

**NEWLY RENOVATED OFFICE FOR LEASE**  
**±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

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

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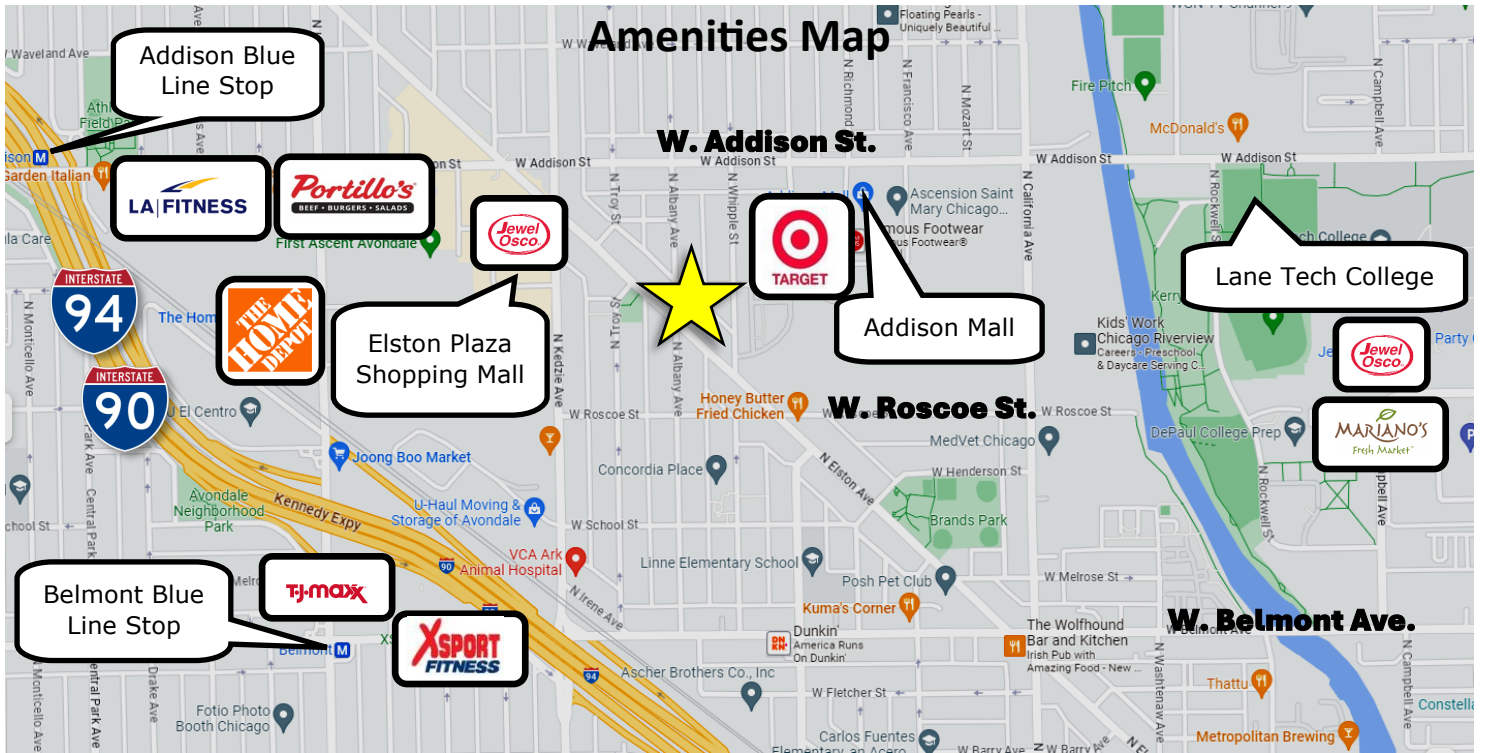
PHONE: 773-736-3600

# STRAUSS

REALTY, LTD.

3469 N. ELSTON AVE.  
CHICAGO, IL. 60618

## Amenities Map



## Aerial



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