



UNIVERSAL LOFTS FOR LEASE IN WEST TOWN

LEASED!	Unit 120	±2,795 RSF	Unit 311	±3,030 RSF	LEASED!
	Unit 210	±2,629 RSF	Unit 320	±5,376 RSF	

- UNIVERSAL LOFT BUILDING - ±150,000 SF TOTAL
- **RENTAL RATE: \$12.50 PSF, NNN**
- **2025 ESTIMATED TAXES: \$5.64 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.

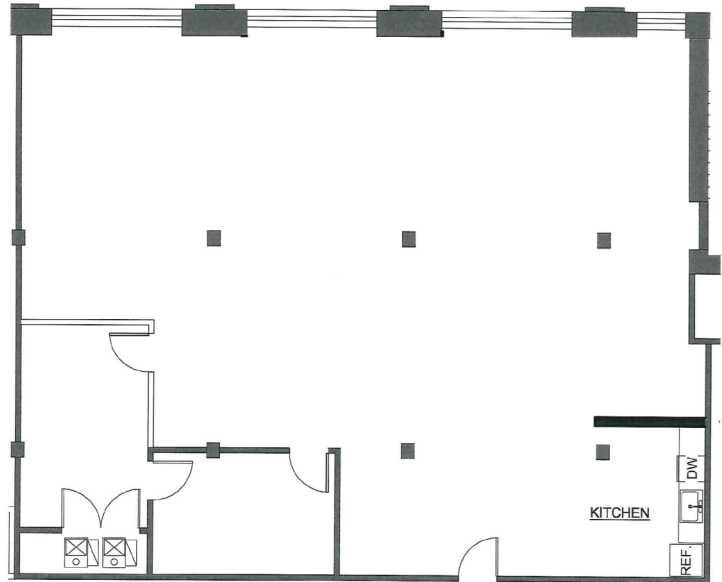
4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

UNIT 210
±2,629 RSF

- SECOND FLOOR
- KITCHEN
- LARGE OPEN SPACE



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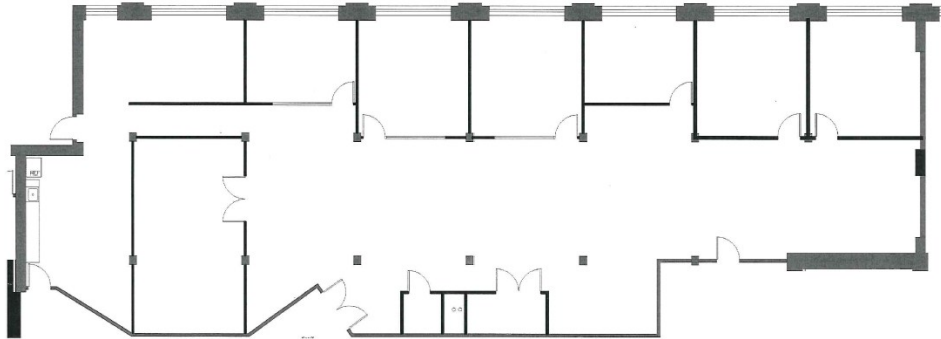
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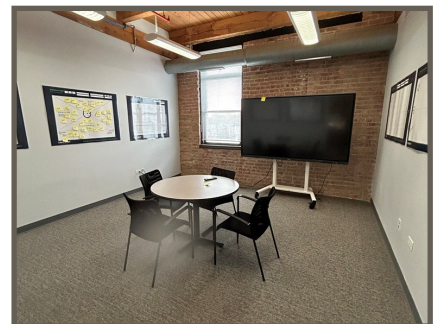
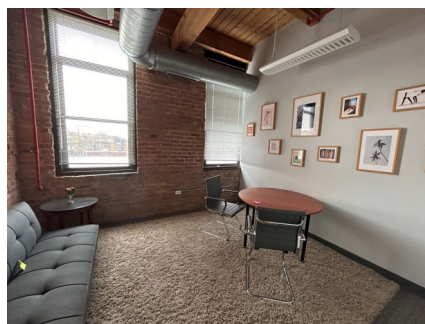
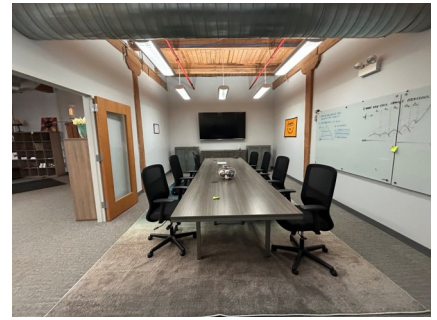
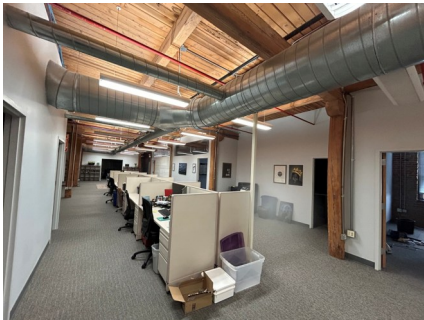
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UNIT 320



RSF 5,376

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



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CHICAGO, IL. 60612

LOCATION



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