



AVAILABLE FOR LEASE

346  
**N. JUSTINE ST.**

CHICAGO, IL

For more information, please contact:

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# 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



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## 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

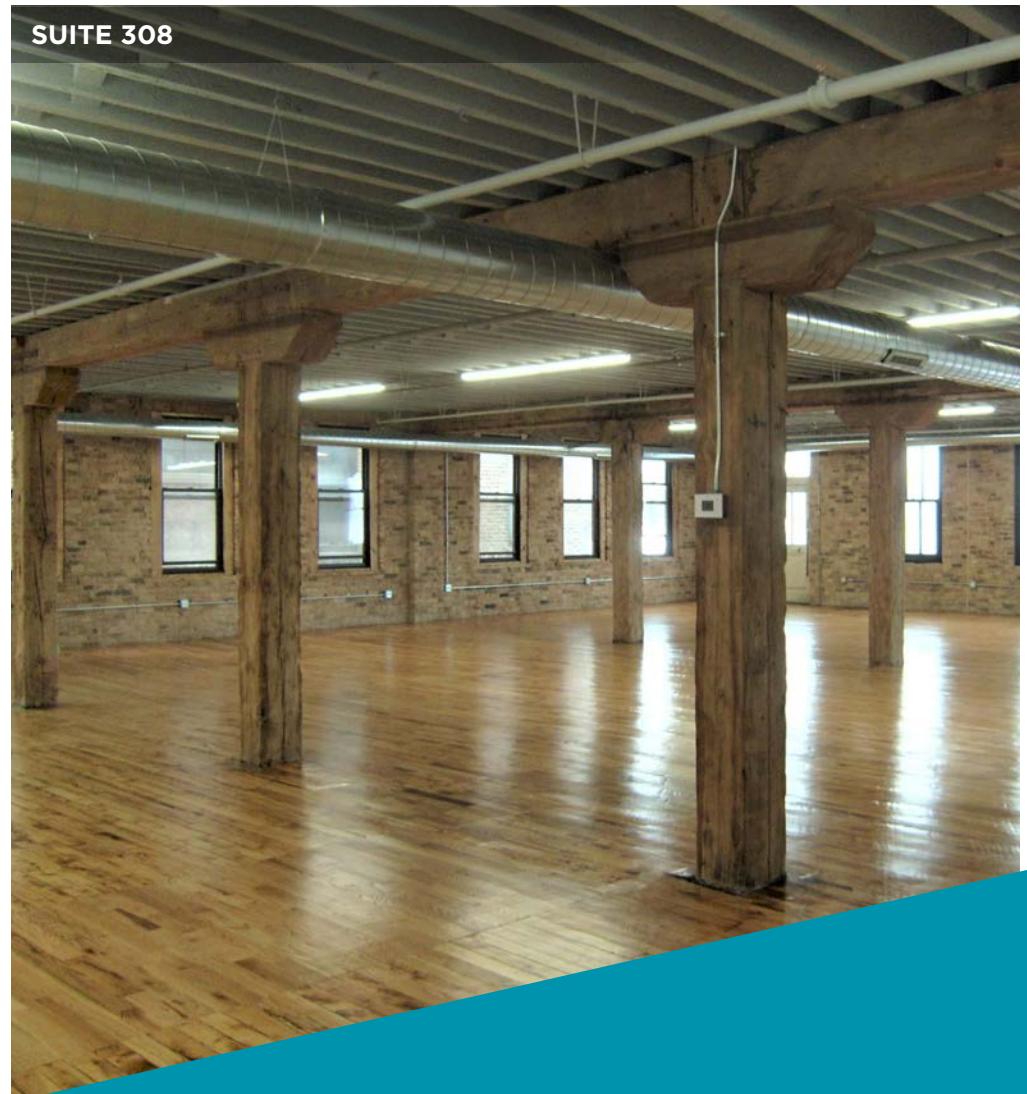
- Thermal pane windows, sandblasted walls & sanded floors

## PARKING DESCRIPTION

- Parking on site

## LOADING DESCRIPTION

- 2 truck-level docks

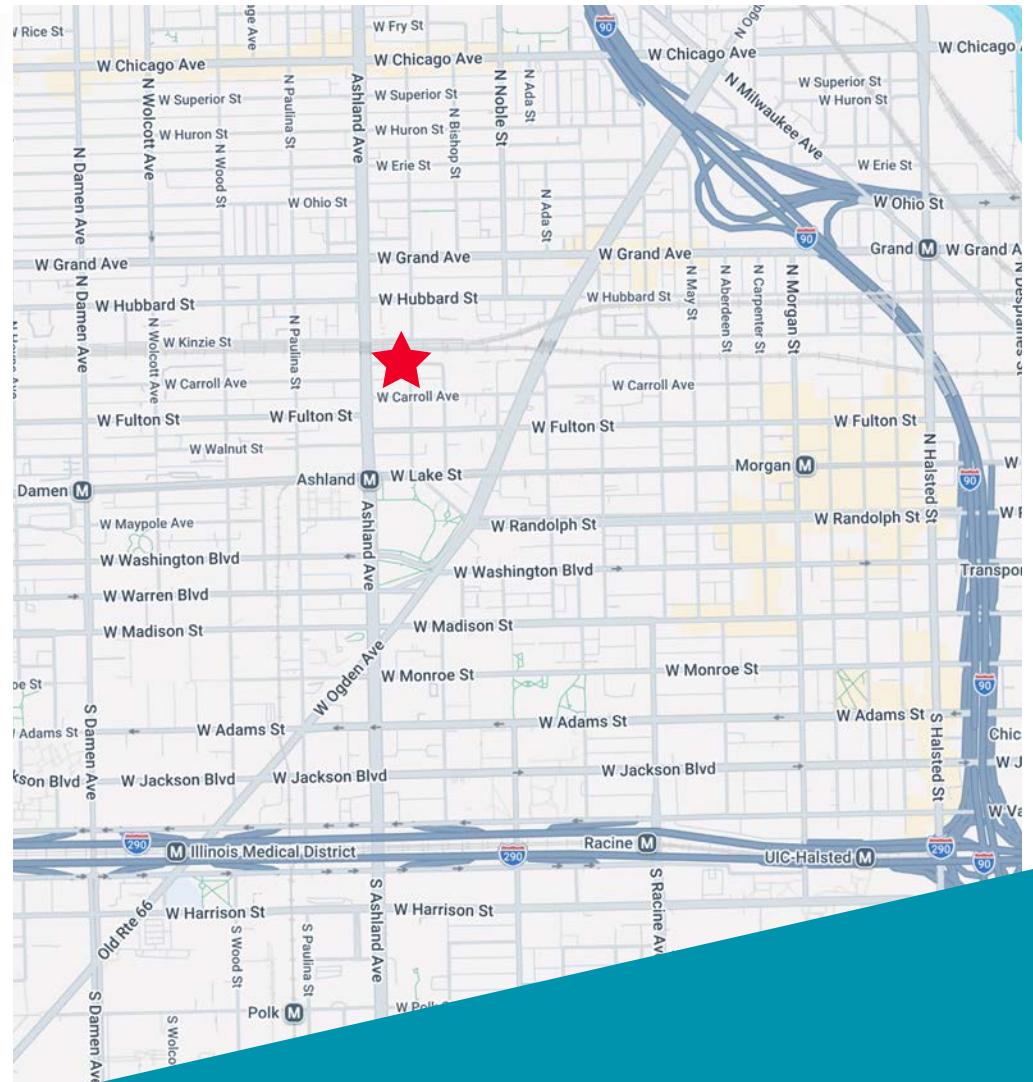
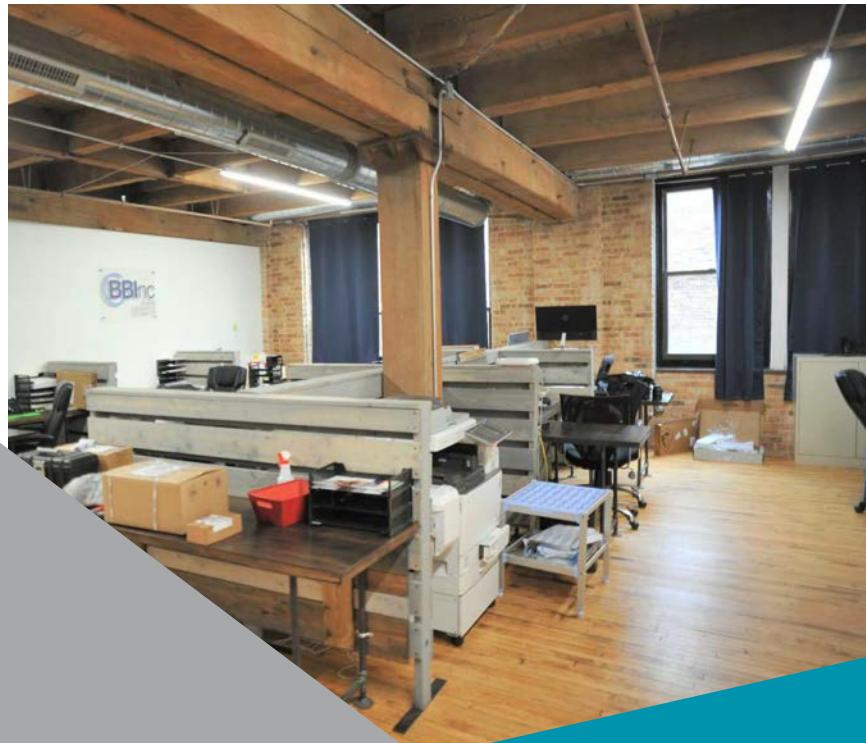


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## PROPERTY HIGHLIGHTS

- 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	<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>

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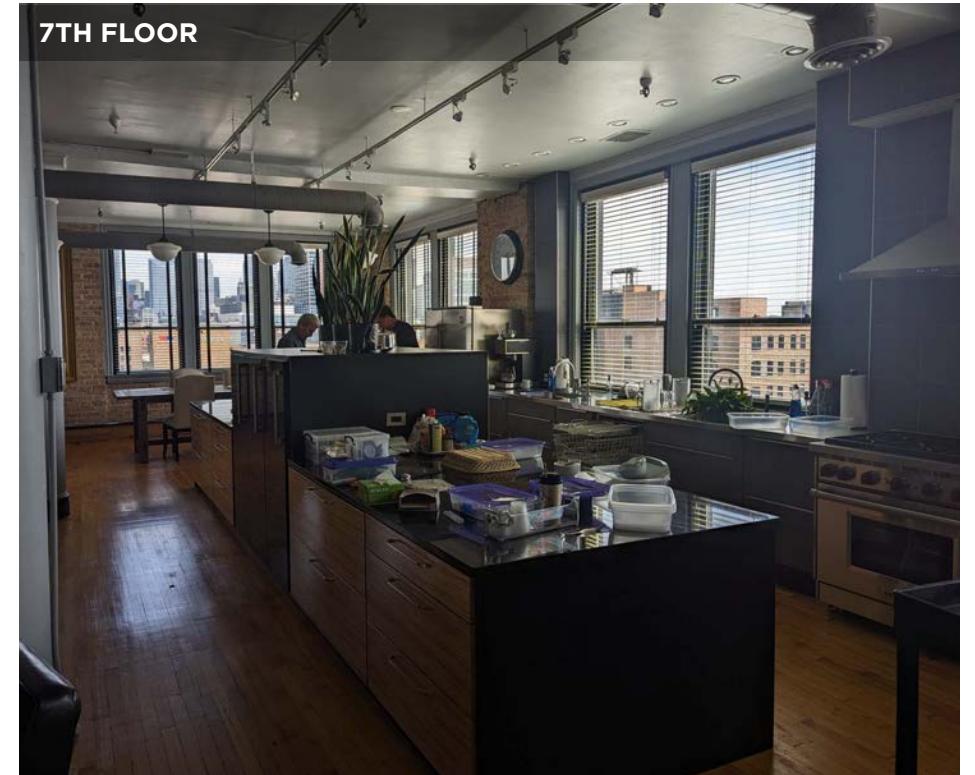
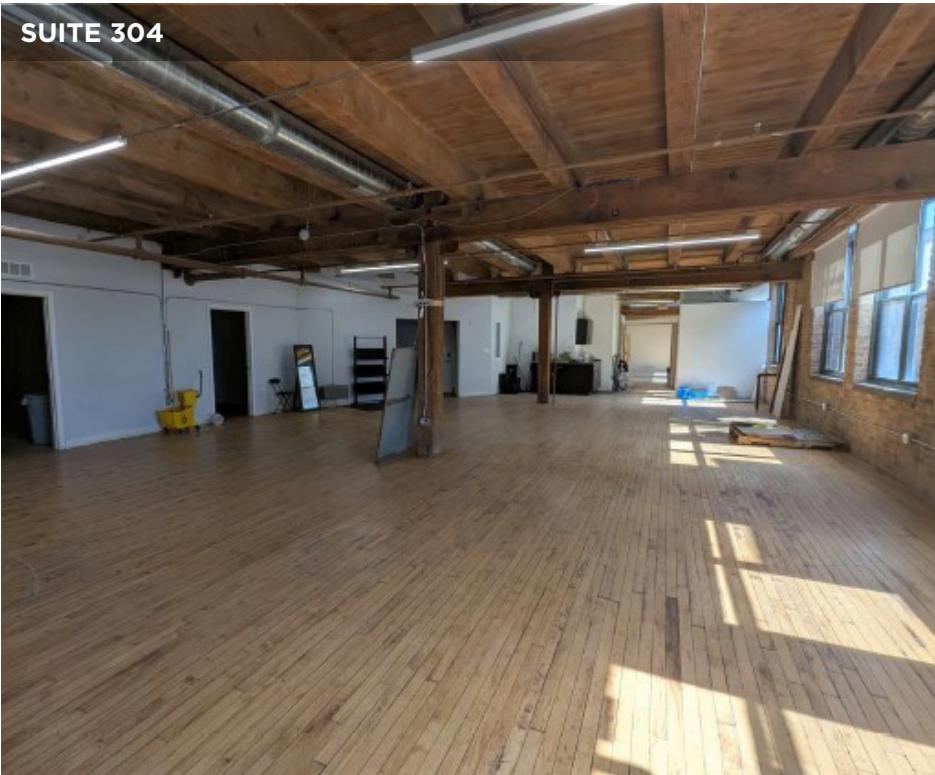
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## AVAILABLE SPACES

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>

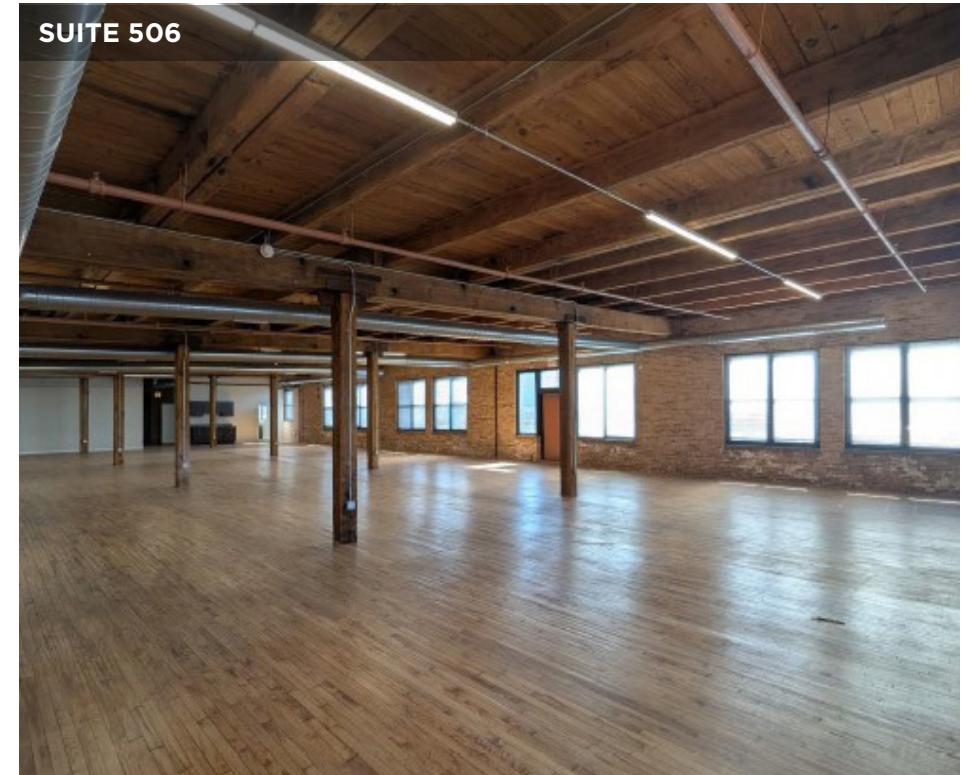
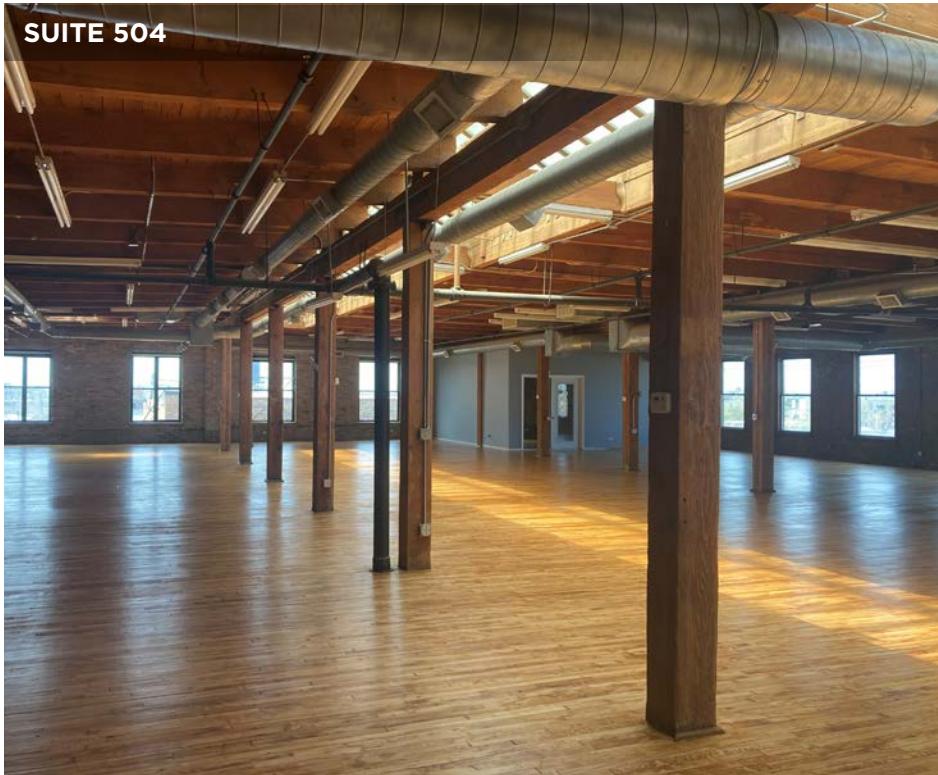
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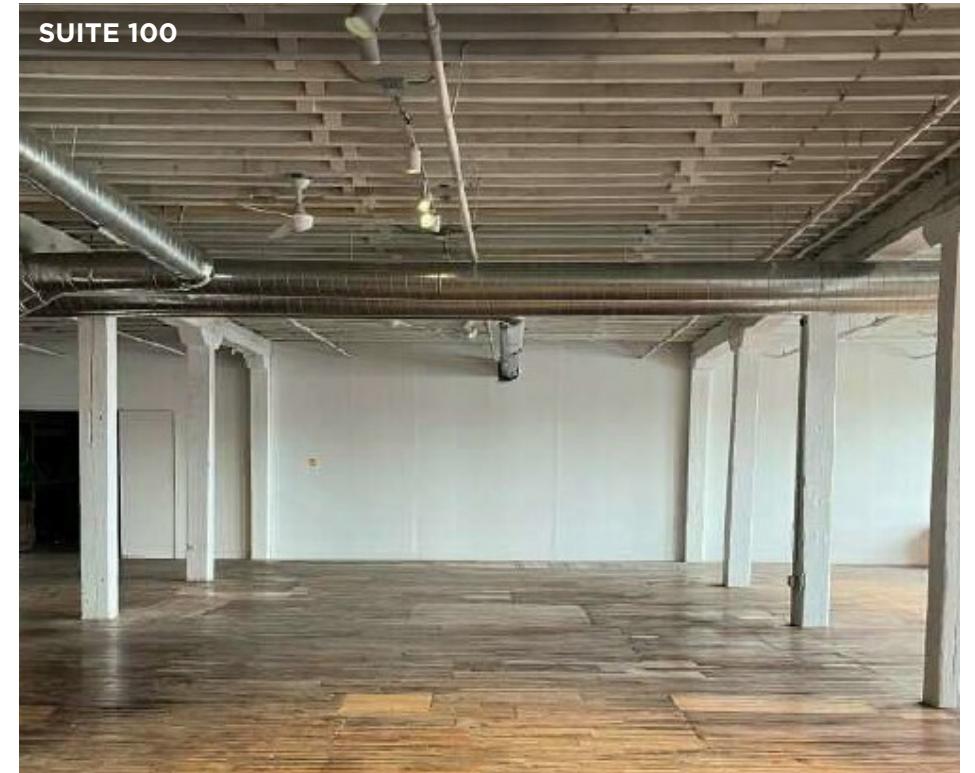
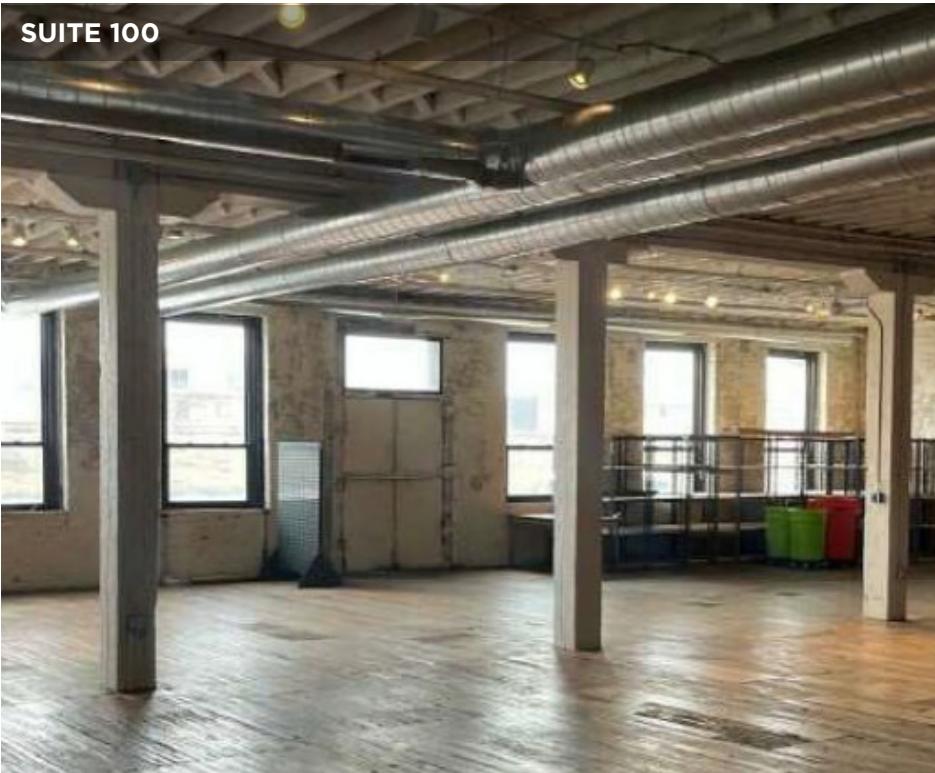
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