



AVAILABLE FOR LEASE

346  
**N. JUSTINE ST.**

CHICAGO, IL

For more information, please contact:

**Howard Caplan**

Director

+1 847 814 6579

[howard.caplan@cushwake.com](mailto:howard.caplan@cushwake.com)



# 346 N. JUSTINE CHICAGO, IL 60607

Loft/Flex/Office | For Lease

## PROPERTY FEATURES

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

SUITE 200



ROOF DECK





# 346 N. JUSTINE CHICAGO, IL 60607

Loft/Flex/Office | For Lease

## 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

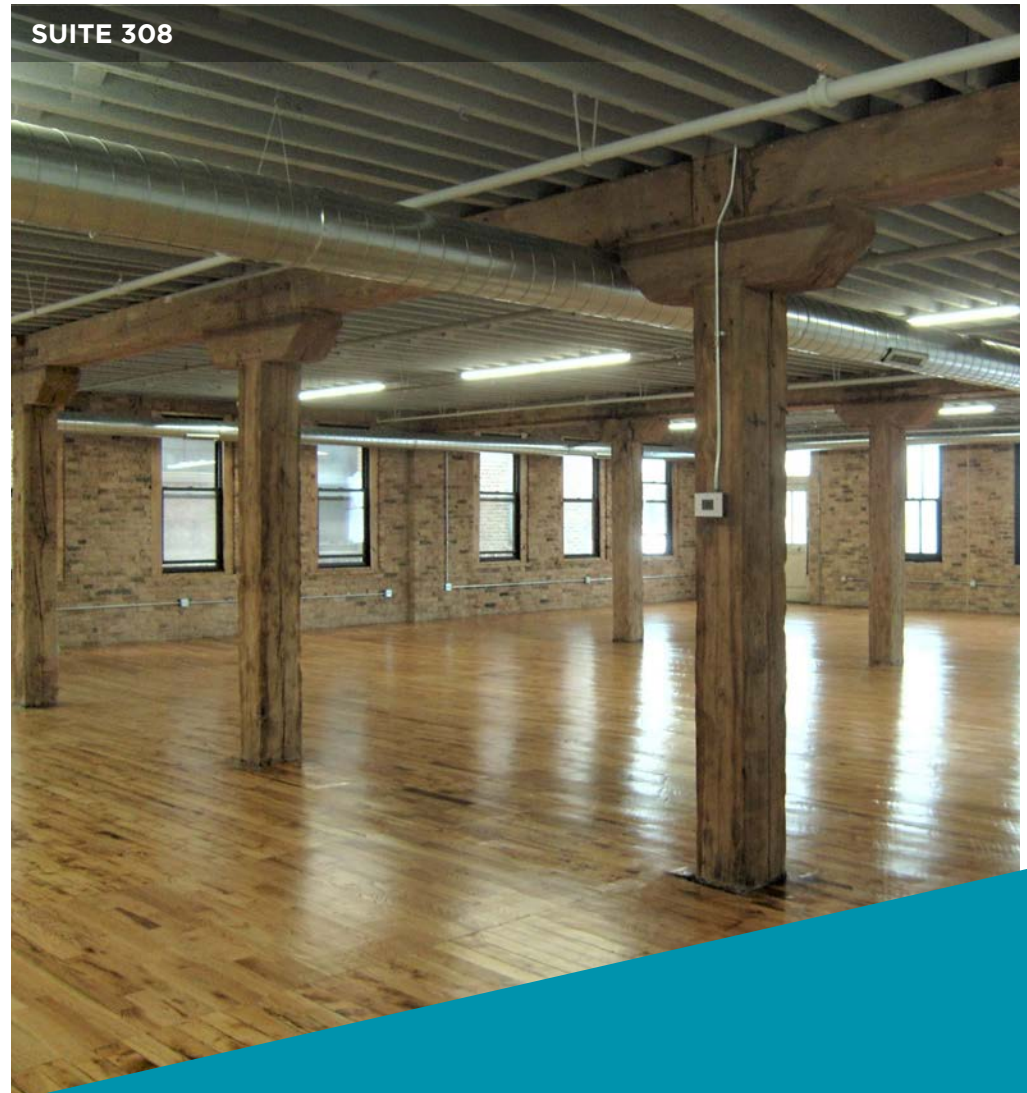
- Thermal pane windows, sandblasted walls & sanded floors

## PARKING DESCRIPTION

- Parking on site

## LOADING DESCRIPTION

- 2 truck-level docks

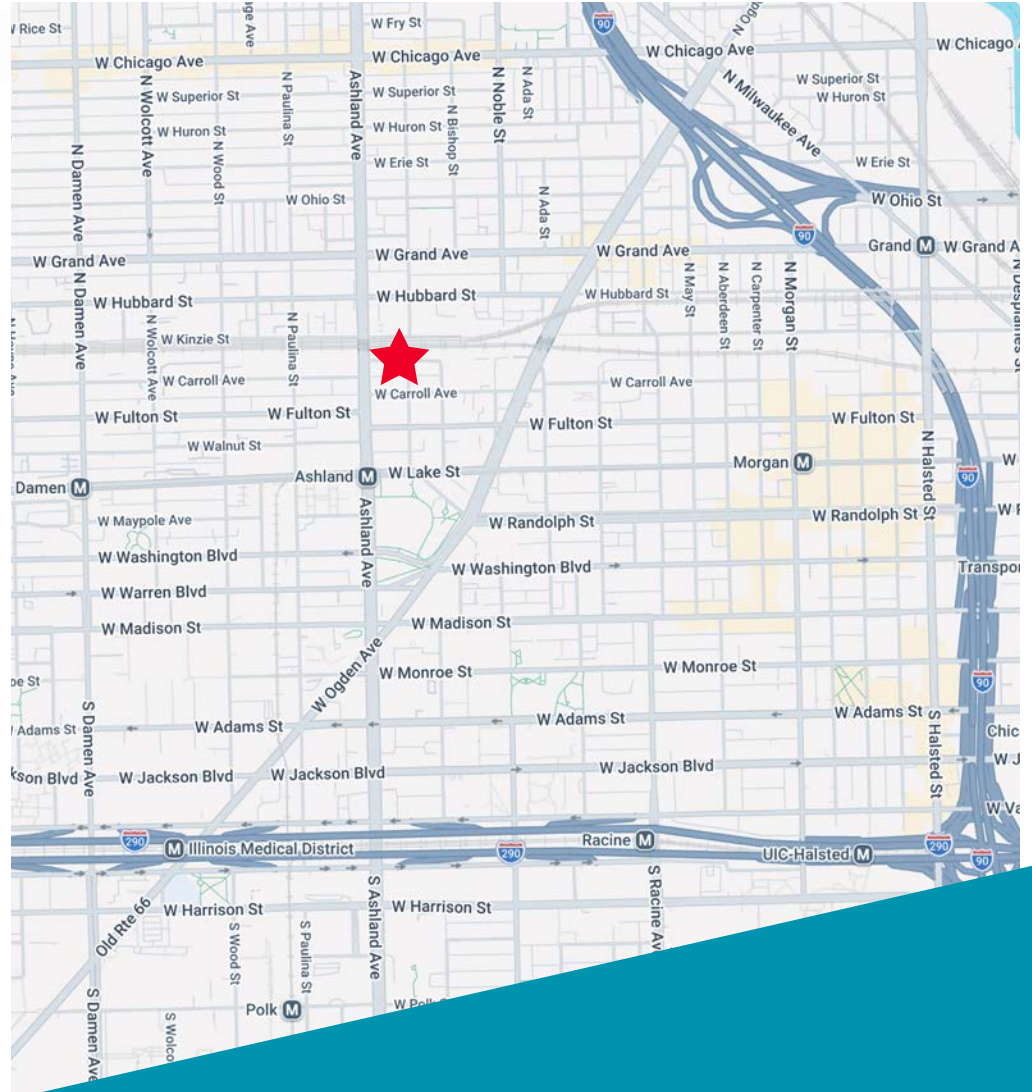
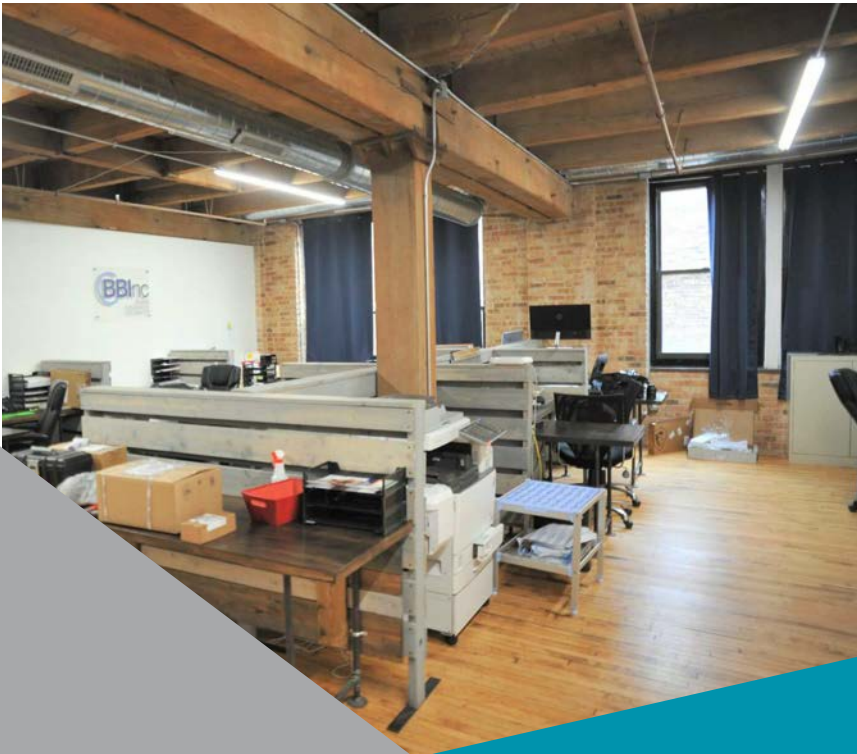


# 346 N. JUSTINE CHICAGO, IL 60607

Loft/Flex/Office | For Lease

## 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



# 346 N. JUSTINE

## CHICAGO, IL 60607

Loft/Flex/Office | For Lease

### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	11,000 SF	Modified Gross	\$15.00 SF/yr	<ul style="list-style-type: none"><li>• Open space with lot's of windows</li><li>• 13' clear ceiling</li><li>• Truck dock</li><li>• Includes 6 spaces in the parking lot</li><li>• Sublease available until 9.30.2026</li></ul>
308	4,200 SF	Modified Gross	\$5,500 per month	<ul style="list-style-type: none"><li>• New lighting &amp; electric</li><li>• Sandblasted walls &amp; sanded floors</li><li>• Kitchenette</li><li>• Includes three spaces in the parking lot</li></ul>
504	7,350 SF	Modified Gross	\$17.00 SF/yr	<ul style="list-style-type: none"><li>• Skylights</li><li>• Sandblasted</li><li>• 2 bathrooms</li><li>• Includes five spaces in the parking lot</li></ul>
506	5,200 SF	Modified Gross	\$17.00 SF/yr	<ul style="list-style-type: none"><li>• Sand-blasted</li><li>• 2 Bathrooms</li><li>• Kitchenette</li><li>• Includes 3 Parking Spaces</li></ul>
7th Floor	3,000 SF	Modified Gross	\$5,000 per month	<ul style="list-style-type: none"><li>• 7th floor(private floor)</li><li>• 360 degree views</li><li>• Full kitchen</li><li>• Includes two spaces in parking lot</li></ul>

# 346 N. JUSTINE CHICAGO, IL 60607

Loft/Flex/Office | For Lease

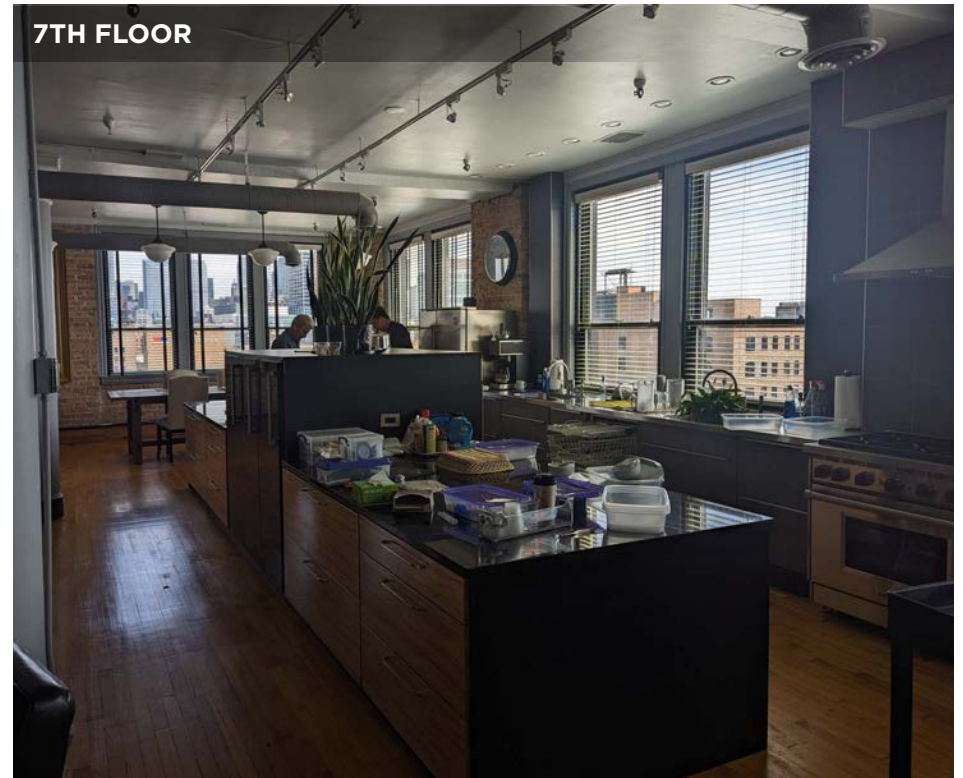
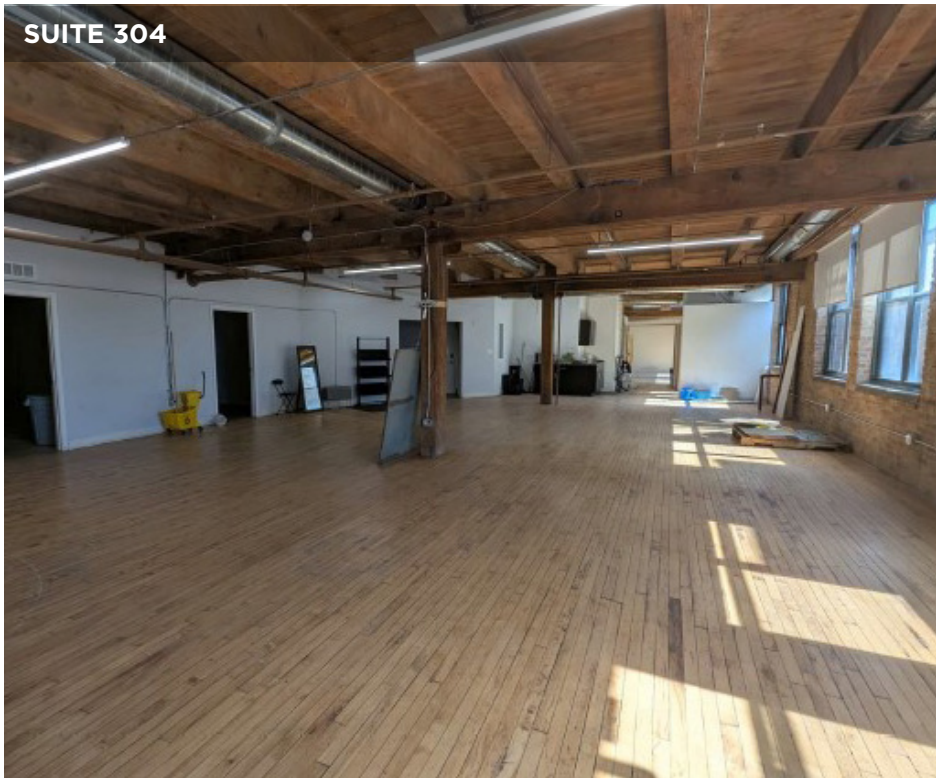
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
302	2,400 SF	Modified Gross	\$3,600 per month	<ul style="list-style-type: none"><li>• Sand-blasted walls + sanded floors</li><li>• Private bathroom</li><li>• Office + conference room</li><li>• 2 Parking spaces in lot</li></ul>
200	2,800 SF	Modified Gross	\$4,000 per month	<ul style="list-style-type: none"><li>• Loft space on the second floor--sandblasted with N and E exposure</li><li>• Ideal office, service or showroom use</li><li>• Two private bathrooms</li><li>• Includes two spaces in the parking lot</li></ul>
410	4,150 SF	Modified Gross	\$4,900 per month	<ul style="list-style-type: none"><li>• Flex space on the fourth floor</li><li>• Recently sandblasted</li><li>• New wood floors, kitchenette &amp; lighting</li><li>• Includes three spaces in the parking lot</li></ul>
304	5,025 SF	Modified Gross	\$6,900 per month	<ul style="list-style-type: none"><li>• Sandblasted</li><li>• Existing Office Buildout</li><li>• 2 Bathrooms</li><li>• 3 Parking Spots</li></ul>
Lower Level	4,000 SF	Modified Gross	\$2,000 per month	<ul style="list-style-type: none"><li>• Includes one parking spot</li></ul>



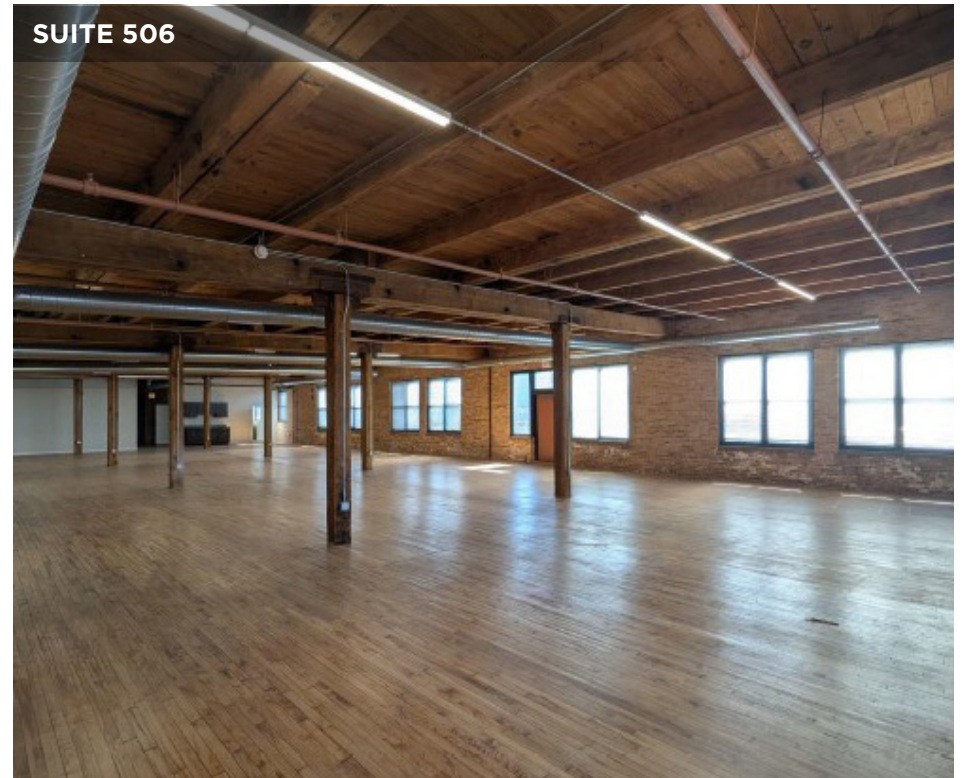
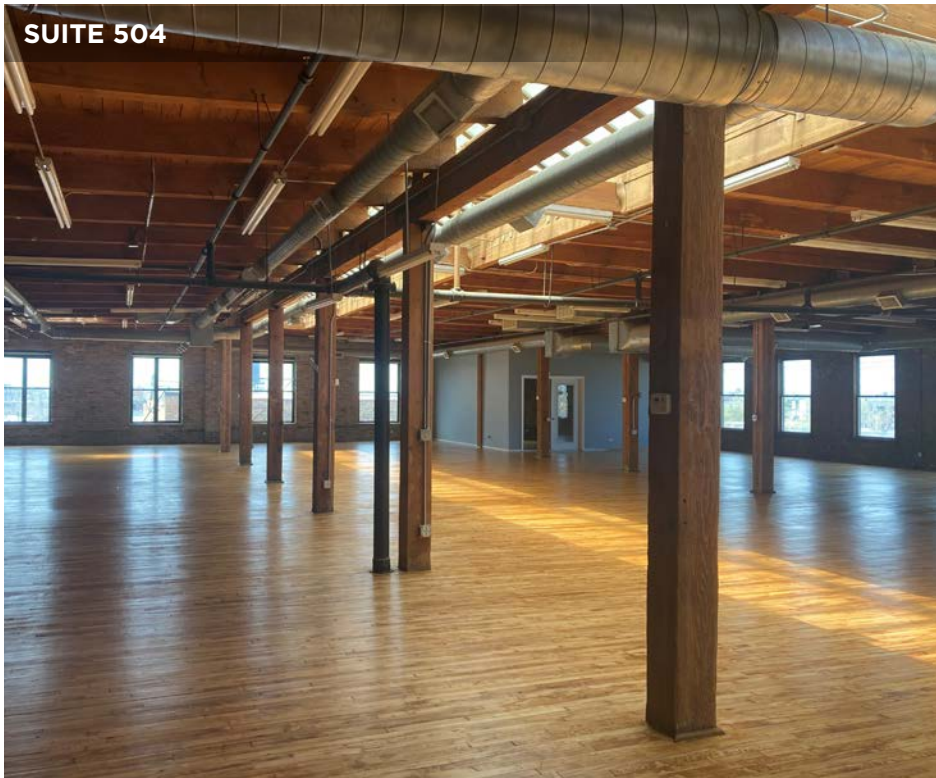
# 346 N. JUSTINE CHICAGO, IL 60607

Loft/Flex/Office | For Lease



# 346 N. JUSTINE CHICAGO, IL 60607

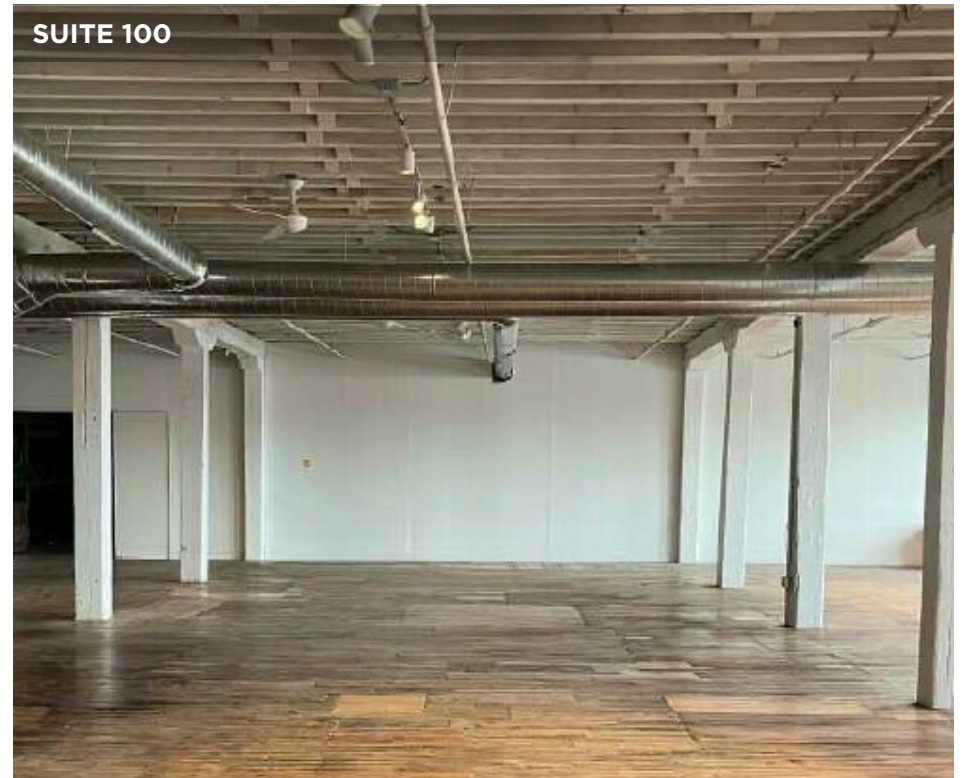
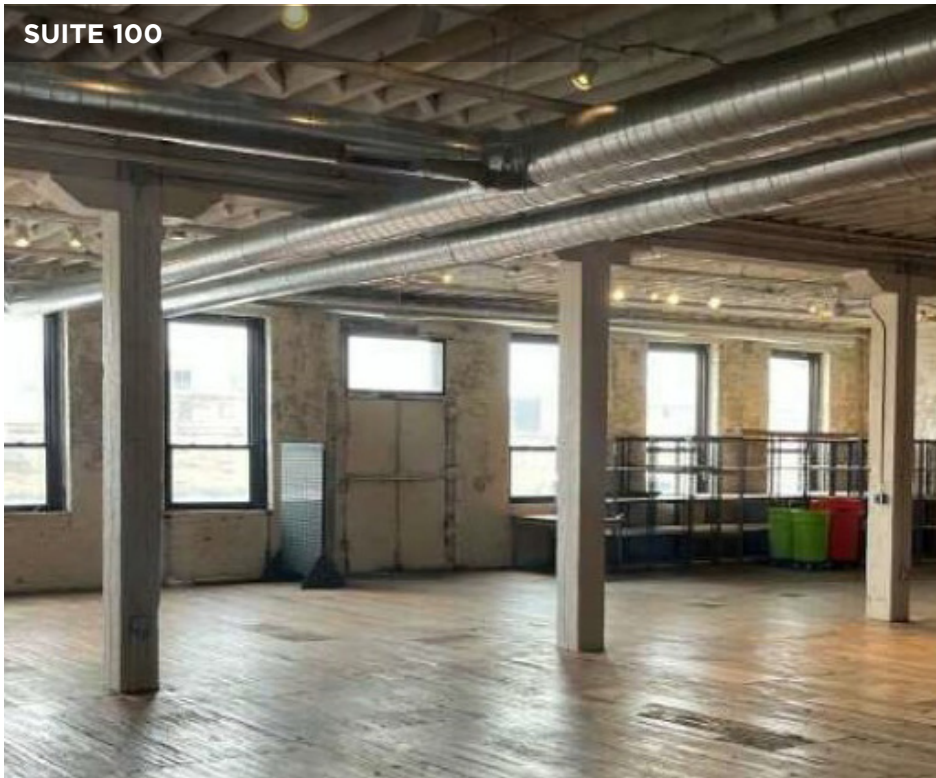
Loft/Flex/Office | For Lease





# 346 N. JUSTINE CHICAGO, IL 60607

Loft/Flex/Office | For Lease





**For more information, please contact:**

**Howard Caplan**

Director

+1 847 814 6579

[howard.caplan@cushwake.com](mailto:howard.caplan@cushwake.com)

9500 W. Bryn Mawr Ave

Suite 600

Rosemont, IL 60018

+1 847 518 9100

**[cushmanwakefield.com](http://cushmanwakefield.com)**

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

