

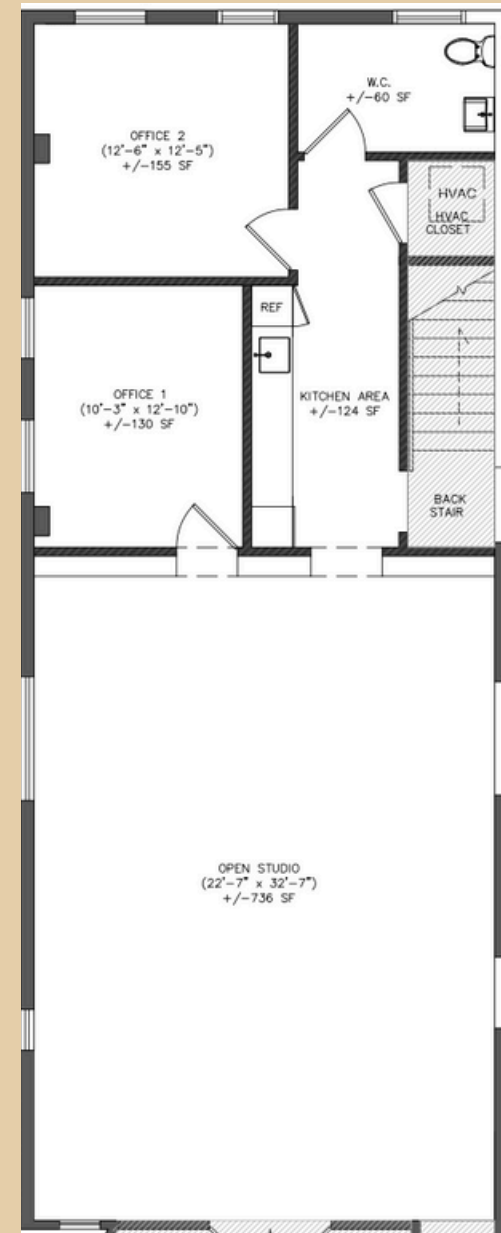
# 1727 W GRAND SUBLEASE

1727 W GRAND AVE. CHICAGO, IL  
2ND FLOOR

2nd floor space at 1727 W Grand Ave with large workspace, private office, conference room, kitchenette, shared bathroom, buzzer system, and back entrance.

Square footage: 1284.5

The 2nd floor has an additional studio space that is occupied by Martha Mae Art Supplies & Beautiful Things as their painting and inventory studio.



## FLOORPLAN



Utilities: electric, gas, security, trash, internet billed quarterly.

Tenants need to have their own business insurance.

All utilities are broken down by percentage per square footage (35.5%).

We suggest bi-weekly cleaning for the 2nd floor sublease space and back stairs. Feel free arrange your own cleaning or we can arrange cleaning for an additional \$400 monthly cleaning fee.



## UTILITIES

## Monthly Rent

BASE RENT:  
\$2700

ADDITIONAL RENT:  
\$700

TOTAL MONTHLY RENT:  
\$3,400

\*If additional rent exceeds the  
\$700 x 12 for the year due to  
increased property tax, an  
additional bill will be sent.



**RENT**



The Center of Order and Experimentation is a coffee and retail operation designed to create community and uplift independent makers and artists by purveying curious objects of exceptional utility.

The shop is open seven days a week from 9am-3pm.

During shop hours, you and your team can enjoy coffee and purchases at 15% off. The COE team also helps accept your packages. As the public entrance to the building, we are happy to greet your guests and clients upon arrival.

There is a privacy rope that leads up the stairs so that customers do not enter the studio space.



## 1ST FLOOR: THE CENTER OF ORDER AND EXPERIMENTATION



## **CONTACT**

Please contact us to set up a showing:

Email: [hello@orderandexperimentation.com](mailto:hello@orderandexperimentation.com)

Text: (818) 669-0068

1727 W Grand Ave. Chicago, IL 60622

**CONTACT**