVID@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

UNIT 2B
±2,200 RSF SECOND FLOOR



UNIT 2C
±2,495 RSF SECOND FLOOR



UNIT 2D
±3,150 RSF SECOND FLOOR



DAVID KAPLAN
630-294-8689

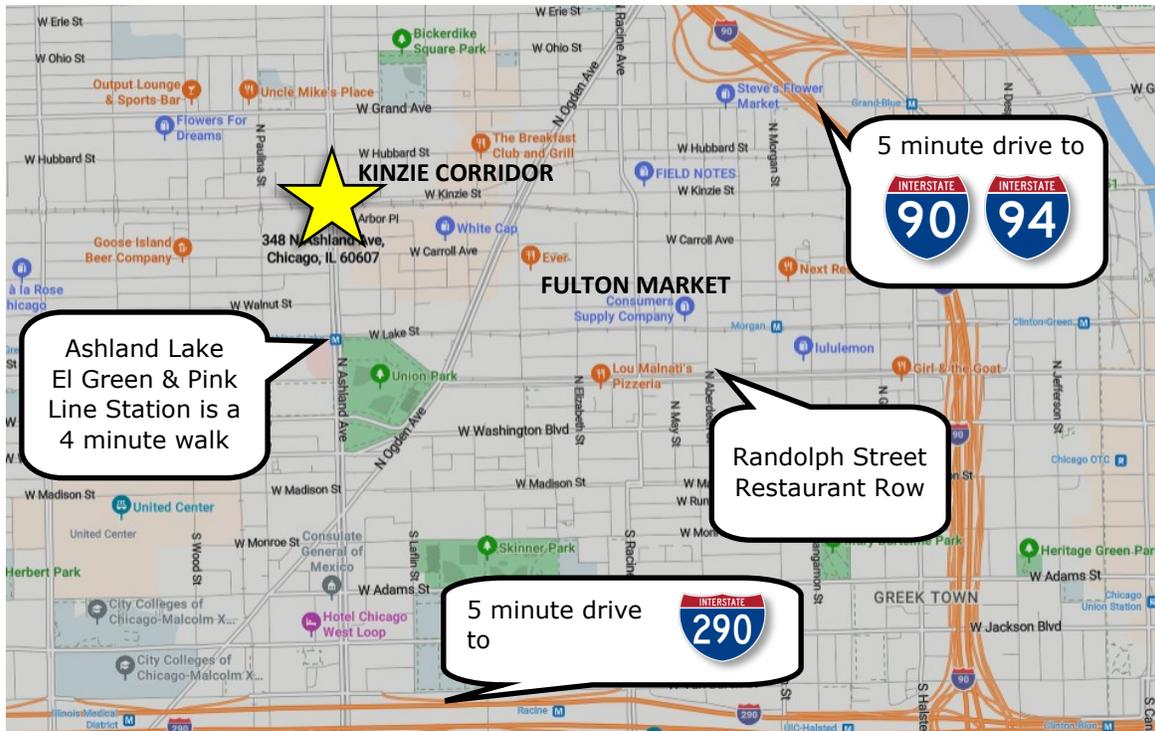
DAVID@STRAUSSREALTY.COM

ADAM SCHNEIDERMAN, SIOR
847-826-4467

ADAM@STRAUSSREALTY.COM

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

LOCATION



- Great location in Kinzie Corridor, just west of hot Fulton Market corridor.
- Ashland “El” Green and Pink Line station is just two blocks away (0.2 miles away).
- Easy access to I-90/94.
- Easy access to I-290 and suburbs of Chicago.
- Walker’s Paradise according to Walk Score.com.
- Frontage along Carroll Avenue.



DAVID KAPLAN

630-294-8689

DAVID@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