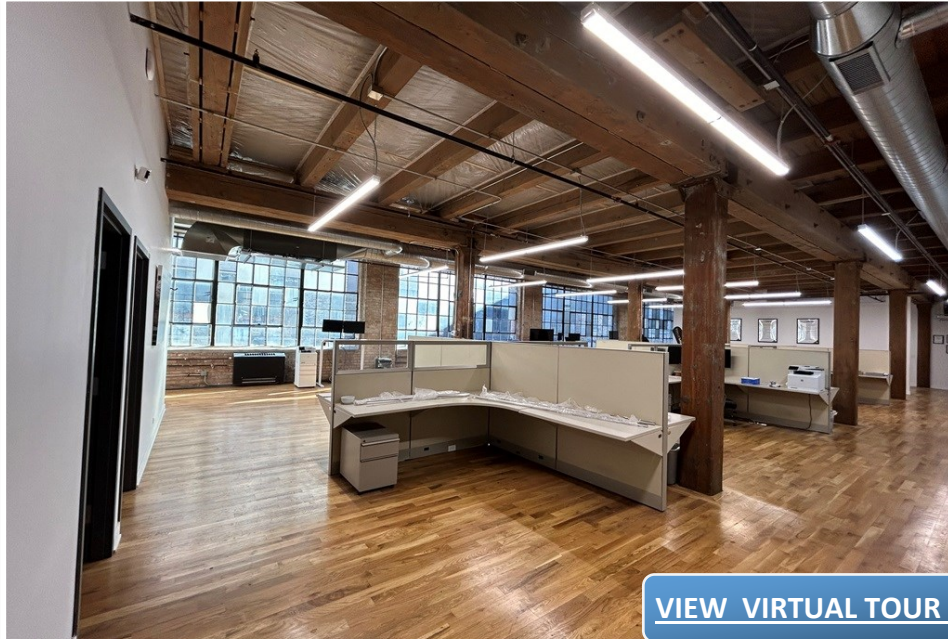


## MOVE-IN READY SUITE OF LOFT OFFICES

**\$13 PSF MODIFIED GROSS**



[VIEW VIRTUAL TOUR OF BUILDING](#)

- 5,033 SF AVAILABLE ON 2ND FLOOR OF 3-STORY MULTI-TENANT BUILDING
- INCLUDES 6 PRIVATE OFFICES, 2 CONFERENCE ROOMS
- AIR CONDITIONED
- BUILDING FULLY RENOVATED IN 2020 WITH COMMON AREA WASHROOMS, CONFERENCE ROOMS, KITCHENS, BREAK ROOMS, AND OUTDOOR COURTYARD
- 100+ CAR PARKING—NEWLY PAVED, FENCED & GATED
- 1 DOCK
- 2 DRIVE-IN DOORS
- 2 FREIGHT ELEVATORS
- 12' - 14' CLEAR CEILING HEIGHT
- ZONED PMD-9



**DEBORAH SMITH**

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DEBORAH@STRAUSSREALTY.COM

**ADAM SCHNEIDERMAN, SIOR**

847-826-4467

ADAM@STRAUSSREALTY.COM

**STRAUSS REALTY, LTD.**

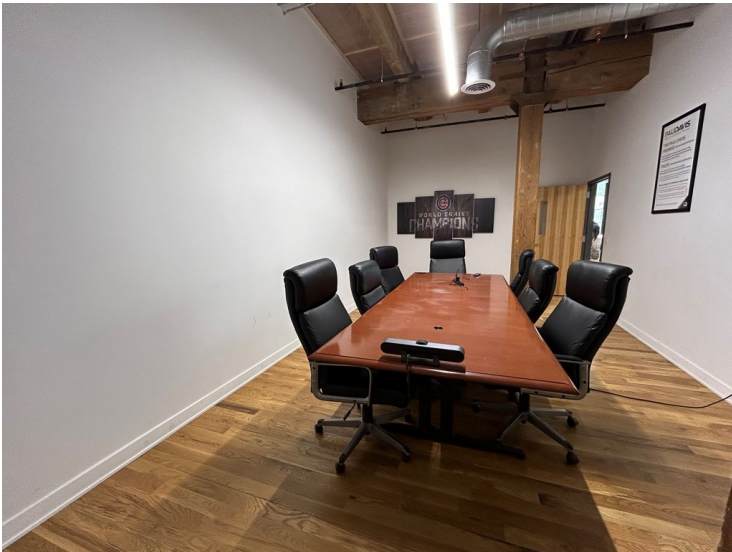
4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

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### FLOOR PLAN



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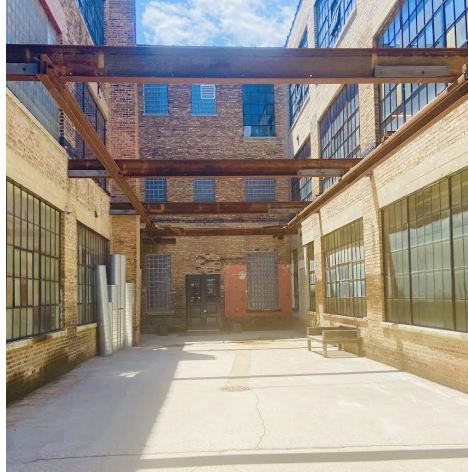
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**\$13 PSF MODIFIED GROSS**



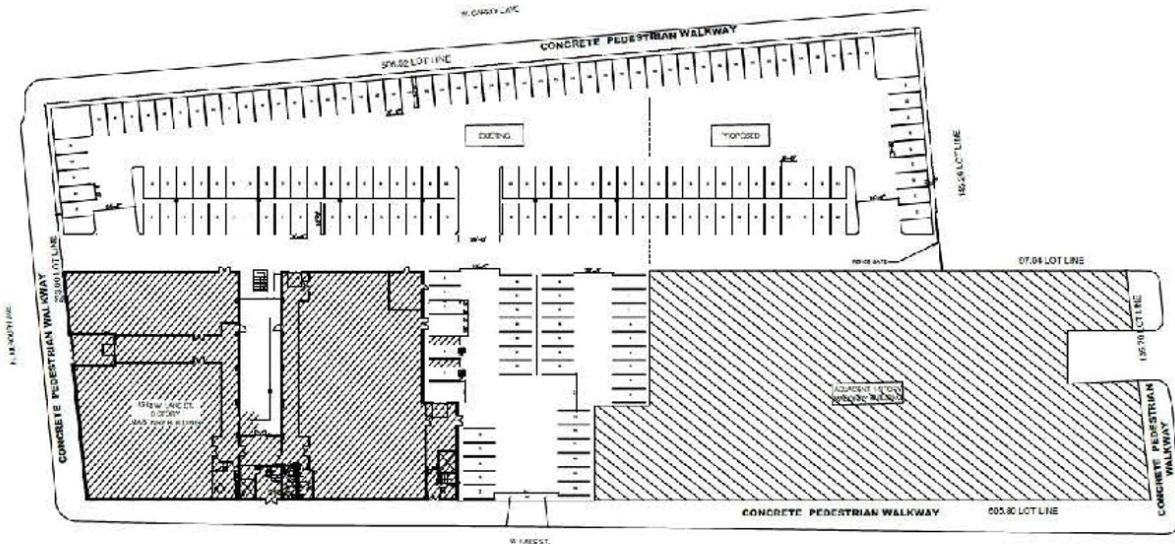
KITCHENETTES



OUTDOOR COURTYARD



FREIGHT ELEVATOR



PARKING



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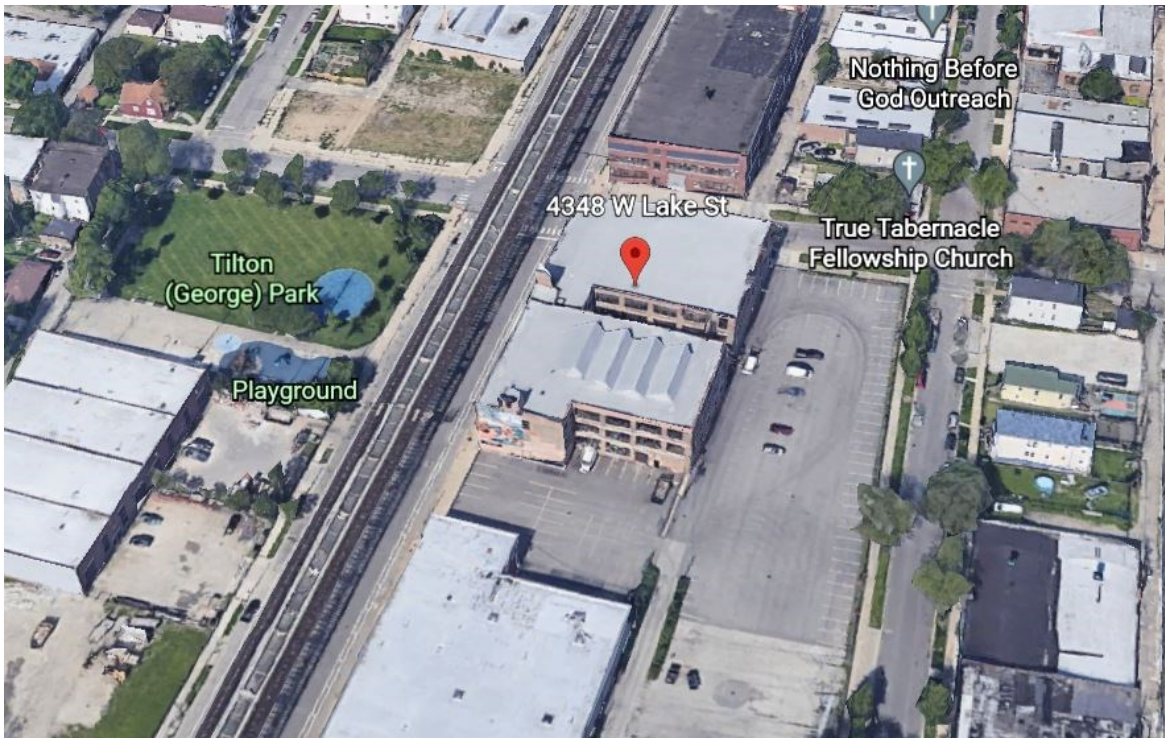
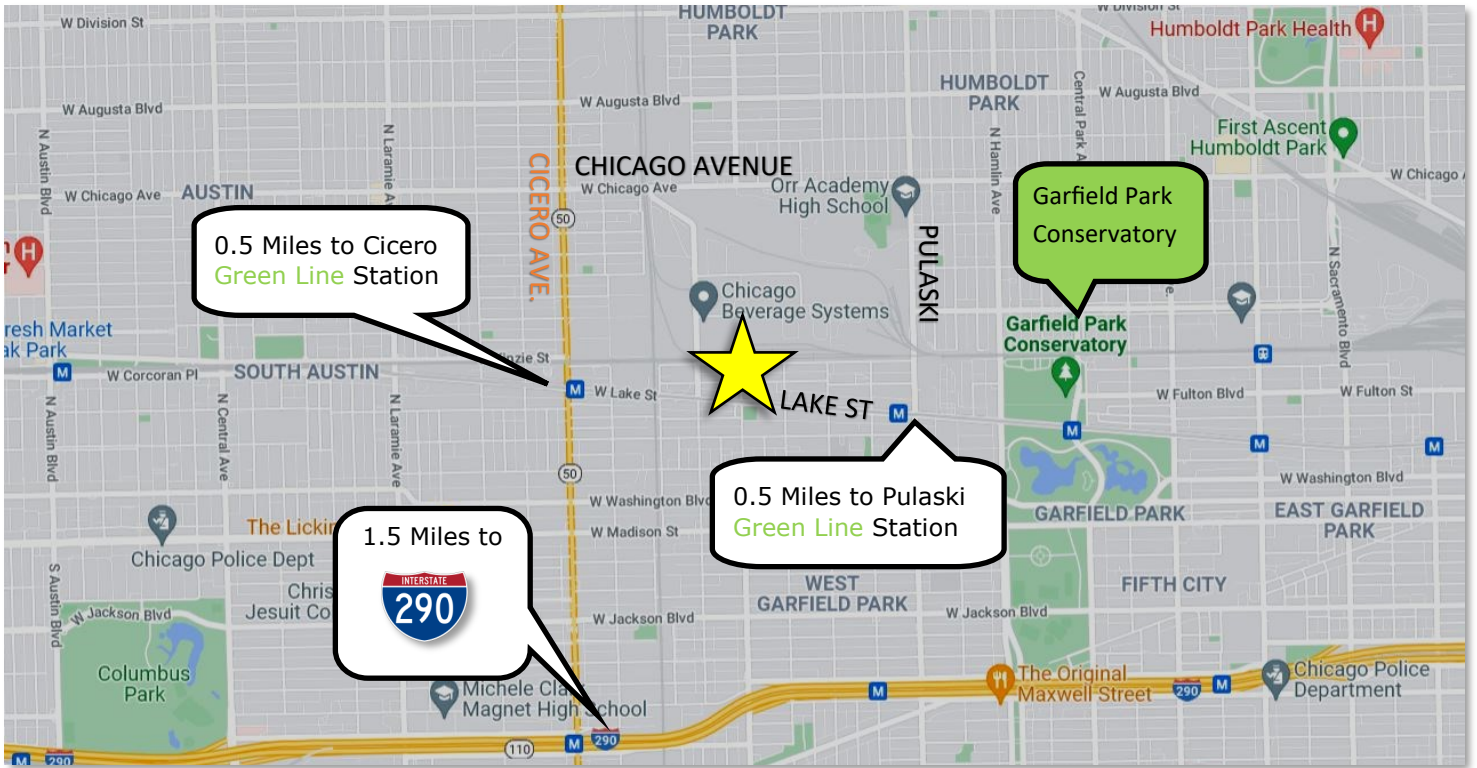
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# STRAUSS

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## LOCATION



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