



5246 N. Elston Ave. (Suite 202) (Chicago, Illinois 60630)

AVAILABLE IN 30 DAYS

- COMMERCIAL LOFT (FLEX) SPACE
- ZONING: M1-1
- TERM: 3-7 YEARS
- ± 4,380 SQ.FT.
- LEASE: GROSS
- RATE: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease, approximately 4,380 square feet of commercial loft (flex) space. The property features highway proximity, signage opportunities, and parking. The space features wood floors, exposed brick walls, many windows (which open) and skylights (offering lots of natural light), two bathrooms, a kitchenette, a balcony on the roof, ample power, a sprinkler system, high ceilings, mostly clear spans, and more! The space was recently renovated - it is in perfect condition, and it is ideal for many types of business uses. The landlord can deliver the space in its as-is condition or custom build the space to meet a tenant's space requirements.

HIGHWAY PROXIMITY	SIGNAGE	PARKING
RECENT RENOVATIONS	HIGH CEILINGS	CLEAR SPANS
NEARBY MANAGEMENT	GREAT NEIGHBORS	BUILD-TO-SUIT