



**2000 W. CARROLL, CHICAGO, IL**

**For Lease**

**Office/Flex/Studio**



**HOWARD CAPLAN**

**NICK SARACENO**

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Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

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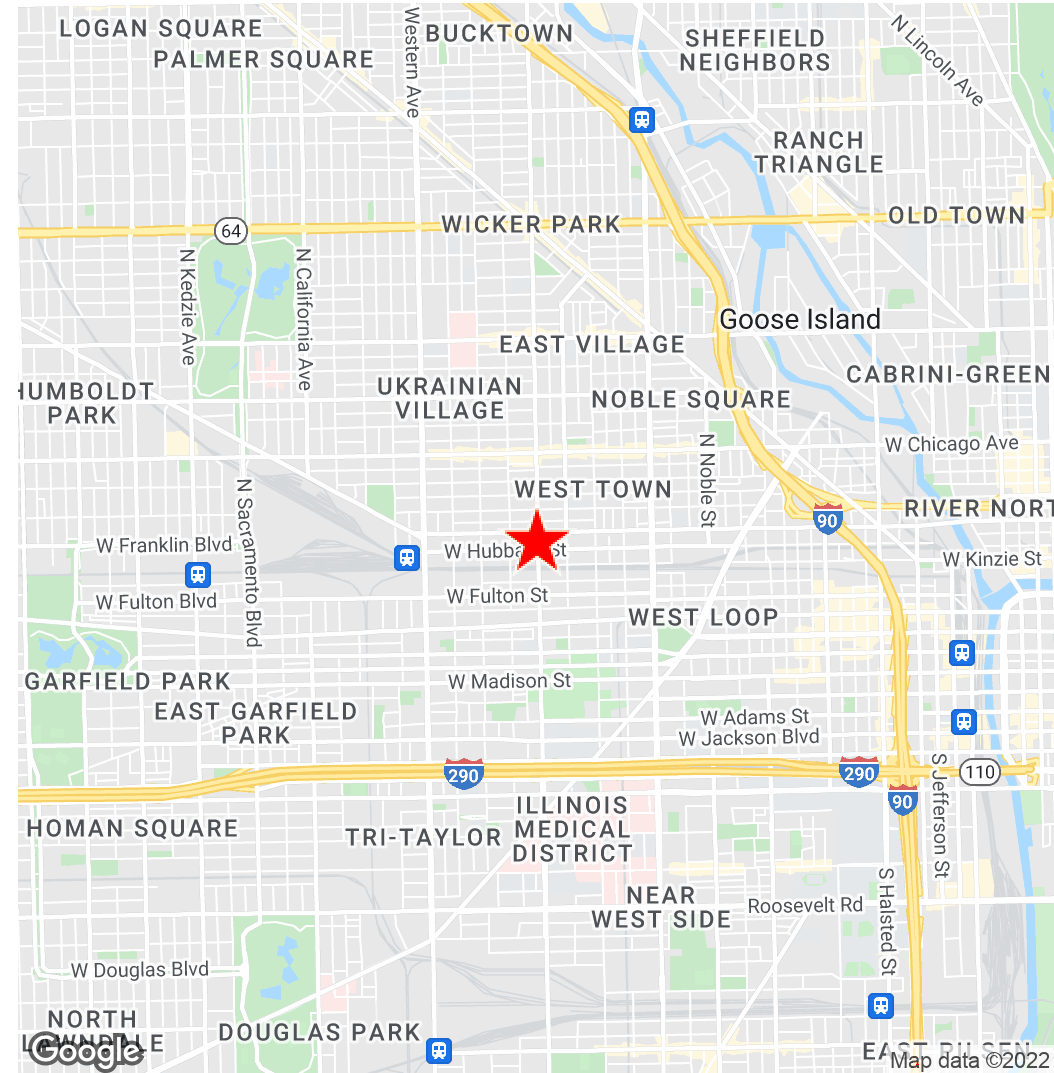
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## PROPERTY HIGHLIGHTS

- 5 story loft building with sandblasted interior
- Passenger & freight elevators
- Truck level loading
- New windows & electric service
- Walk to CTA & Metra trains



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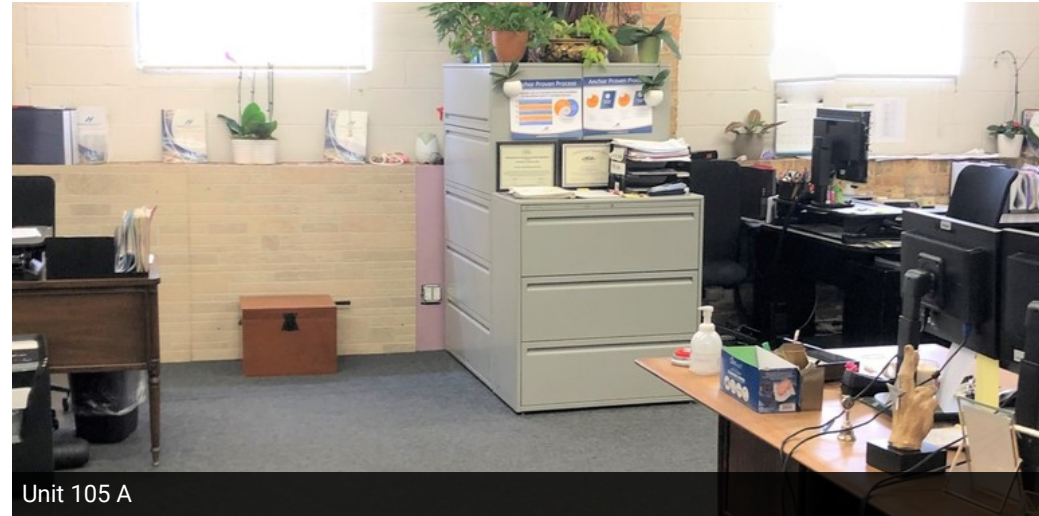
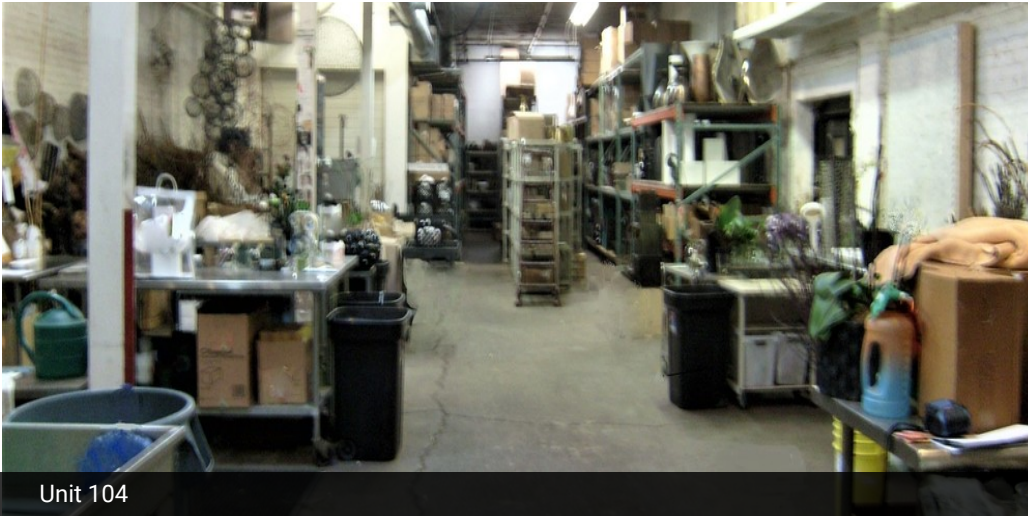
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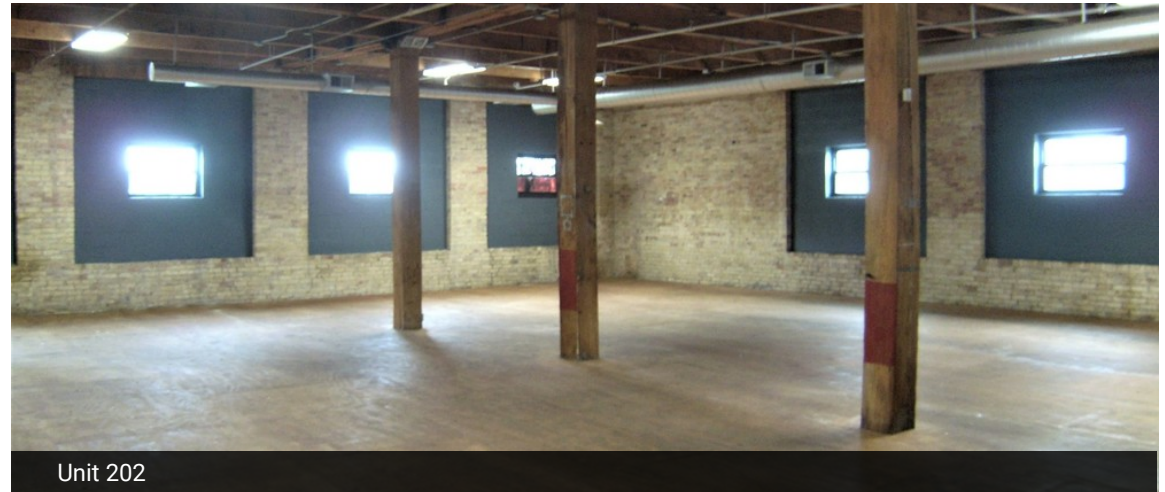
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## OFFERING SUMMARY

Elevators:	Passenger & freight
Zoning:	PMD 4
Ceiling Height:	12'-13'
Market:	West Town
Submarket:	Kinzie Industrial Corridor



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Unit 200



Unit 200

## PROPERTY OVERVIEW

Multi-unit building with creative lofts for office, flex or studio space with central HVAC

## PUBLIC TRANSPORTATION

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

0.7 miles to Western Ave Metra Stop (North Central Service, Milwaukee District North Line & Milwaukee District West Line)

3 blocks to new CTA Green Line stop at Damen & Lake, projected to open in 2022



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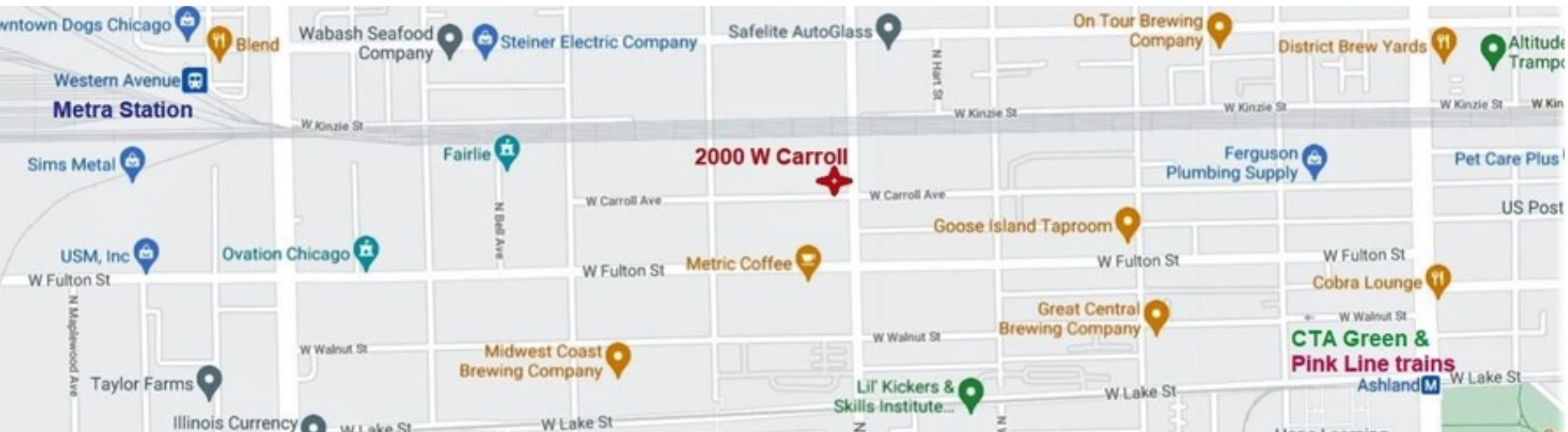
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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Unit 104	5,000 SF	Modified Gross	\$5,800 per month	Warehouse space with access to a truck-level dock
■ Unit 105 A	3,300 SF	Modified Gross	\$4,000 per month	Warehouse space with office & private loading dock
■ Unit 200	1,400 SF	Modified Gross	\$2,000 per month	Warehouse space with office
■ Unit 202	2,800 SF	Modified Gross	\$3,150 per month	Sandblasted 2nd floor loft



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# 2000 W. CARROLL, CHICAGO, IL

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



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