



1900 W. KINZIE, CHICAGO, IL

For Sale Or Lease

Flex Space



STEVE AARONSON

HOWARD CAPLAN

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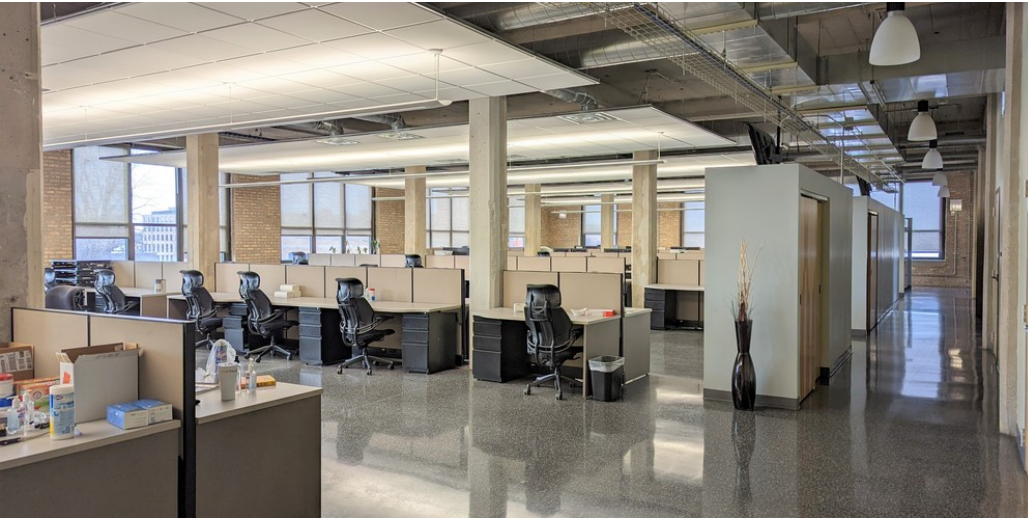
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PROPERTY OVERVIEW

This 49,006 square foot, geothermal flex building has wide open spaces, large windows, high ceilings, lots of natural light and parking for 46 cars.

PUBLIC TRANSPORTATION

0.4 miles to new CTA Green Line train stop at Damen & Lake, scheduled to open in 2023

0.7 miles to CTA Pink & Green Line train stop at Ashland & Lake

0.8 miles to Western Avenue Metra Station (North Central Service, Milwaukee District North Line, Milwaukee District West Line)



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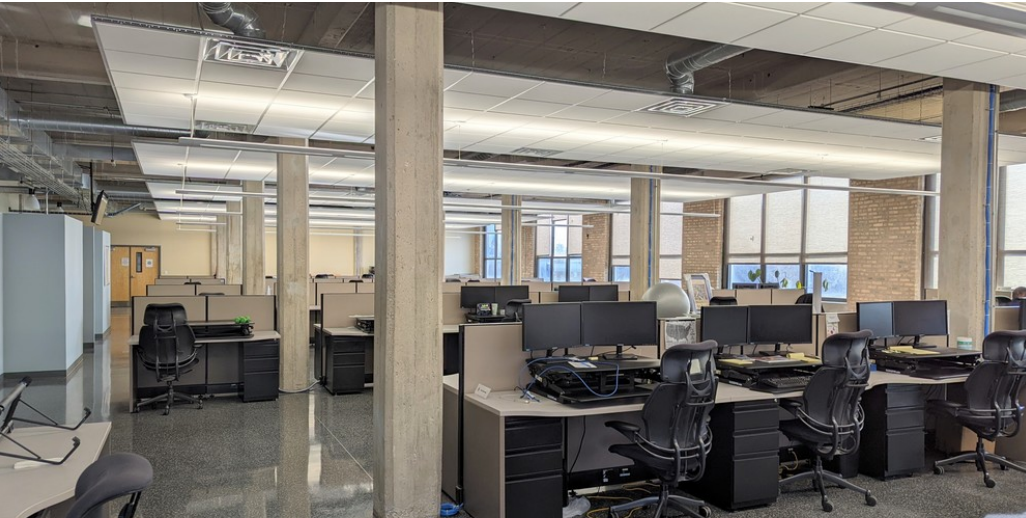
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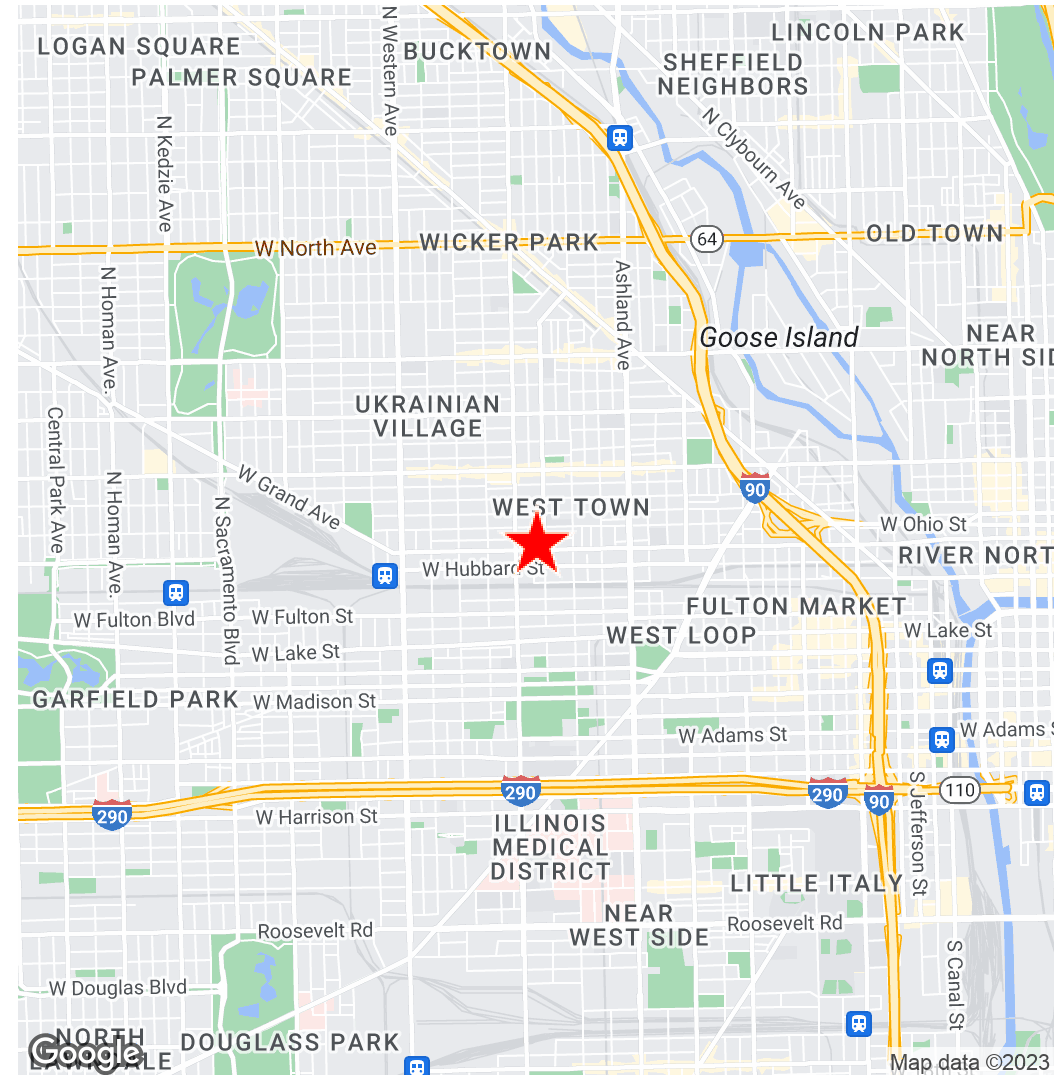
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PROPERTY HIGHLIGHTS

- 350 lb./SF rated reinforced concrete floors
- 14' Ceilings
- Southwest exposure
- Wide open spaces
- Abundant light
- Geothermal HVAC
- 3000 lb. capacity freight elevator



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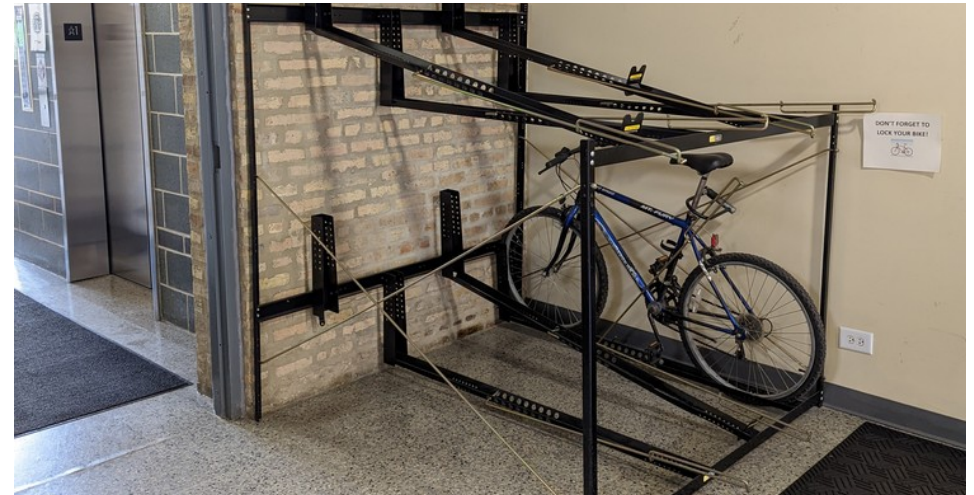
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OFFERING SUMMARY

Sale Price:	\$8.5MM
Lease Rate:	\$20/SF/Modified Gross + CAM & Current Tax Stop
Total SF Available:	22,552
Individual SF Available:	4,501, 8,953 & 9,098
Ceiling Height:	14'
HVAC:	Geothermal
Elevator:	1 Freight, 1 Passenger



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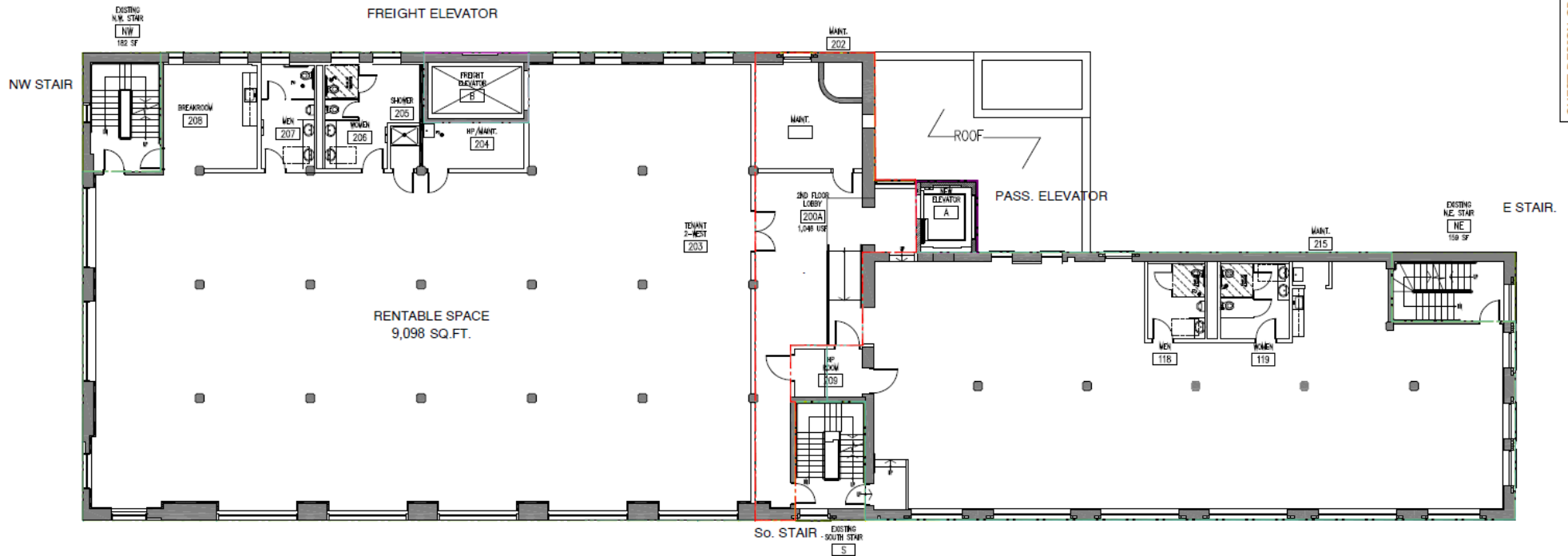
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1 **2ND FLOOR PLAN**
Scale: 1/8" = 1'-0"

SECOND FLOOR



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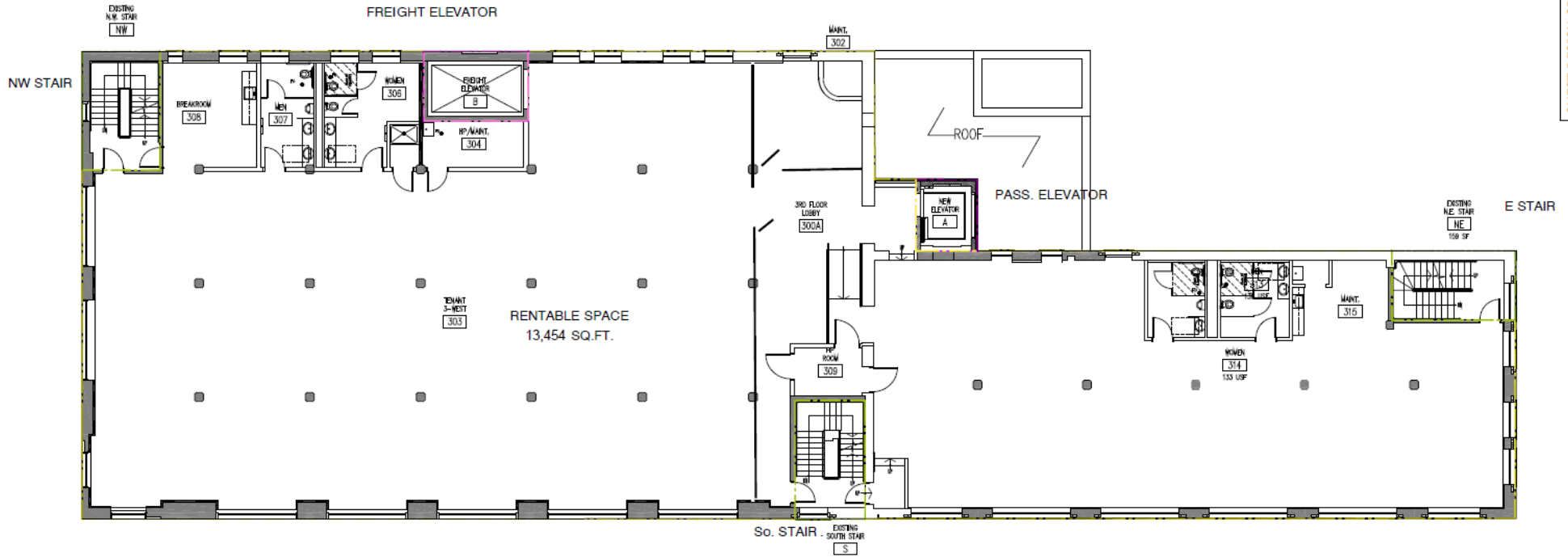
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QUEST DESIGN GROUP INC. SKJA CONSULTING ENGINEERS & ARCHITECTS
312 N. LINCOLN AVE. CHICAGO, ILLINOIS 60607
PH: 773.482.9966 FAX: 773.482.9166

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QUEST DESIGN GROUP INC. SKJA EN
3537 N. LINCOLN AVE CHICAGO, ILLINOIS 6067
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THIRD FLOOR

1 3RD FLOOR PLAN
SCALE: 1/8"=1'-0"



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Some of the Restaurants, Breweries & Etc. Within One Mile



Map data ©2022 Google



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