



346 N. JUSTINE, CHICAGO, IL

For Lease

Loft/Flex/Office



HOWARD CAPLAN

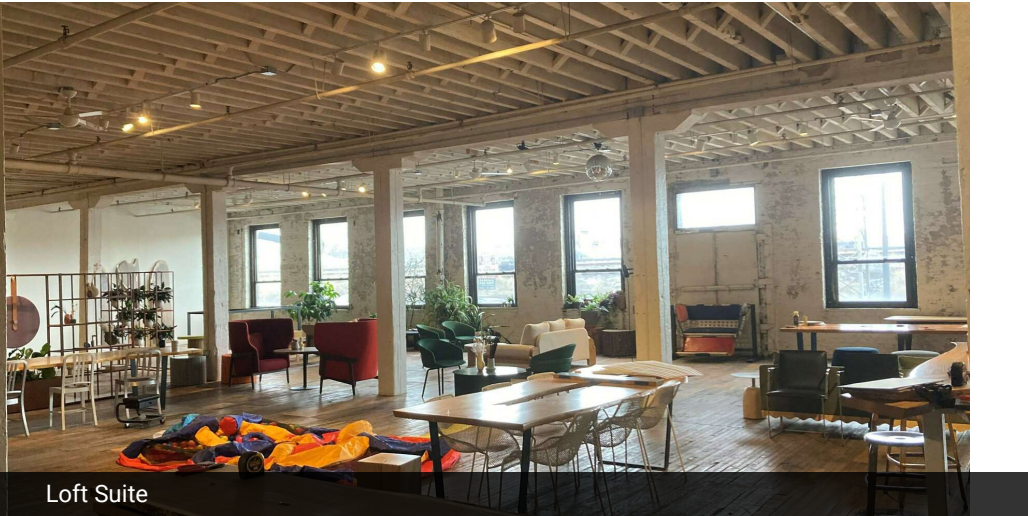
312.337.4052 | hcaplan@ctkcp.com

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CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

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OFFERING SUMMARY

| | |
|------------------|--|
| Lease Rates: | \$4,900 - \$11,025 per month (Gross; MG) |
| Building Size: | 97,600 SF |
| 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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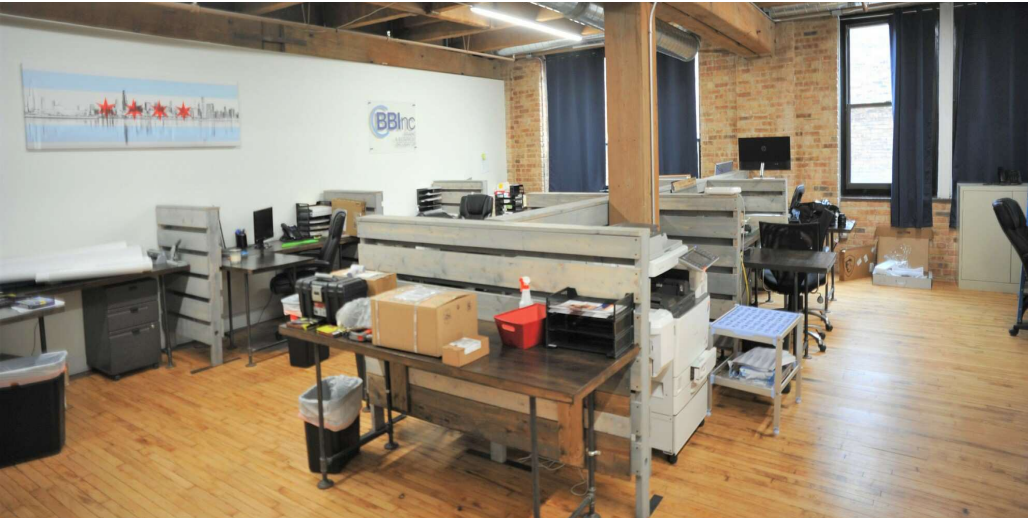
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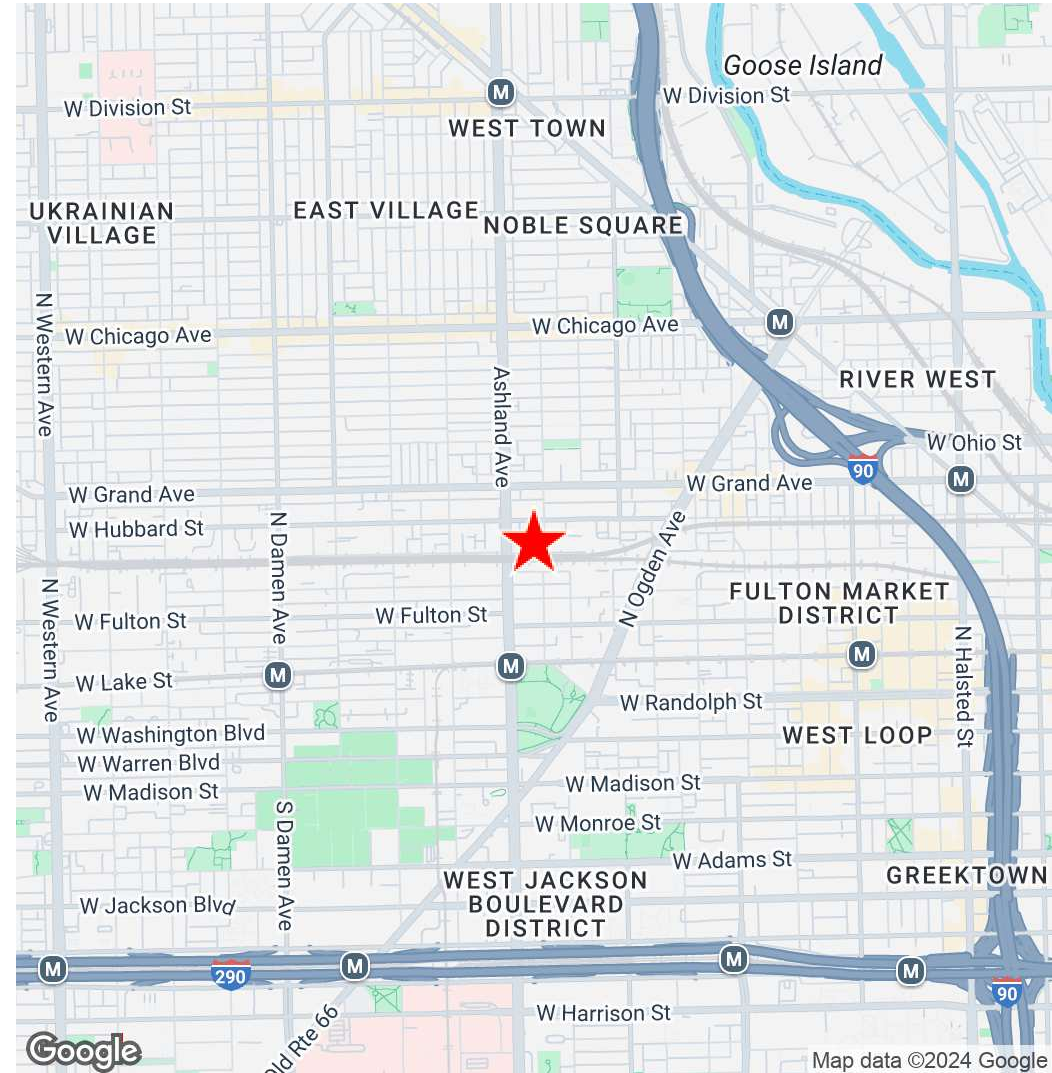
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PROPERTY HIGHLIGHTS

- 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 |
|-------------|-----------|----------------|-------------------|---|
| ■ 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 200



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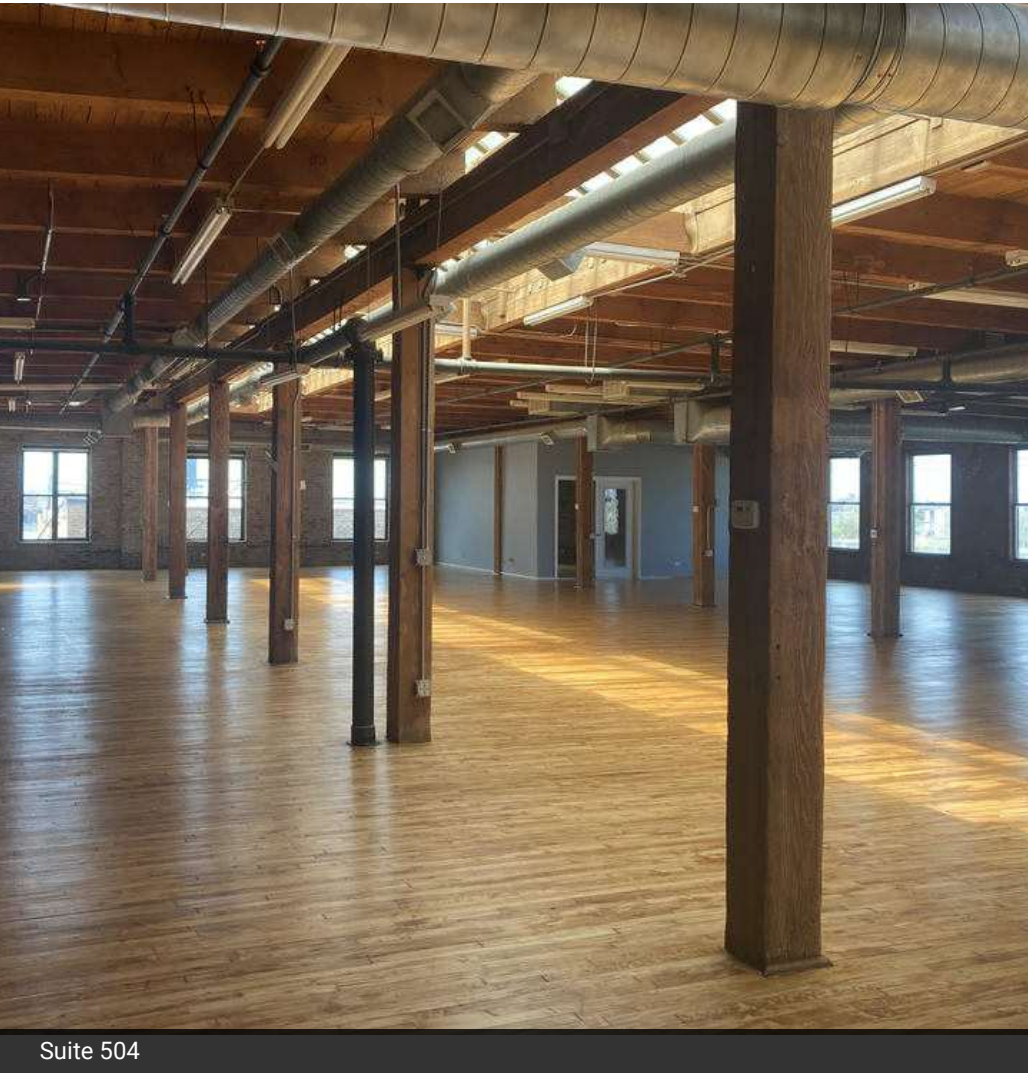
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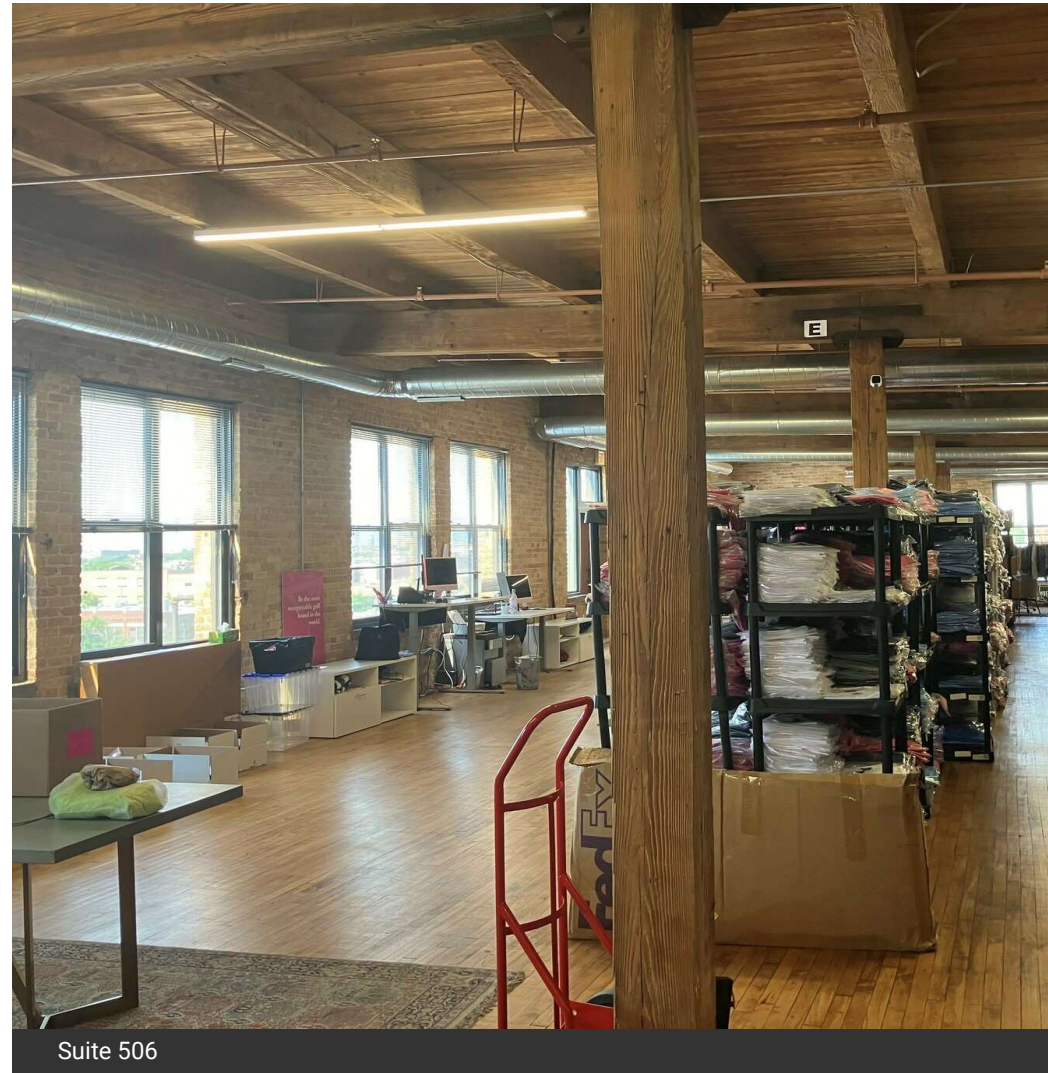
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Suite 504



Suite 506



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



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