



cawley

HUMBOLDT PARK

MONARK STUDIOS

1240 N HOMAN AVE

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1240 N HOMAN AVE



BUILDING OVERVIEW:

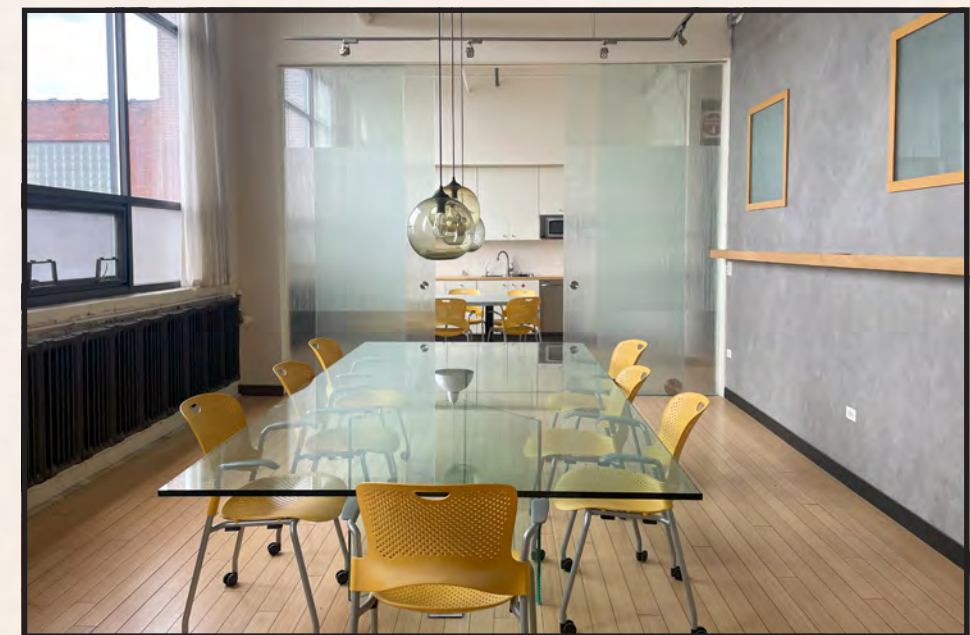
Address: 1240 N Homan Ave. Chicago, IL
Total Building Size: 150,000 Sq. Ft.
Property Type: Manufacturing / Flex / Office
Year Built: 1923-1960
Elevator One (2): Freight
Loading: Four (4) Interior Loading Docks
Two (2) Drive-In-Doors
Zoning: M1-2
Permitted Uses: Manufacturing / Flex / Office
Taxes: \$1.34 PSF
CAM: Est. \$2.00 PSF

AVAILABLE SPACE:

2nd Floor: 1,750 Sq.Ft.
3rd Floor: 5,200 Sq.Ft.
Zoning: M1-2
*Limited Manufacturing /
Business Park District*
SUB MARKET: Humboldt Park

Features

- Recently renovated building lobby and common area
- Exposed Brick, Heavy Timber Aesthetic
- Polished Steel Plate & Hardwood Floor Options
- Excess of Bathrooms
- Two (2) Freight Elevators with Loading Dock
- Parking Deck with heated driveway
- Outdoor Communal Patio
- Steps from Homan / Potomac Bus Stop
- Tenant Controlled Climate in Each Suite



1240 N HOMAN AVE
MONARK STUDIOS
 HISTORY

Monark Studios consists of three interconnecting buildings built in stages from 1923 to 1960.

In 1923, a 75,000 Square Feet wood mill loft building with three floors and a six-foot tower was constructed. Over the next 35 years, two more additions expanded the building's footprint to over 150,000 Square Feet.

The building is located right up against the Chicago, Milwaukee & St. Paul Railroad. Supplies for the industrial buildings were once dropped off and loaded right into the factory from the tracks.



1935-1945 Monark Silver King
 Monark Silver King was a short-lived but innovative Chicago bicycle manufacturer that operated from 1934 through the 1950's.

It was born out of the Great Depression, beginning as a side venture of the Monark Battery Company. The company needed to diversify its product line as the crunch of the Depression slowed sales. By 1937, the company's lineup expanded to nine different models, including a children's tricycle.



1998-PRESENT Skyline Design
 Skyline Design produces both interior and exterior glass products for corporate, hospitality, transportation, and healthcare environments.

Distinguished by its collaborations with renowned artists, photographers, and designers, Skyline Design has also been committed since its founding in 1985 to sustainable processes, materials, and techniques.



Direct from Factory The most of all...
30 Days' Free Trial We do not want...
Pay \$5.00 a Month For your convenience...
MEAD CYCLE COMPANY
 DEPT. 1-13 CHICAGO U.S.A.



SPACE OVERVIEW

MONARK STUDIOS

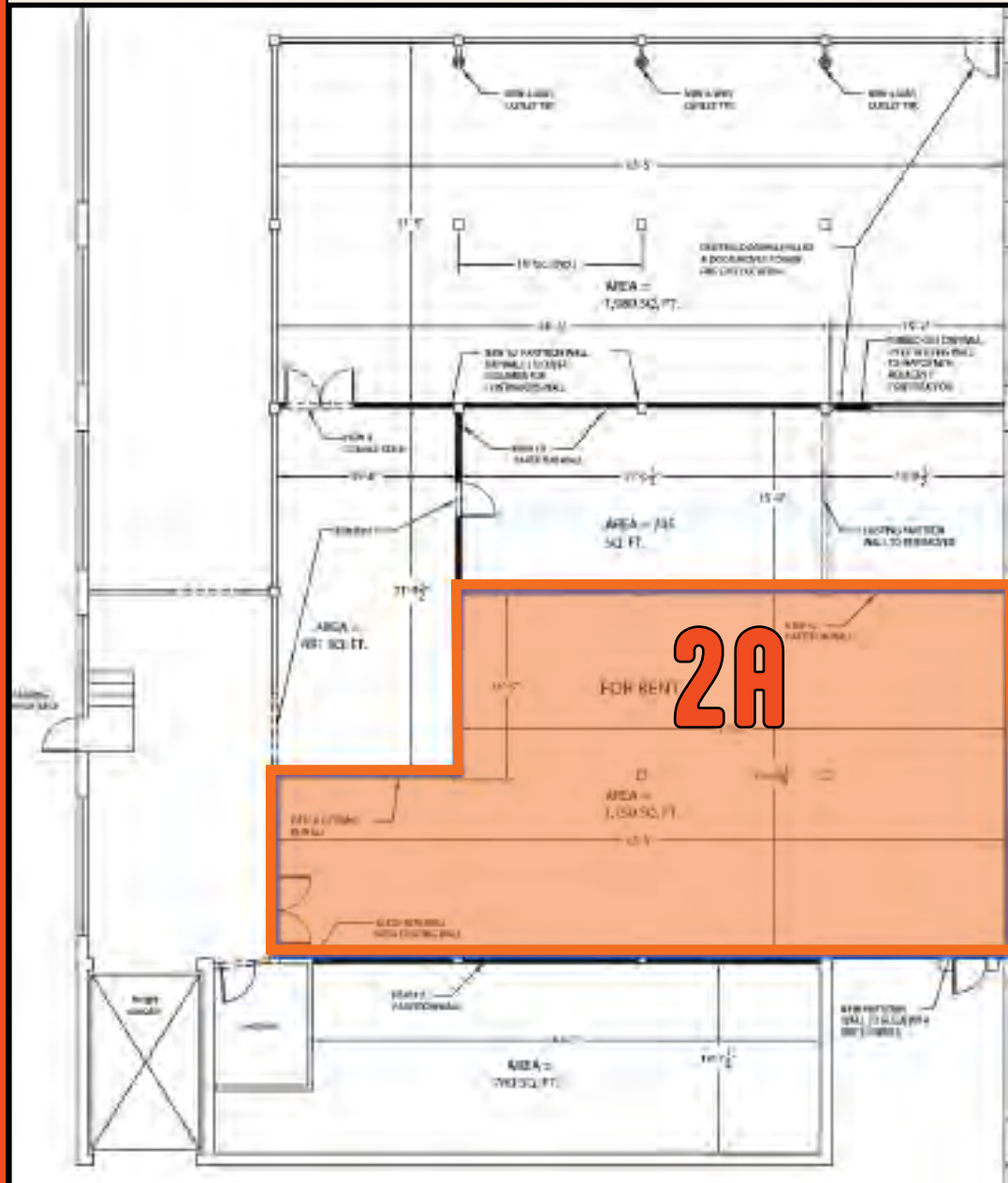
2nd FLOOR

Total Space Available: 1,750 RSF

Suite 2A: 1,750 RSF

Asking Rent: \$13.00 per Full Service Gross

Availability: Immediate



SPACE OVERVIEW

MONARK STUDIOS

3rd FLOOR

Total Space Available: 5,200 RSF

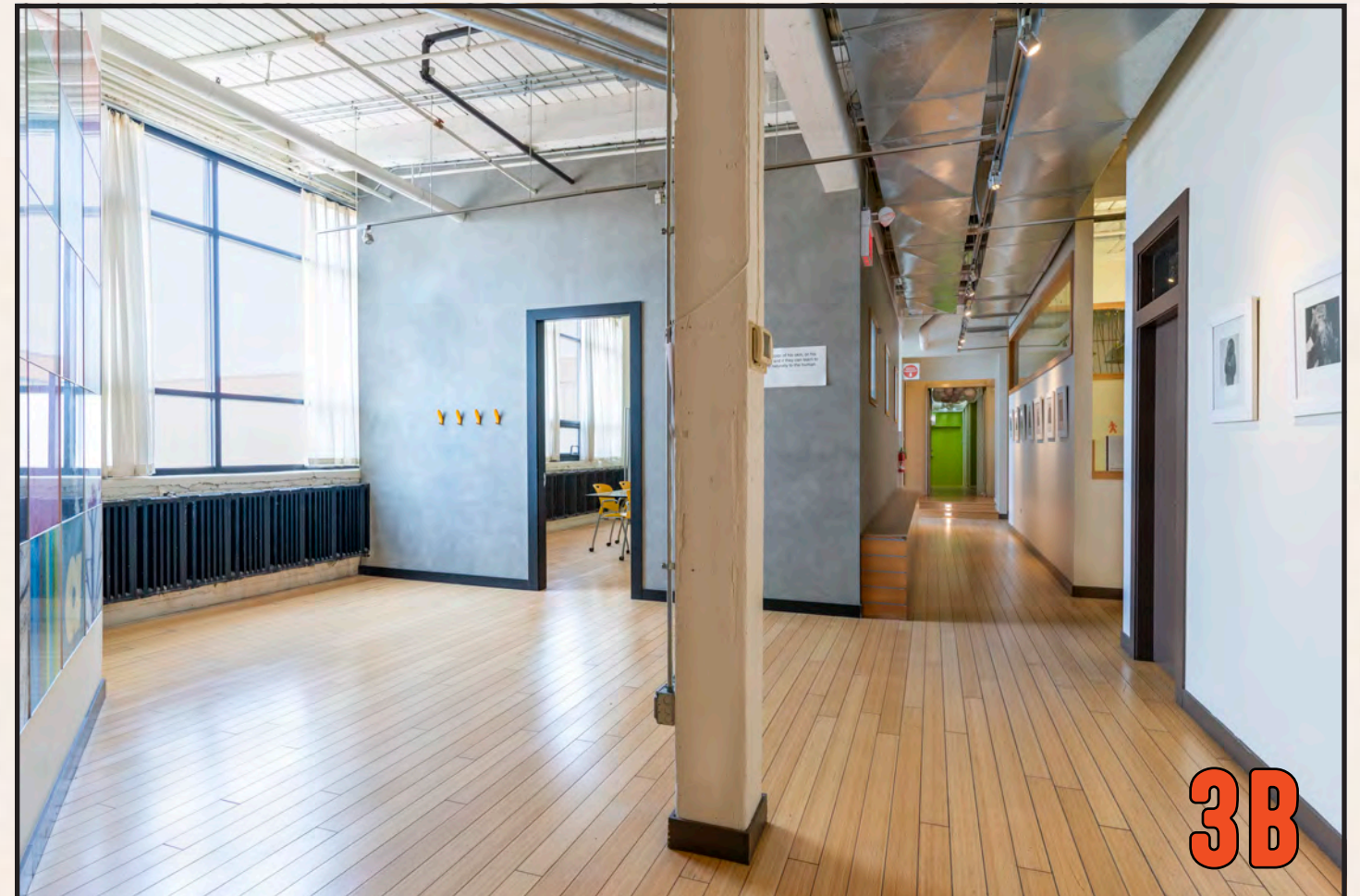
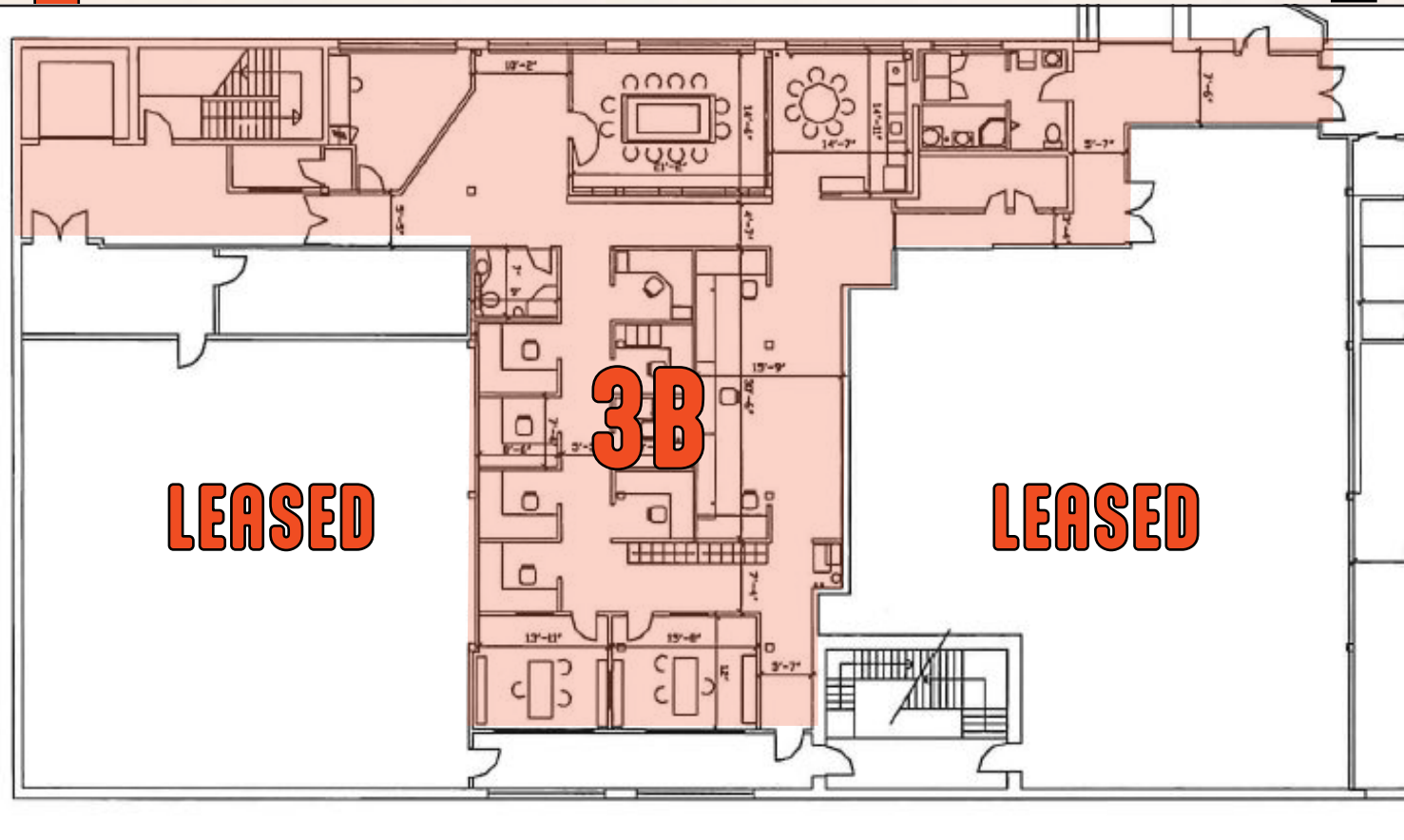
Suite 3D: 1,700 RSF

Suite 3B: 3,500 RSF

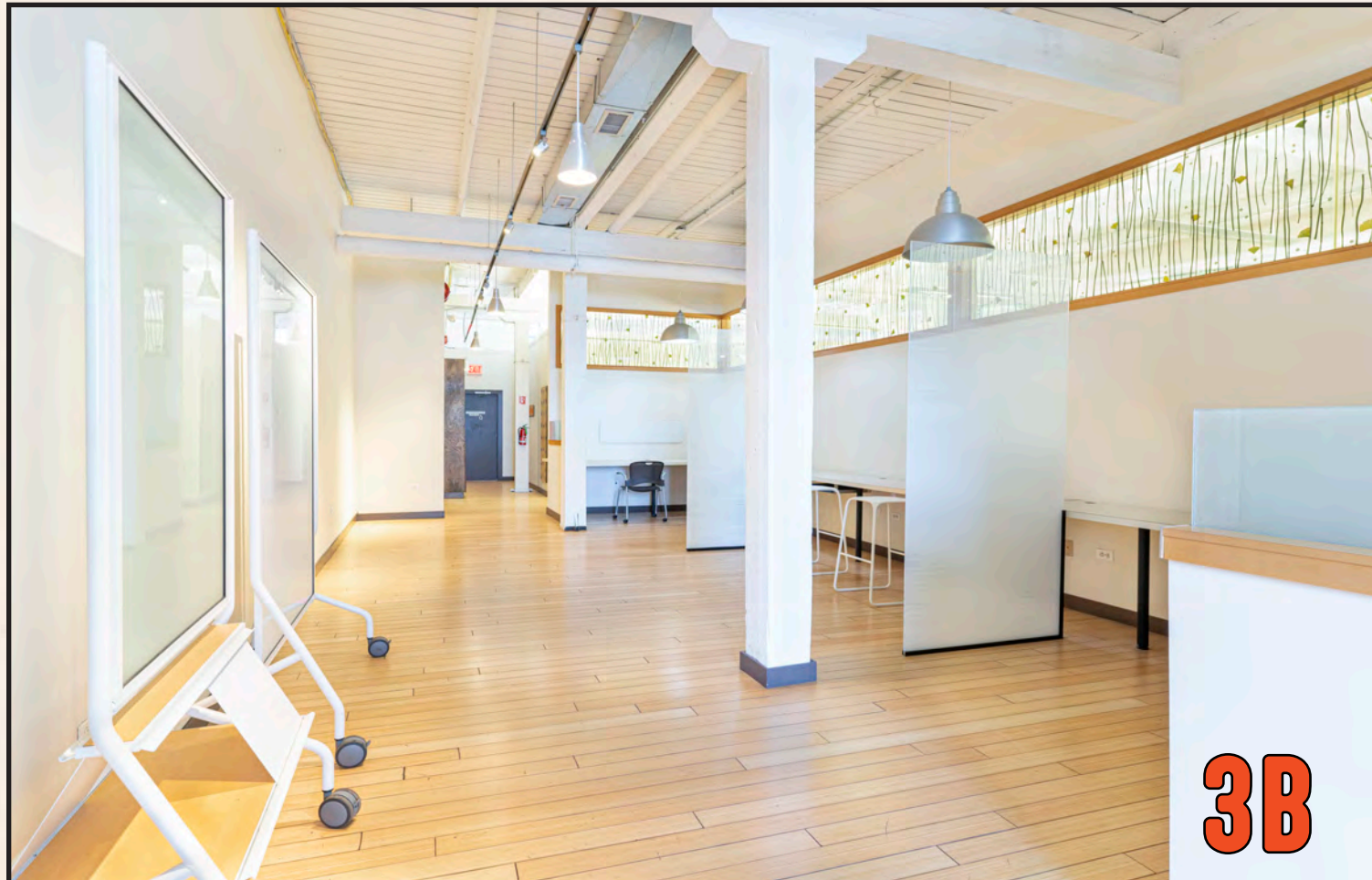
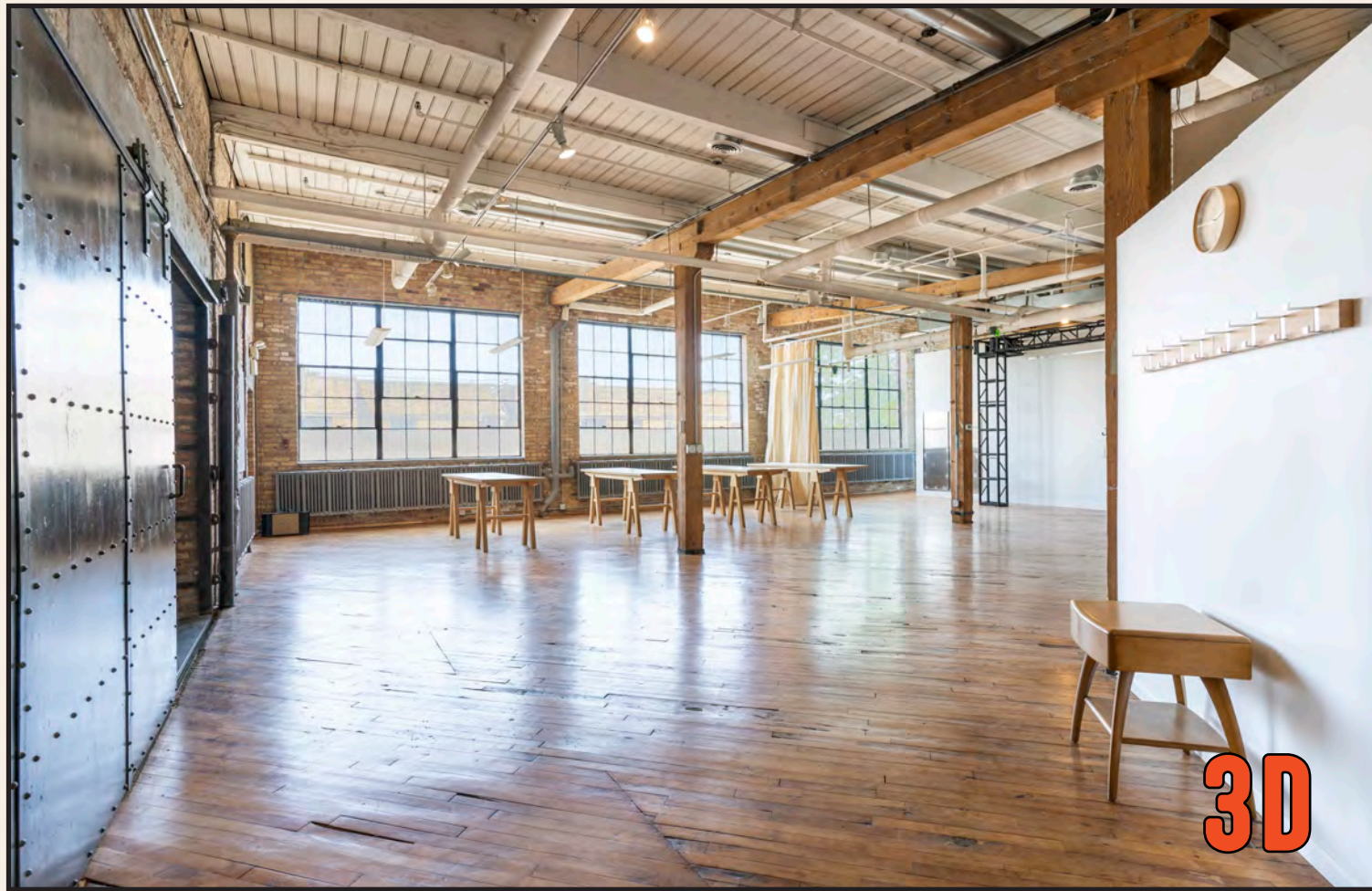
Availability: Immediate



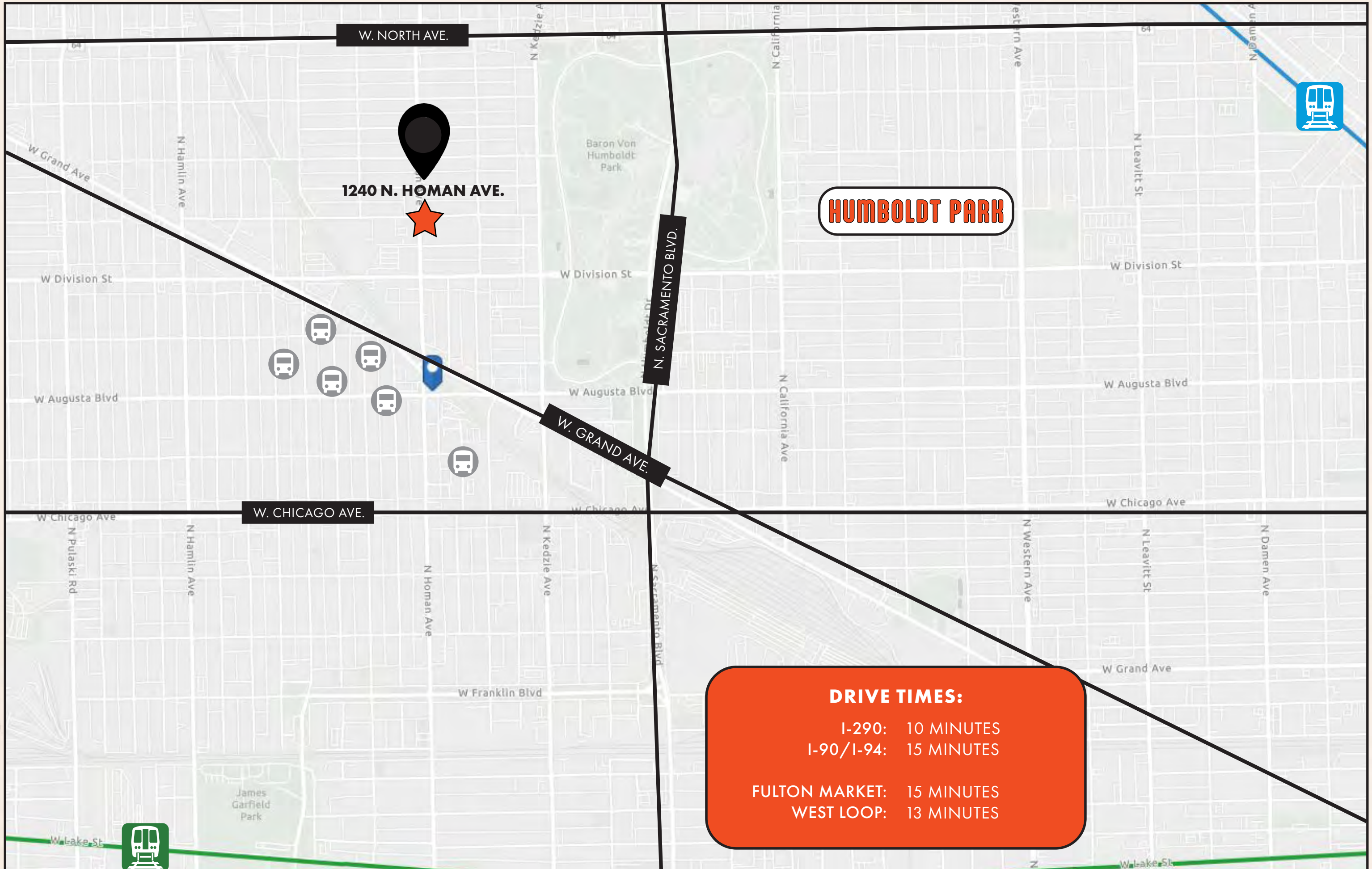
3D



3B







W. NORTH AVE.

1240 N. HOMAN AVE.

HUMBOLDT PARK

N. SACRAMENTO BLVD.

W. GRAND AVE.

W. CHICAGO AVE.

DRIVE TIMES:

I-290: 10 MINUTES
 I-90/I-94: 15 MINUTES

FULTON MARKET: 15 MINUTES
 WEST LOOP: 13 MINUTES





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