

401 N WOOD ST, CHICAGO, IL

Flex Space | For Sub-Lease



OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (Gross)
Available SF:	11,250 SF
Lot Size:	6,501 SF
Zoning:	PMD-4

PROPERTY OVERVIEW

11,250 square feet on two stories in Kinzie Industrial Corridor is available for sub-lease through 1/31/2028. Amenities include a 1,237 square foot single story loading dock, gas heat, high ceilings, heavy floor load, heavy power, and a freight elevator. Exposed brick walls with huge open window line provides abundant natural light.

Great flex-space for a creative loft, warehouse+logistics, manufacturing and office. Public-transit friendly. Just minutes to downtown Chicago and under 1 mile to both i-90 and I-290 Expressways.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com

401 N WOOD ST, CHICAGO, IL

Flex Space | For Lease



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

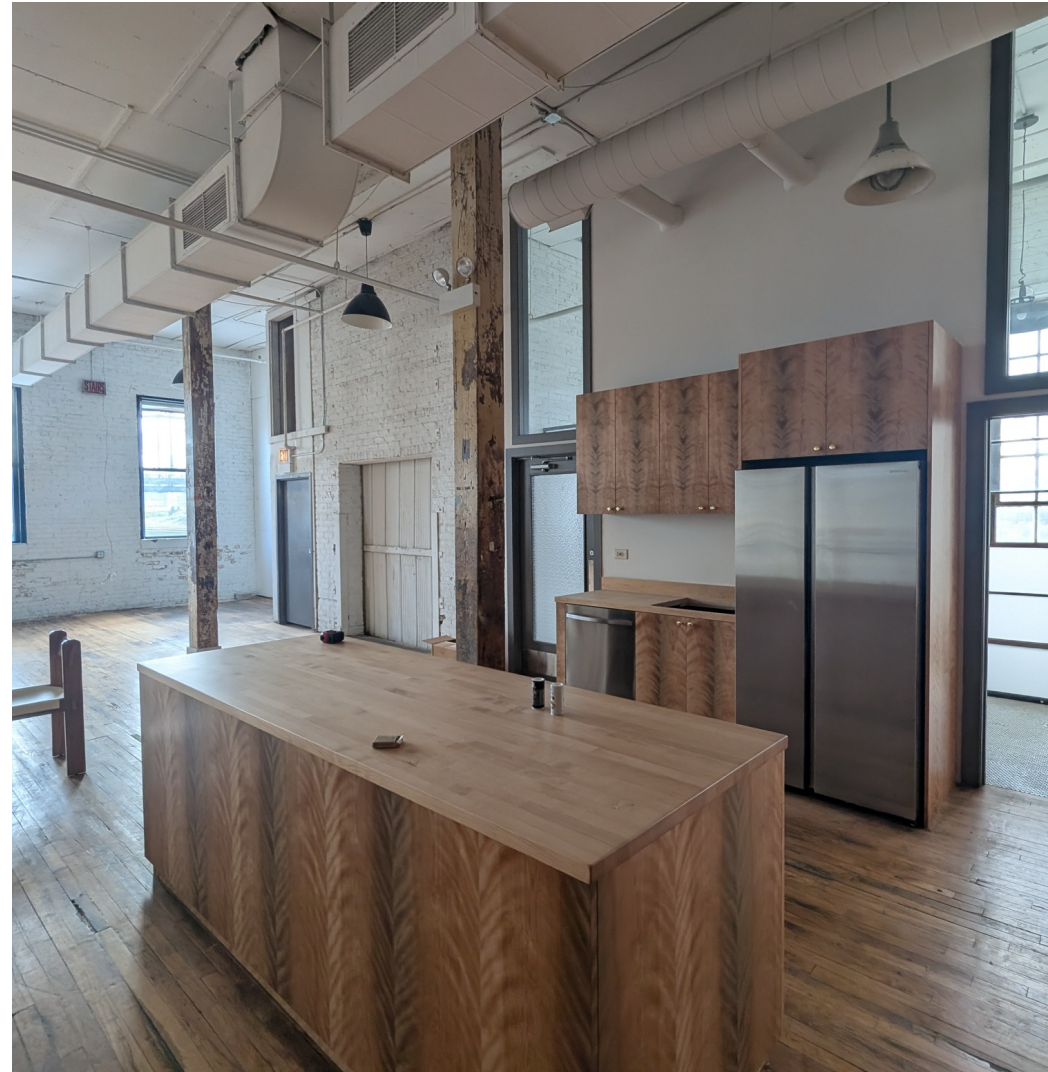
CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com

401 N WOOD ST, CHICAGO, IL

Flex Space | For Lease



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com

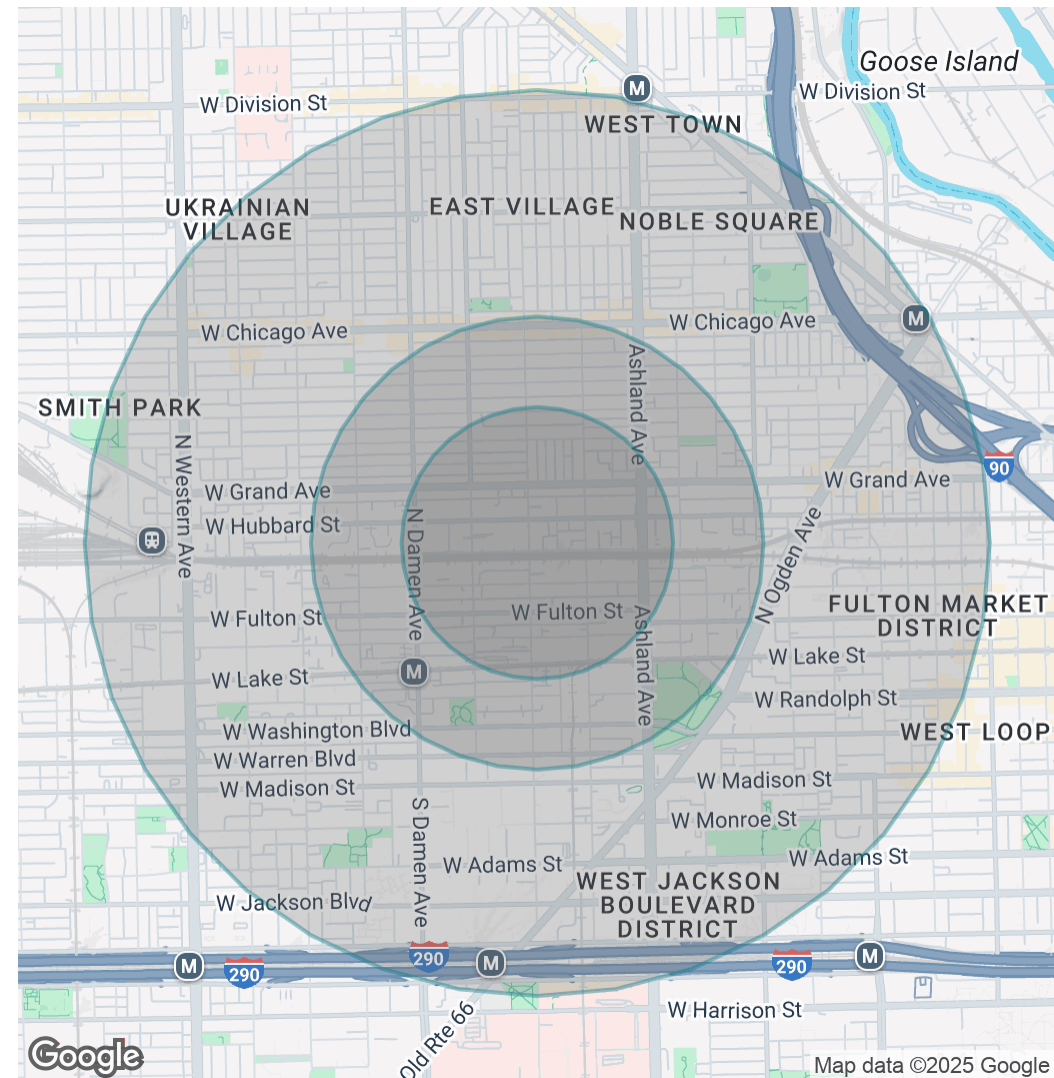
401 N WOOD ST, CHICAGO, IL

Flex Space | For Lease

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,504	8,786	47,070
Average Age	36	36	36
Average Age (Male)	35	36	36
Average Age (Female)	37	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	682	4,085	23,773
# of Persons per HH	2.2	2.2	2
Average HH Income	\$137,060	\$155,096	\$166,839
Average House Value	\$754,793	\$730,081	\$703,308

Demographics data derived from AlphaMap



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

STEVE AARONSON

312.339.2220 | saaronson@ctkcp.com