



**346 N. JUSTINE, CHICAGO, IL**

**For Lease**

**Loft/Flex/Office**



**HOWARD CAPLAN**

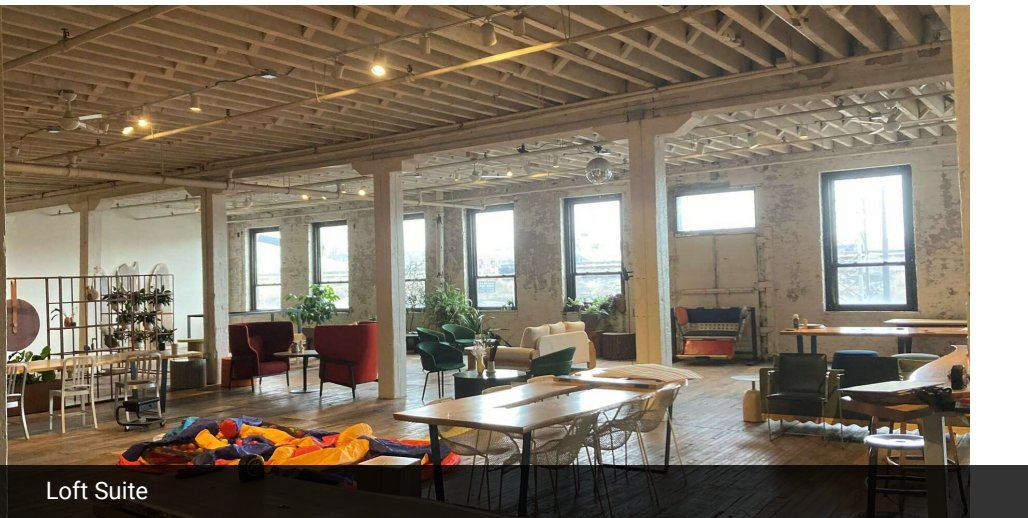
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## OFFERING SUMMARY

Lease Rates:	\$2,000 -\$13,750 per month (Gross; MG)
Building Size:	97,600 SF
Price / SF:	\$0.00
Zoning:	PMD 4-A - Planned Development
Elevators:	Passenger & freight
Parking:	On site
Utilities:	Metered separately
Ceiling Heights:	10' to 12'
Submarket:	Kinzie Corridor

## PUBLIC TRANSPORTATION

2 blocks to CTA Green & Pink Line trains at Ashland & Lake

1 mile to the CTA Blue Line Chicago Avenue Station at Chicago & Milwaukee



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Suite 308

## LOCATION DESCRIPTION

In the Fulton Market District

Justine is one block east of Ashland

Minutes to the Loop & all major expressways

2 blocks to CTA Green & Pink Line trains

Walk to restaurants, breweries & music venues

## EXTERIOR DESCRIPTION

Masonry construction

## INTERIOR DESCRIPTION

Thermal pane windows, sandblasted walls & sanded floors

## PARKING DESCRIPTION

Parking on site

## LOADING DESCRIPTION

2 truck-level docks, 2 drive-in bays & 2 levelers



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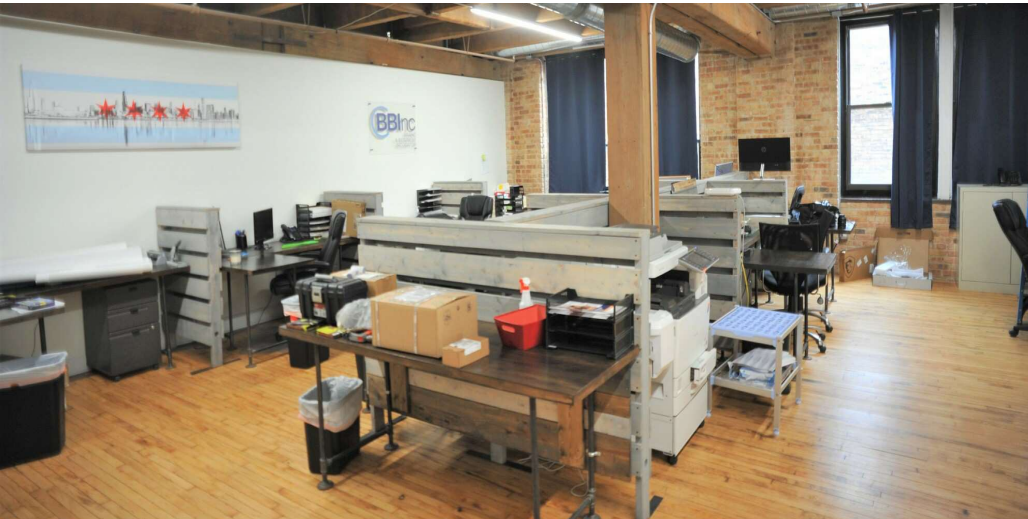
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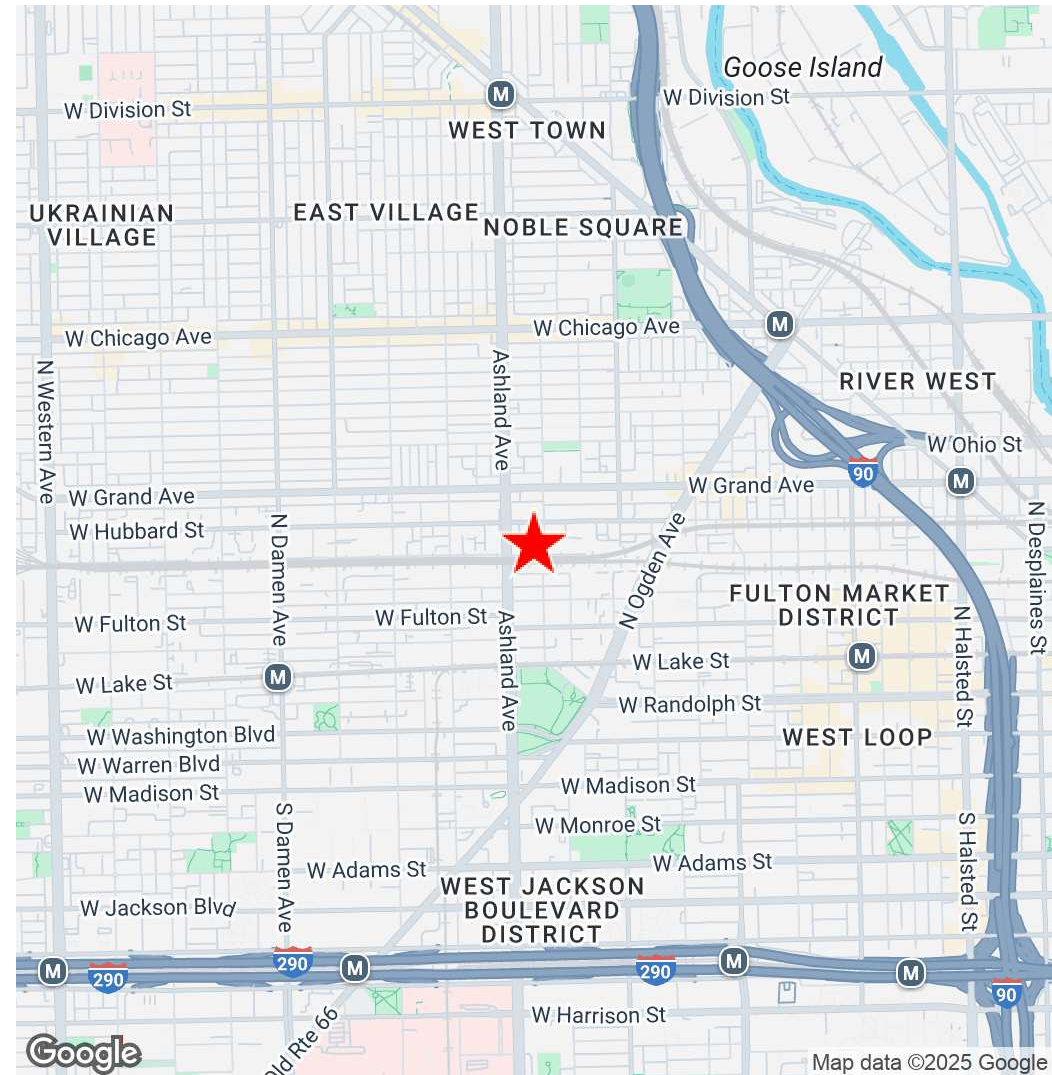
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## PROPERTY HIGHLIGHTS

- 7 story sandblasted loft building
- All units are metered separately for utilities
- Passenger & freight elevator
- Interior & exterior docks
- Parking on site
- Rooftop deck available to all tenants
- Use as creative loft, office, studio or warehouse



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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ First Floor	11,000 SF	Modified Gross	\$15.00 SF/yr	Open space with lot's of windows 13' clear ceiling Truck dock Includes 6 spaces in the parking lot Sublease available until 9.30.2026
■ 308	4,200 SF	Modified Gross	\$5,500 per month	New lighting & electric Sandblasted walls & sanded floors Kitchenette Includes three spaces in the parking lot
■ 504	7,350 SF	Modified Gross	\$17.00 SF/yr	Skylights Sandblasted 2 bathrooms Includes five spaces in the parking lot
■ 506	5,200 SF	Modified Gross	\$17.00 SF/yr	Sand-blasted 2 Bathrooms Kitchenette Includes 3 Parking Spaces
■ 7th Floor	3,000 SF	Modified Gross	\$5,000 per month	7th floor(private floor) 360 degree views Full kitchen Includes two spaces in parking lot
■ 302	2,400 SF	Modified Gross	\$3,600 per month	Sand-blasted walls + sanded floors Private bathroom Office + conference room 2 Parking spaces in lot
■ 200	2,800 SF	Modified Gross	\$4,000 per month	Loft space on the second floor--sandblasted with N and E exposure Ideal office, service or showroom use Two private bathrooms Includes two spaces in the parking lot



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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 410	4,150 SF	Modified Gross	\$4,900 per month	Flex space on the fourth floor Recently sandblasted New wood floors, kitchenette & lighting Includes three spaces in the parking lot
■ 105	3,000 SF	Modified Gross	\$2,500 per month	8' Ceilings Kitchenette Includes two spaces in the parking lot
■ 304	5,025 SF	Modified Gross	\$6,900 per month	Sandblasted Existing Office Buildout 2 Bathrooms 3 Parking Spots
■ Lower Level	4,000 SF	Modified Gross	\$2,000 per month	Includes one parking spot



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7th Floor



7th Floor



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Suite 304



Suite 200



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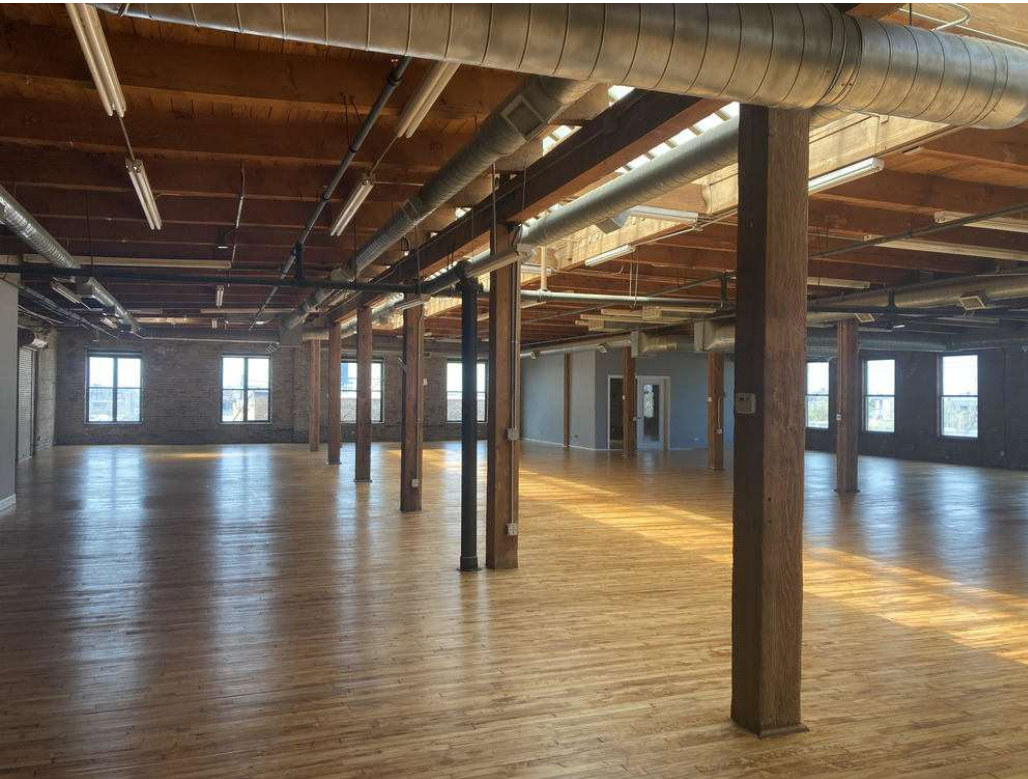
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Suite 504



Suite 506



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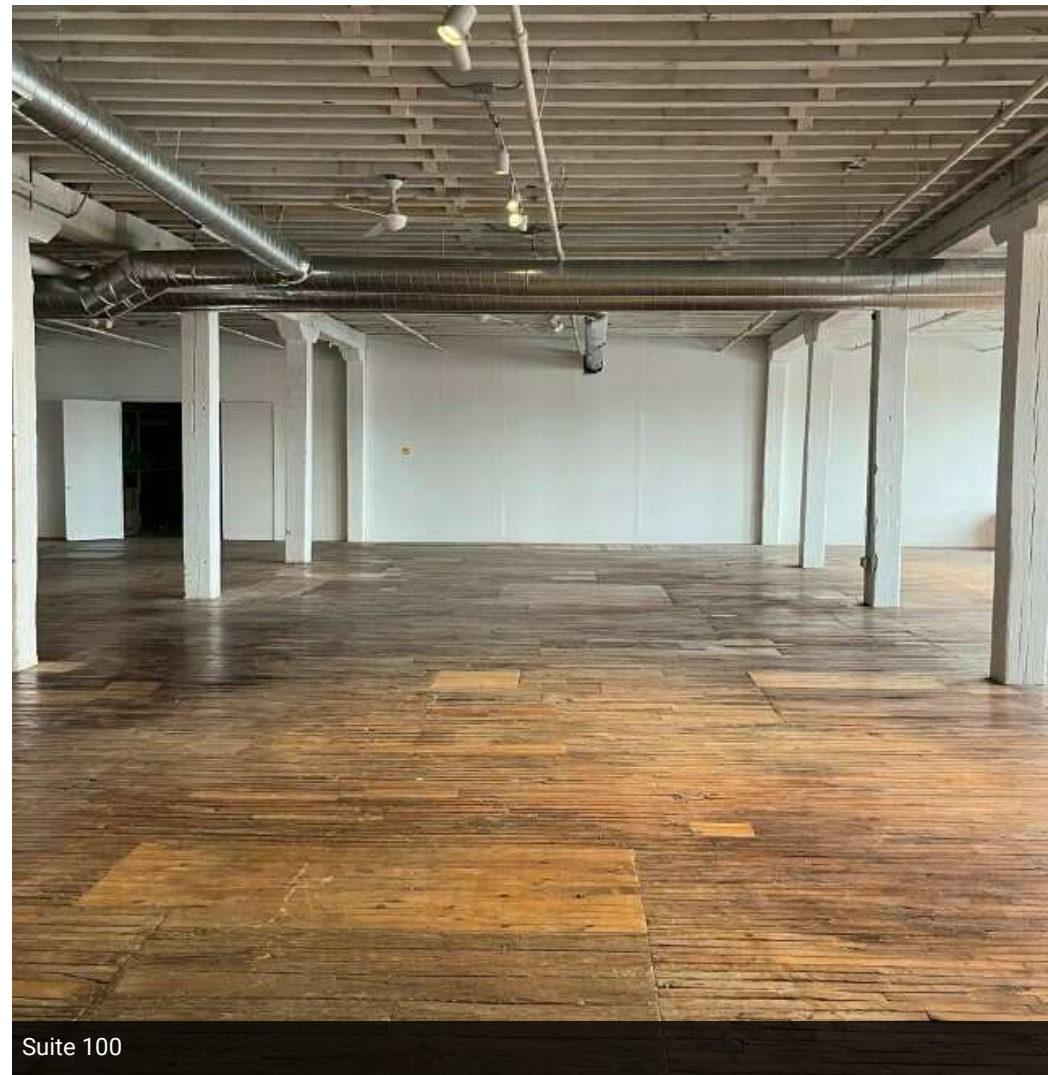
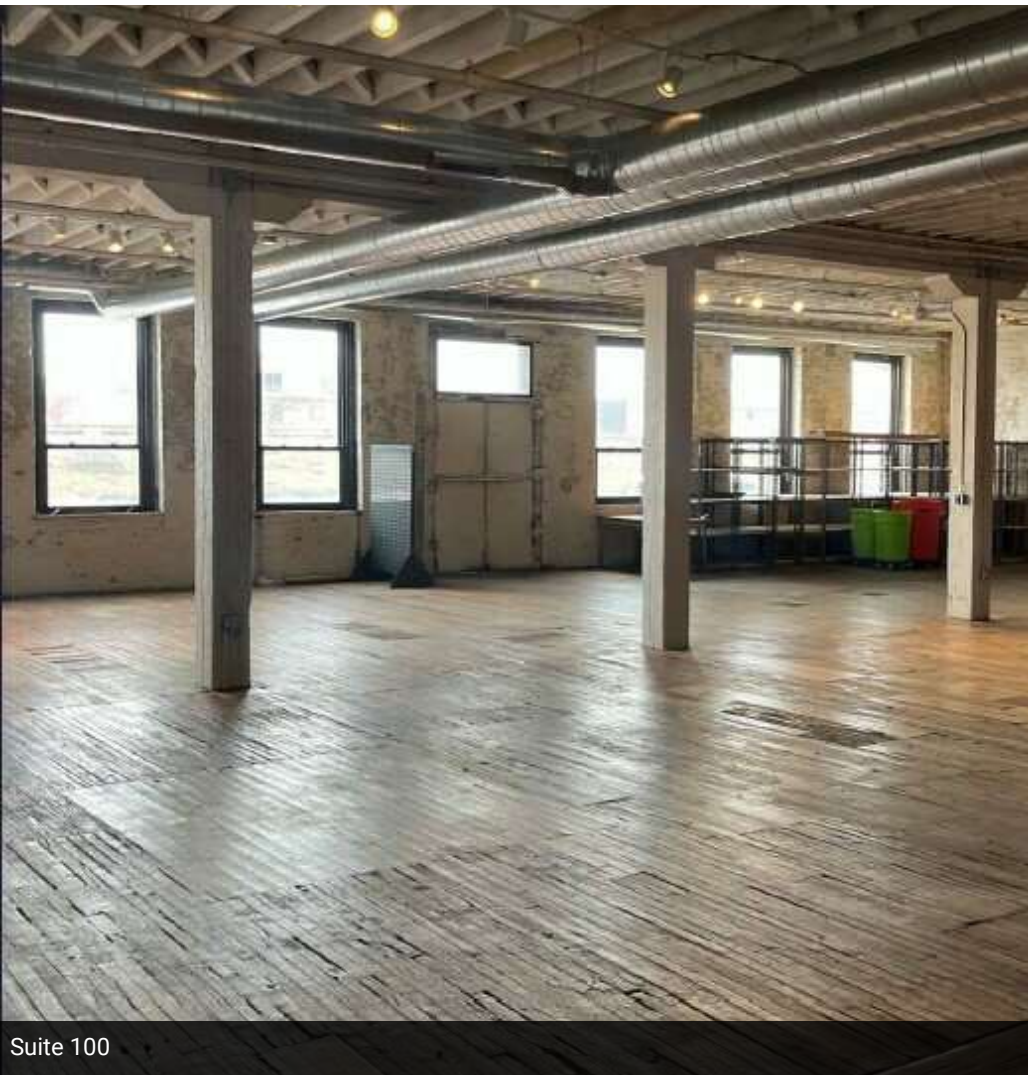
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Some of the Restaurants, Breweries & Etc. Within One Mile



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