

FOR LEASE

SECOND FLOOR OFFICE SPACE

6400 S Pulaski Rd Chicago, IL 60629



PROPERTY DESCRIPTION

Introducing a versatile second-floor office space located just minutes from Midway Airport in Chicago. This prime location offers flexibility with spaces available ranging from 2,000 to 9,620 square feet, perfect for businesses of all sizes. Enjoy abundant natural light through tall floor-to-ceiling windows, creating a bright and welcoming work environment. The property is offered at an attractive rate of \$15.00 per square foot on a full-service gross basis, making it a convenient and cost-effective option for your business needs. Ideal for companies seeking proximity to transportation and an inspiring workspace. Rate includes utilities, building services and property expenses. Space easily fits 20 - 63 People

OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Available SF:	9620 SF
Lot Size:	22,827 SF
Building Size:	19,200 SF

Frank Paganis, CCIM
(708)217-5004



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COMMERCIAL**
REAL ESTATE GROUP

PHOTOS

SECOND FLOOR OFFICE SPACE

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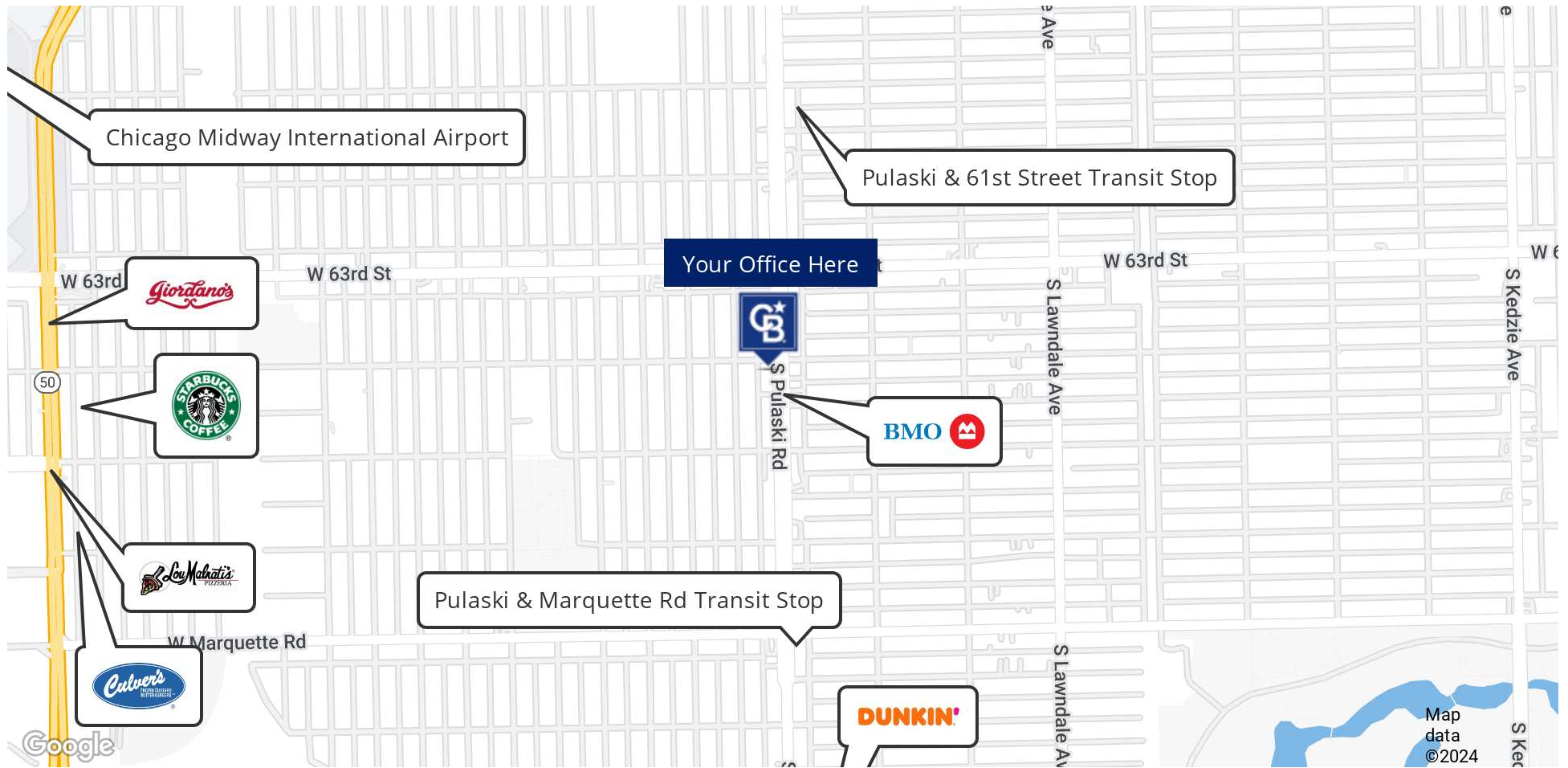


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AREA MAP

6400 S PULASKI RD
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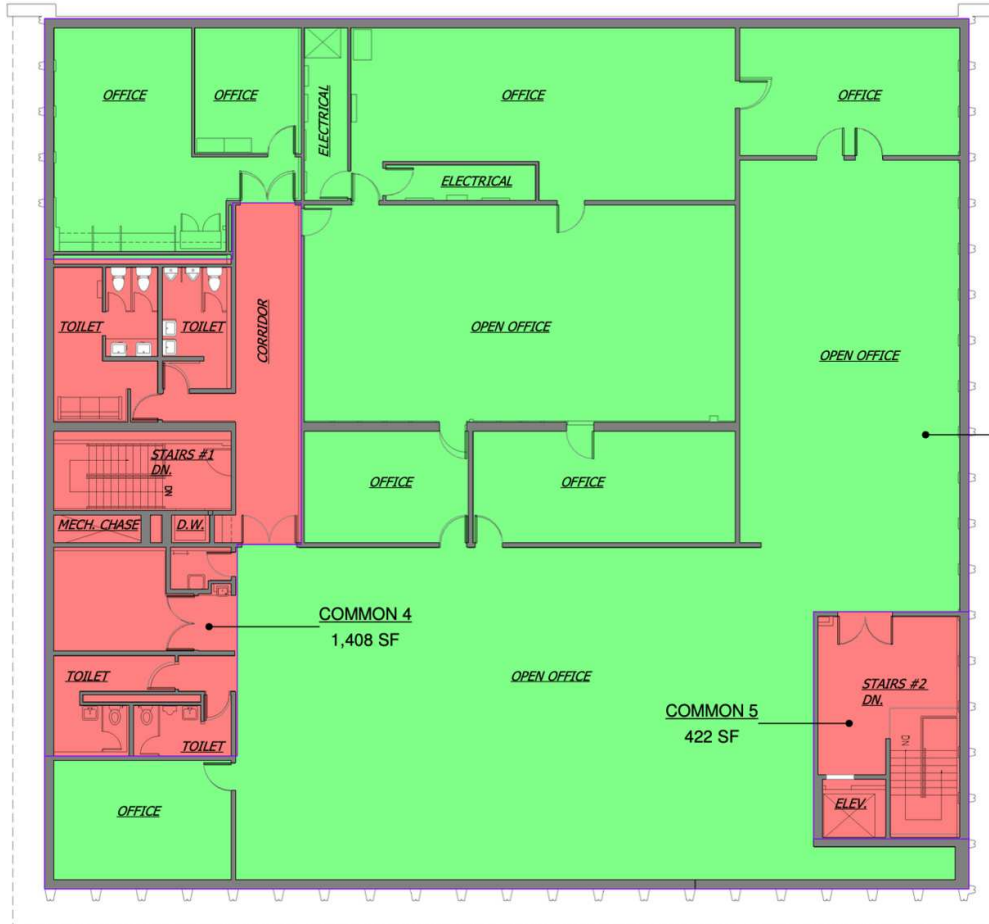
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FLOOR PLANS

6400 S PULASKI RD

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AREA STATISTICS* - SECOND FLR.

Name	Area Type	Area
TENANT 1	Office Area	7,790 SF
Office Area		7,790 SF
COMMON 4	Building Common Area	1,408 SF
COMMON 5	Building Common Area	422 SF
Building Common Area		1,830 SF
Grand total		9,620 SF

*APPROXIMATE AREA

TENANT 1
7,790 SF

SECOND FLOOR - LEASE PLAN

3/32" = 1'-0"



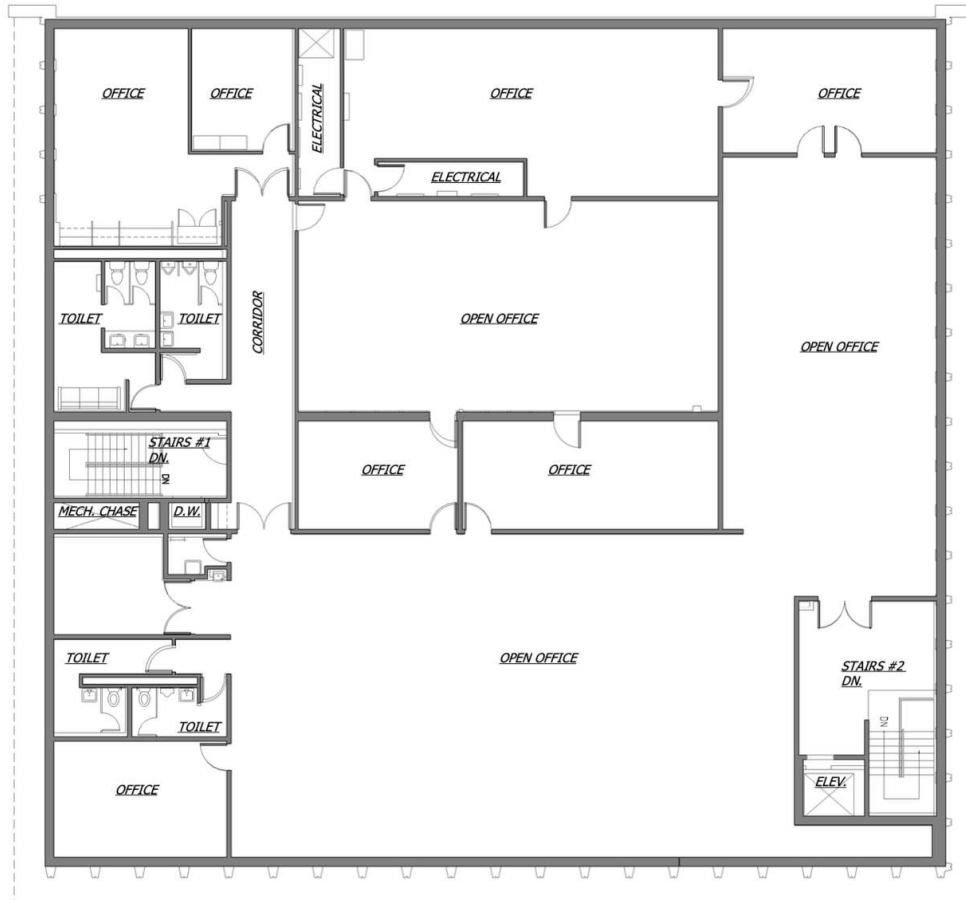
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SECOND FLOOR PLAN NOTES:
 - ALL LEVELS ACCESSIBLE WITH EXISTING ELEVATOR.
 -EXISTING SECOND FLOOR TOILETS ARE NOT HANDICAP COMPLIANT.
 -DRAWING SCALED TO APPROXIMATE DIMENSIONS, FIELD VERIFICATION REQUIRED FOR ACCURATE PLAN AREA DETERMINATION.

EXISTING TOILET REVIEW (TOTAL):
 -MENS TOILETS = 5 AND 2 URINALS
 -WOMENS TOILETS = 7

PER 2019 CHICAGO PLUMBING CODE 2902.1 FOR PLUMBING FIXTURES REQUIRED:
 IN BUSINESS USE GROUPS: 1 TOILET FIXTURE IS REQUIRED FOR EACH OF THE FIRST 10 MALE AND FEMALES, 2 TOILET FIXTURES ARE REQUIRED FOR 11-25 MALE AND FEMALES, AND ONE ADDITIONAL FOR EACH 25 WHEN IN EXCESS OF 25. IT APPEARS "EXISTING" TOILETS QUANTITIES ARE SUFFICIENT

PER 2019 CHICAGO BUILDING CODE SECTION TABLE 1004.5: BUSINESS OCCUPANCIES REQUIRE 100 S.F. PER PERSON.
 = 15,600 S.F. (lower, first and second floors) / 100 =156 persons = 78 MALE/ FEMALE , OR 4 TOILETS EACH.

SECOND FLOOR - EXISTING

3/32" = 1'-0"



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DEMOGRAPHICS

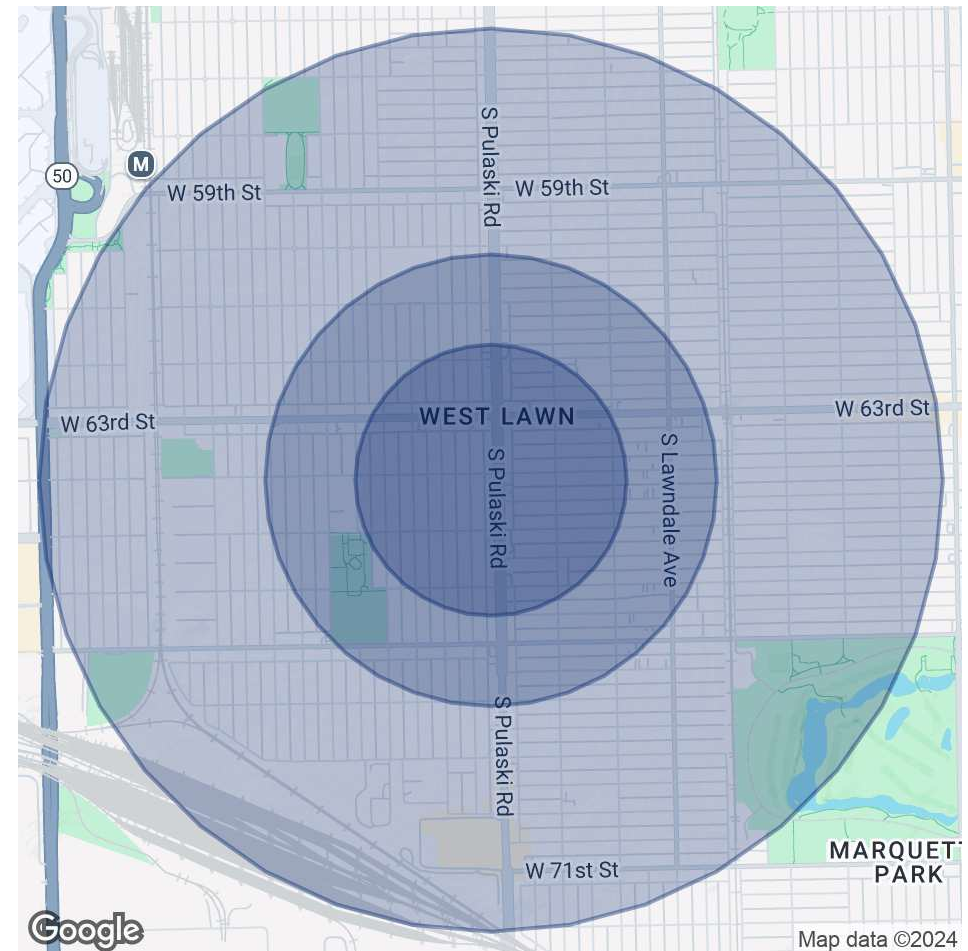
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,741	12,980	48,051
Average Age	36	36	36
Average Age (Male)	35	35	36
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,254	3,491	13,276
# of Persons per HH	3.8	3.7	3.6
Average HH Income	\$73,739	\$82,310	\$82,535
Average House Value	\$263,841	\$274,416	\$260,791

Demographics data derived from AlphaMap



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CONTACT

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