



FOR LEASE
THE MACHINE SHOP | NORTH
2145 W. GRAND AVE
CHICAGO, IL



PROPERTY OVERVIEW

The Machine Shop | North is a 64,000 SF heavy timber loft flex industrial building, fully redeveloped and improved to accommodate the needs of innovative companies serving downtown Chicago. Strong zoning designation that can accommodate a wide range of uses.

Please visit the website for more info: www.themachineshop.us.

OFFERING SUMMARY

Lease Rate:	\$21.50 - \$23.50 PSF (NET)
Operating Costs:	\$4.75 PSF
Building Size:	64,000 SF
Available 2 nd Floor:	1,500 SF – 15,000 SF
Zoning:	C3-2
Market:	Kinzie Corridor / West Town

PROPERTY HIGHLIGHTS

- Newly renovated with new restrooms, kitchens and new windows
- New HVAC systems
- Build-Outs Available to Suit
- High ceiling, timber loft spaces
- Excellent Downtown Service Location, One Block away from the new CTA Green Line Stop at Damen



2145 W. GRAND AVE
CHICAGO, IL



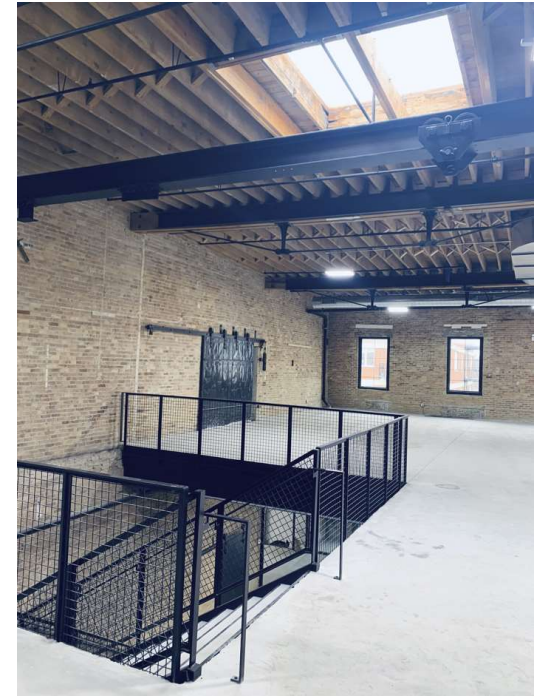


2145 W. GRAND AVE
CHICAGO, IL



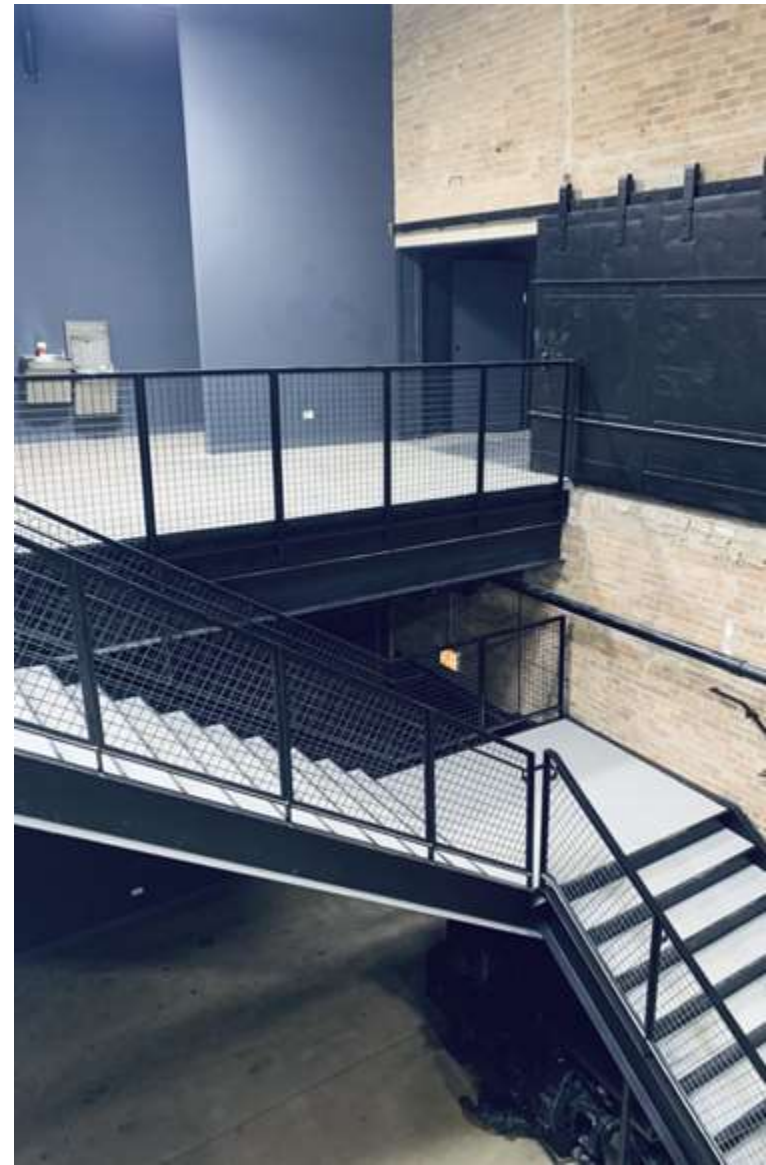
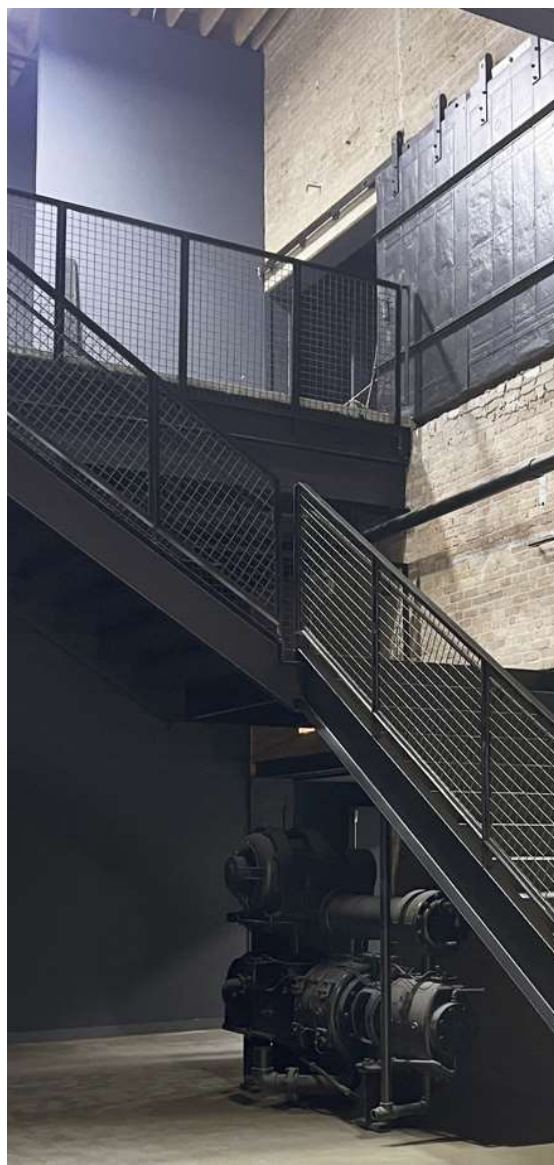


2145 W. GRAND AVE
CHICAGO, IL



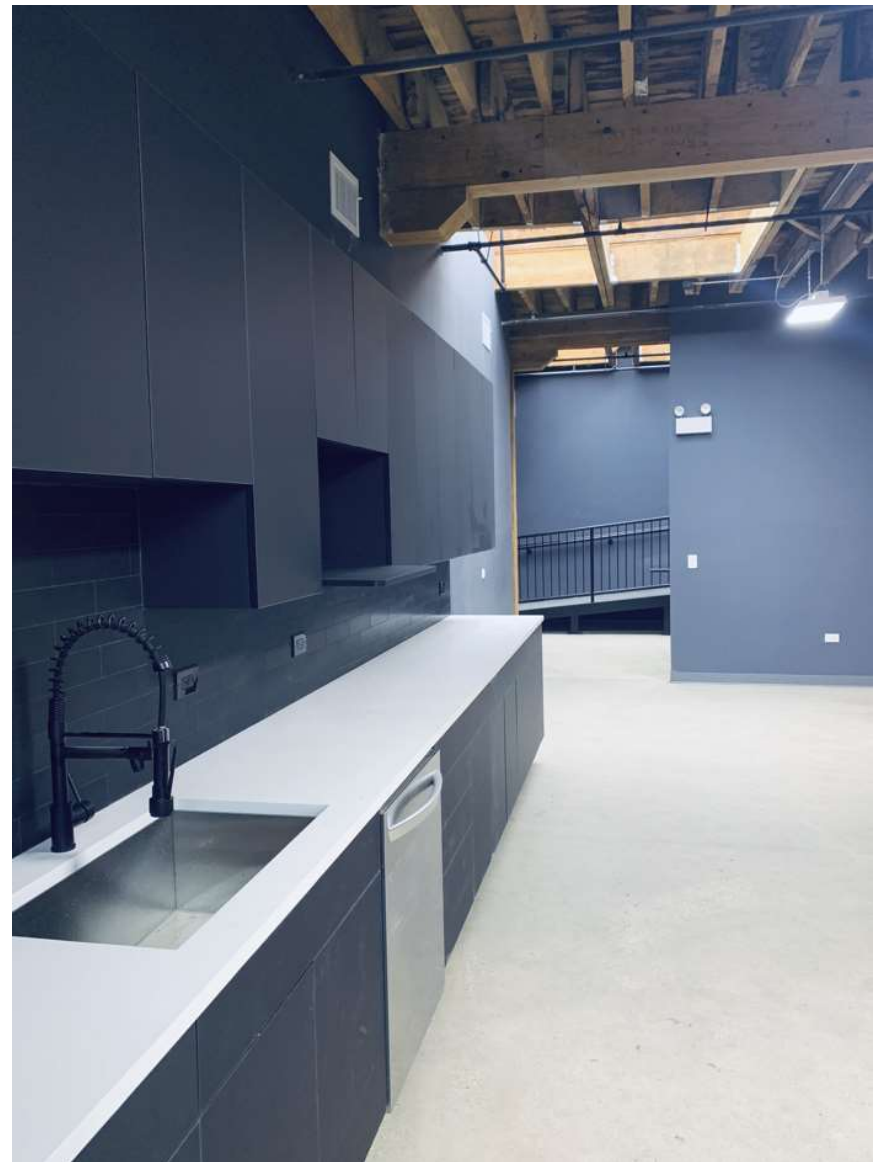


2145 W. GRAND AVE
CHICAGO, IL





2145 W. GRAND AVE
CHICAGO, IL





2145 W. GRAND AVE
CHICAGO, IL





2145 W. GRAND AVE
CHICAGO, IL

WEST GRAND AVENUE

NORTH LEAVITT STREET



WEST FERDINAND STREET



2145 W. GRAND AVE
CHICAGO, IL

WEST GRAND AVENUE

NORTH LEAVITT STREET



WEST FERDINAND STREET



2145 W. GRAND AVE
CHICAGO, IL





EXCLUSIVE BROKER:

DAVE SCHRAUFNAGEL

773-430-6406

Dave@d4realtyinc.com

