

3469 N. Elston Ave. Chicago, IL. 60618

NEWLY RENOVATED OFFICE FOR LEASE $\pm 3,103$ SF



- NEWLY REMODELED
- NEW KITCHEN & WASHROOM
- MIX OF OPEN SPACE/PRIVATE CONFERENCE ROOM
- FULL HVAC
- SOME PARKING INCLUDED
- SECOND FLOOR
- RENTAL RATE: \$12.95 PSF, NNN
- TAXES (2023): \$2.80 PSF
- ESTIMATED OPERATING EXPENSES: \$1.75 PSF

*Warehouse spaces also available, inquire with agents.



ADAM SCHNEIDERMAN, SIOR DALE STRAUSS

773-736-3600

STRAUSS REALTY, LTD. 4220 W. Montrose Avenue Chicago, Illinois 60641 Phone: 773-736-3600

ADAM@STRAUSSREALTY.COM

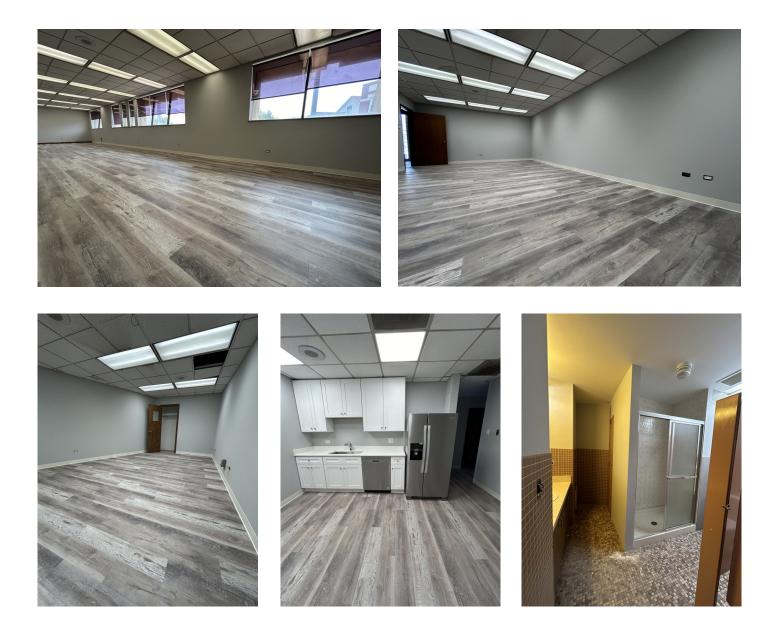
847-826-4467

DALE@STRAUSSREALTY.COM

This flyer was produced using data from private and government sources deemed reliable. The information herein is provided without representation.



±3,103 SF OFFICE FOR LEASE





ADAM SCHNEIDERMAN, SIOR 847-826-4467 DALE STRAUSS

773-736-3600

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

ADAM@STRAUSSREALTY.COM

DALE@STRAUSSREALTY.COM

This flyer was produced using data from private and government sources deemed reliable. The information herein is provided without representation.



3469 N. Elston Ave. Chicago, IL. 60618



Aerial





Adam Schneiderman, SIOR 847-826-4467

ADAM@STRAUSSREALTY.COM

DALE STRAUSS 773-736-3600

DALE@STRAUSSREALTY.COM

STRAUSS REALTY, LTD. 4220 W. Montrose avenue Chicago, Illinois 60641 Phone: 773-736-3600

This flyer was produced using data from private and government sources deemed reliable. The information herein is provided without representation.