

## UNIVERSAL LOFTS FOR LEASE IN WEST TOWN



<b>Unit 141A</b>	±545 SF AT \$24.92 PSF, NNN (\$1,500 MONTHLY)
<b>Unit 251</b>	±5,785 SF—±11,361 SF AT \$12.50 PSF, NNN
<b>Unit 320</b>	±1,882—±5,376 RSF AT \$15.00 PSF, NNN

- UNIVERSAL LOFT BUILDING - ±150,000 SF TOTAL

- **RENTAL RATE: VARIES—NNN**

**2025 ESTIMATED TAXES: \$3.72 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.**

4350 N. MILWAUKEE AVE.

CHICAGO, ILLINOIS 60641

**UNIT 141A**

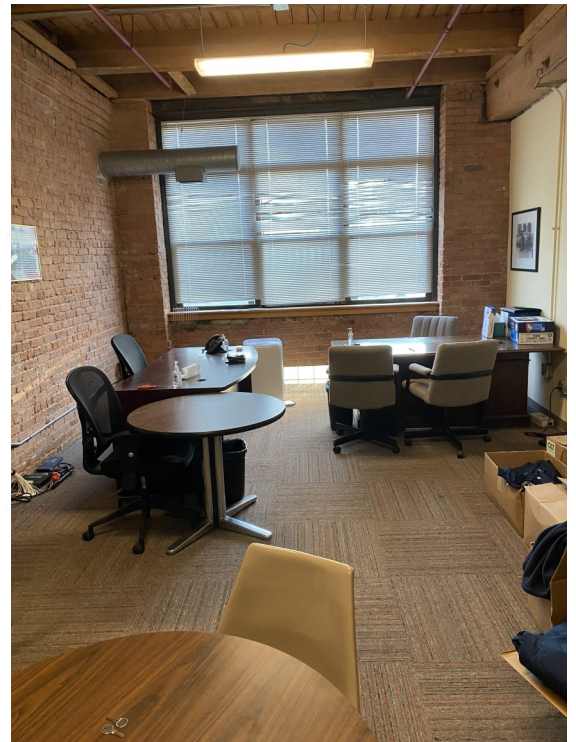
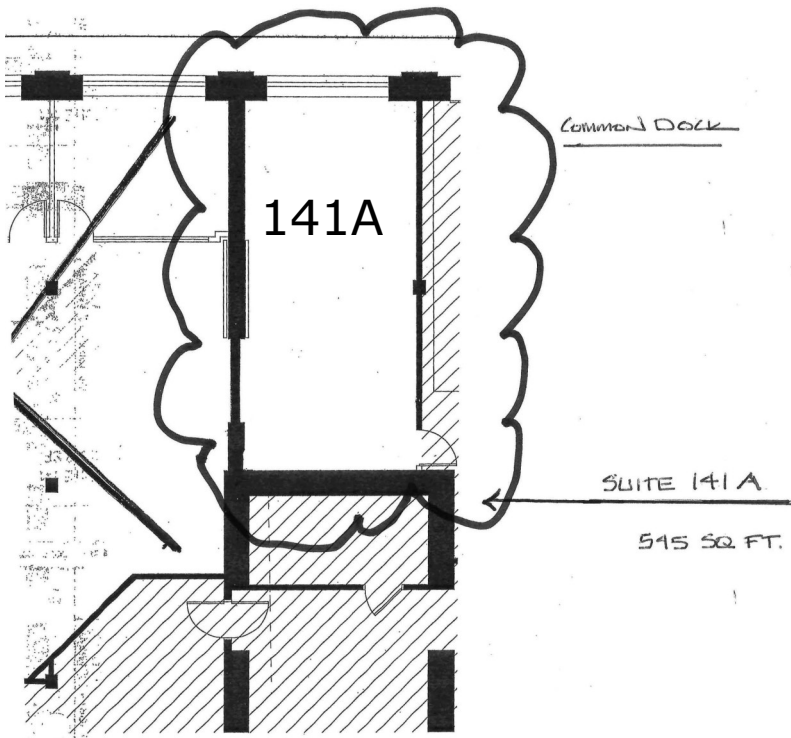
**±545 SF**

**\$24.92 PSF, NNN (\$1,500 MONTHLY)**

FULL HVAC

CAN BE USED AS OFFICE OR STORAGE

THIS SUITE IS IMMEDIATELY ADJACENT TO AND HAS  
DIRECT PRIVATE ACCESS TO THE TRUCK DOCKS



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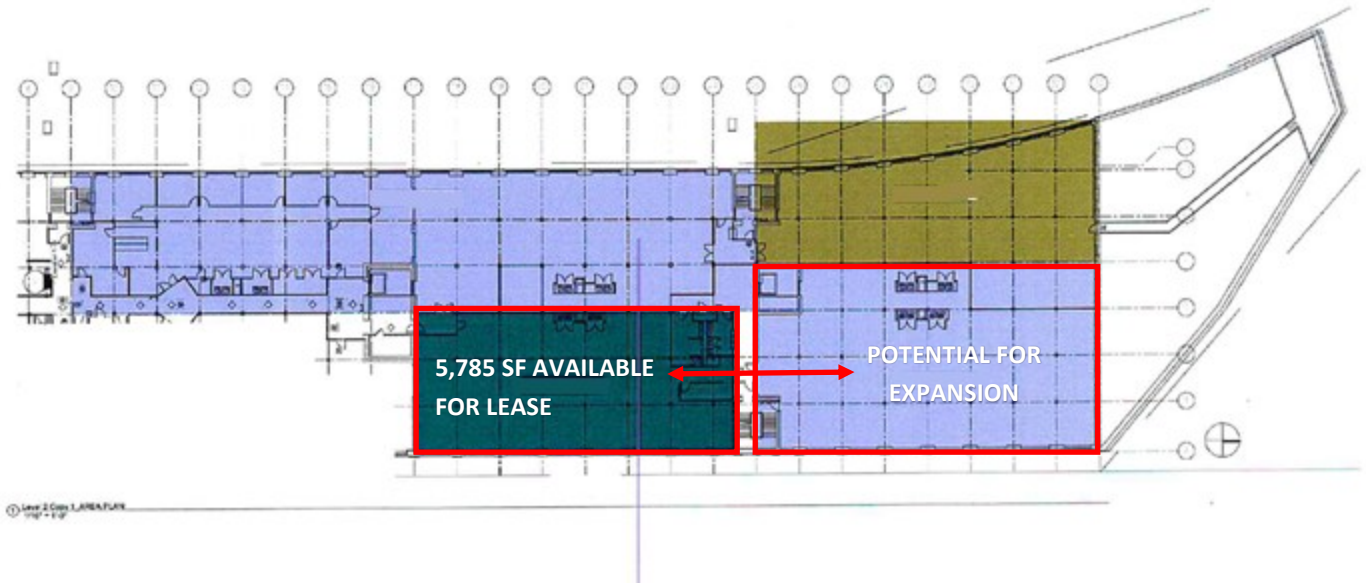
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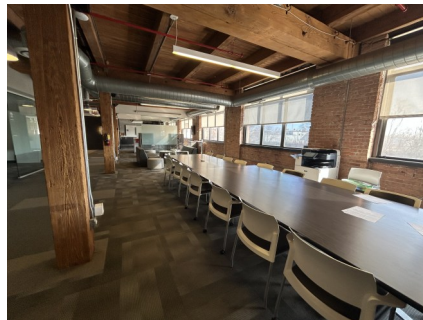
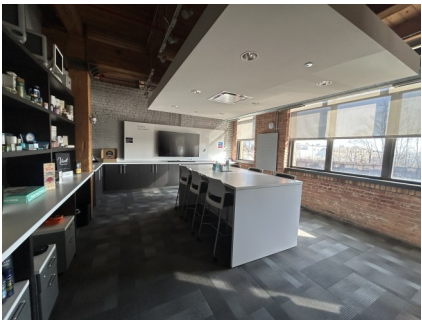
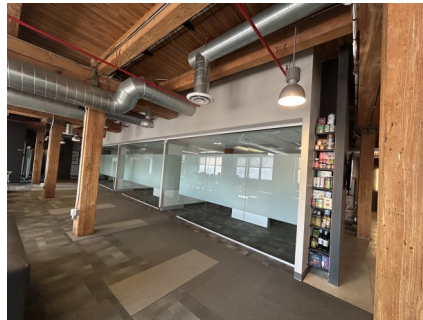
## UNIT 251

±5,785 SF (WITH POTENTIAL TO GO UP TO 11,361 SF)

**\$12.50 PSF, NNN**



### PHOTOS



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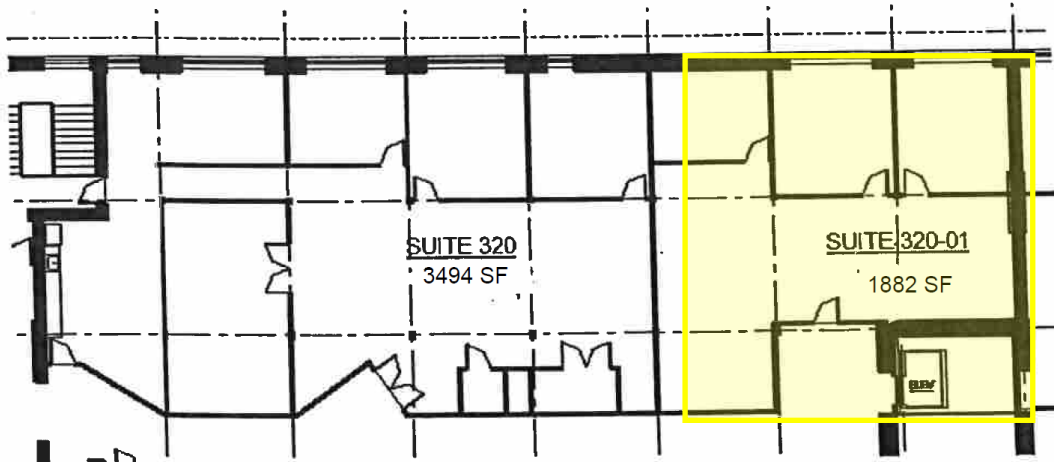
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## UNIT 320

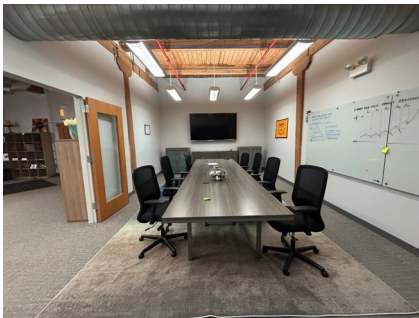
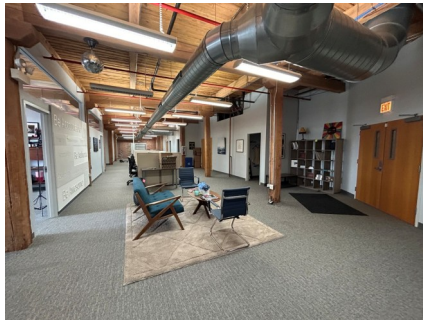
±1,882 SF - ±5,376 SF

**\$15.00 PSF, NNN**



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

### SUITE 320



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# STRAUSS

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CHICAGO, IL. 60612

## LOCATION



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