

2,534 SF SECOND FLOOR FLEX SPACE HVAC WITH ACCESS TO DOCKS & DRIVE-IN DOOR



LEASING SUMMARY

Available Space:	2,534 SF (2nd Floor)
Asking Rent:	\$20 PSF, NNN
Pass-Throughs:	\$4/SF
Ceiling Height:	10'
Power:	200 amps to the space
Zoning:	M1-1
Sub-Market:	Jefferson Park
Utilities:	Tenant responsible for utilities.

- Fully air conditioned
- Skylights and windows throughout
- Access to common restrooms, docks, and drive-in door
- Located across from the freight elevator



CRAIG WOLF
847-989-9653
CRAIG@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600



PROPERTY HIGHLIGHTS

The fully renovated 41,432 SF, two story office/industrial building, sits upon 24,463 SF of land with abundant public parking on Lamon Avenue. The property is located in between two of Chicago's main highways, I-90 & I-94. In addition, both the Metra and CTA have stops within a half mile, making this location an ideally situated office or workspace for employees.

The building is currently zoned M1-1 and is equipped with heavy power (New 2,000 amps incoming service). In addition to the heavy power, the building is fully sprinklered.

Public Transit: 0.5 Miles to CTA/Metra

Highway Access: 0.5 Miles to I-90/94

FULLY RESTORED



MAX WEIGHT 8,000 LBS

RENOVATED RESTROOMS



AMPLE NATURAL LIGHTING

LOAD BEARING SECOND FLOOR

2,000 AMPS ELECTRIC POWER



FULLY SPRINKLERED



AVAILABLE PARKING



UP TO 33' CEILING HEIGHTS



CRAIG WOLF

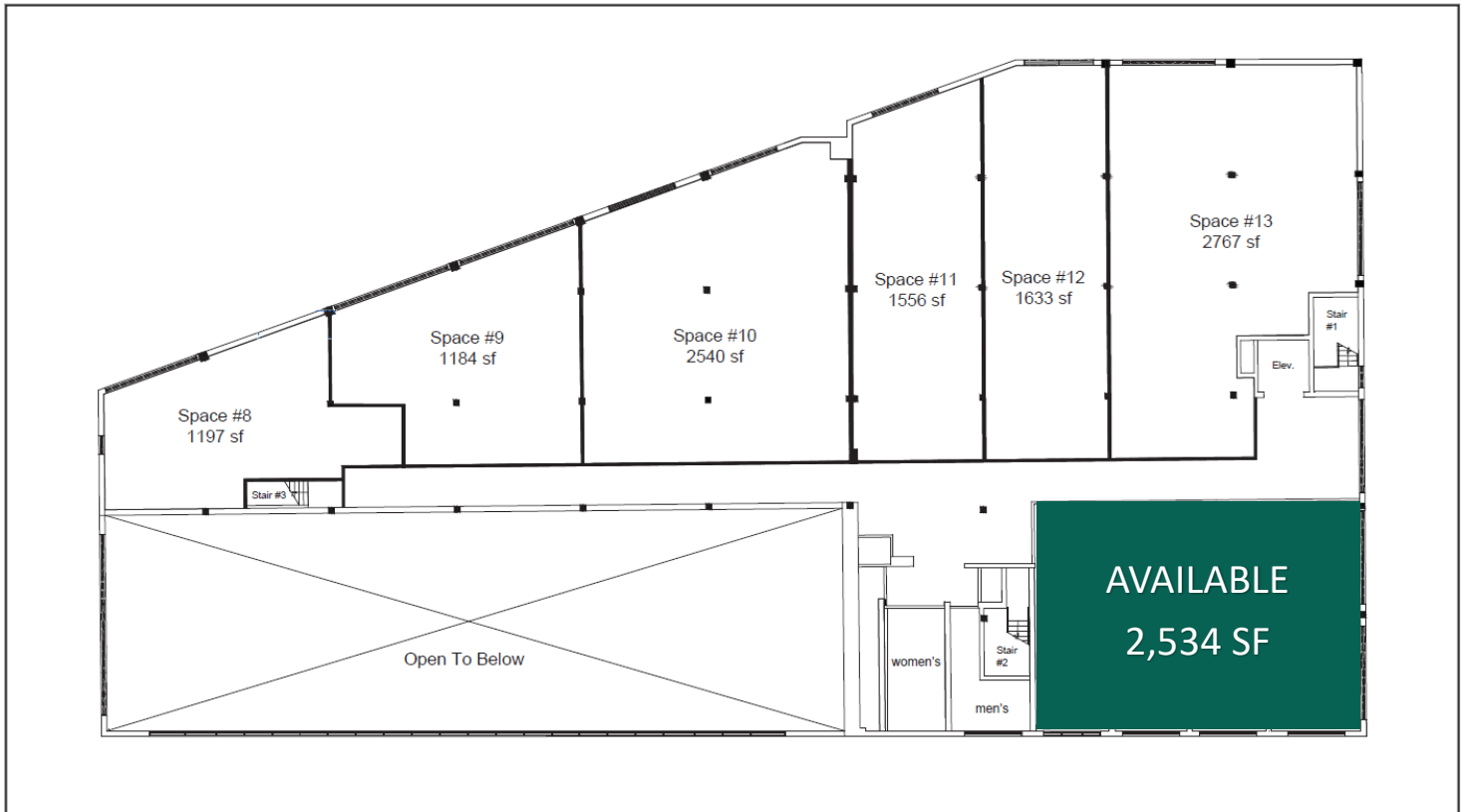
847-989-9653

CRAIG@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

2,534 SF SECOND FLOOR FLEX SPACE HVAC WITH ACCESS TO DOCKS & DRIVE-IN DOOR

Second Floor



- ◆ New windows
- ◆ New electric service and fully distributed within the space
- ◆ Access to on-site parking
- ◆ 24/7/365 access to the building
- ◆ Access to docks and drive-in doors via freight elevator
- ◆ Multi-tenant commercial building
- ◆ Fully sprinklered
- ◆ New LED lights
- ◆ Skylights throughout



CRAIG WOLF

847-989-9653

CRAIG@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

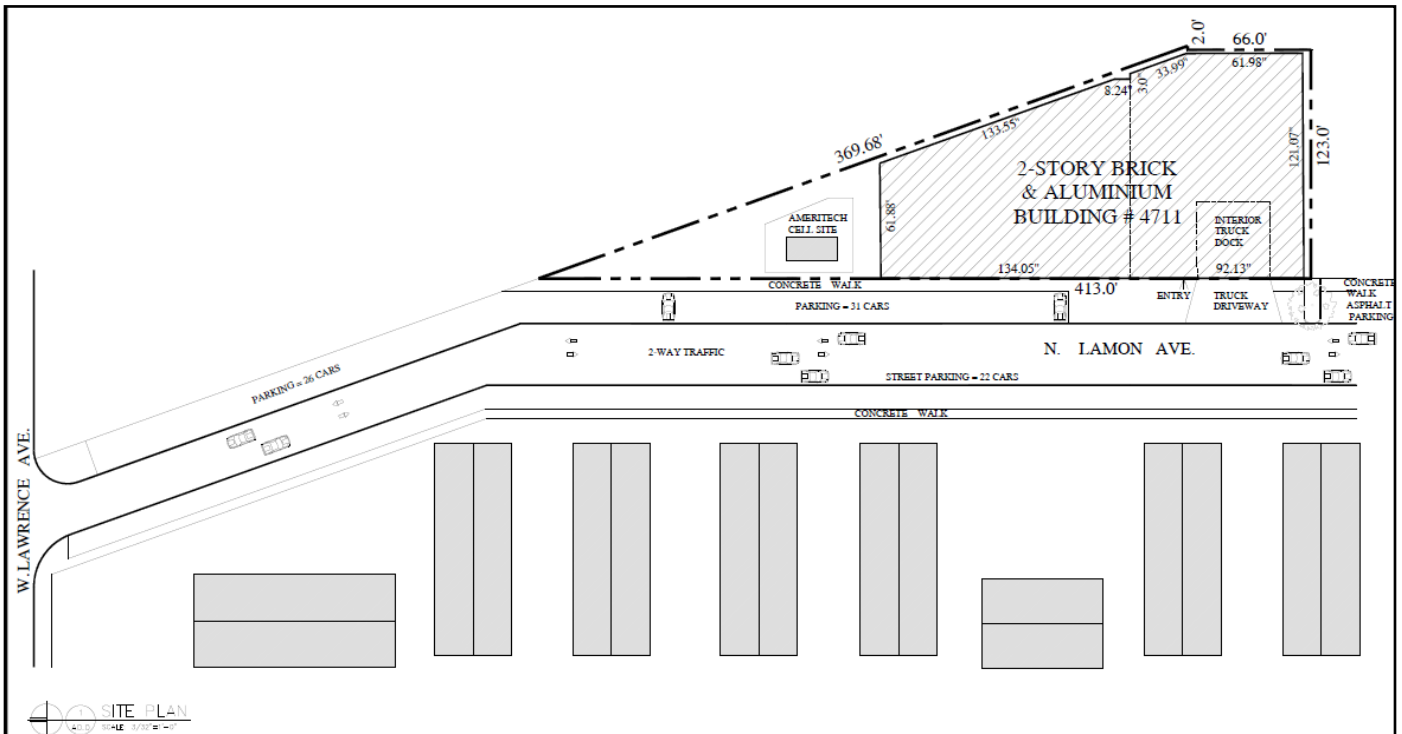
CHICAGO, ILLINOIS 60641

STRAUSS

REALTY, LTD.

4711 N. LAMON AVE.
CHICAGO, IL 6030

2,534 SF SECOND FLOOR FLEX SPACE
HVAC WITH ACCESS TO DOCKS & DRIVE-IN DOOR



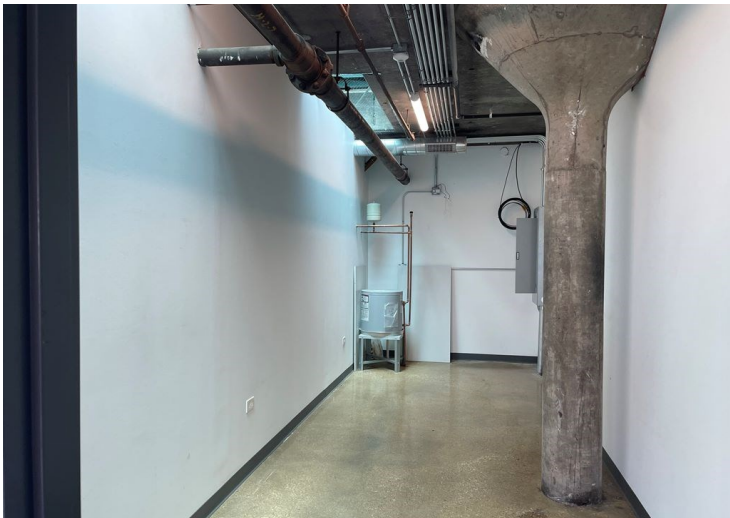
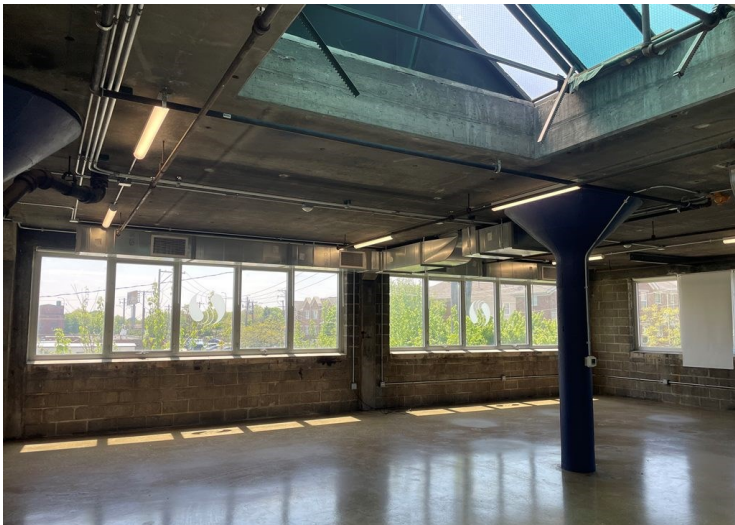
CRAIG WOLF

847-989-9653

CRAIG@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

2,534 SF SECOND FLOOR FLEX SPACE
HVAC WITH ACCESS TO DOCKS & DRIVE-IN DOOR



CRAIG WOLF
847-989-9653
CRAIG@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600