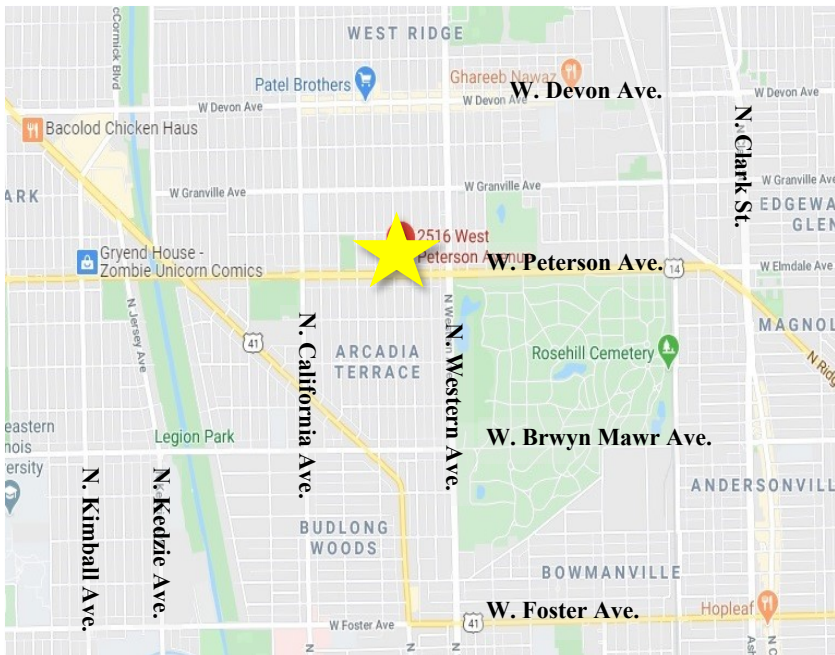


# STRAUSS

REALTY, LTD.

2516 W. PETERSON AVE.  
CHICAGO, ILLINOIS 60659

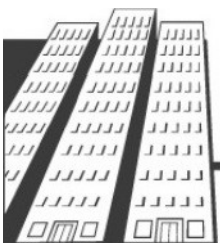
## GREAT OFFICE BUILDING FOR SALE OR LEASE



### Property Description:

Great office building on busy Peterson Ave. Former dental office with several offices, reception area and parking in the rear plus excellent street parking.

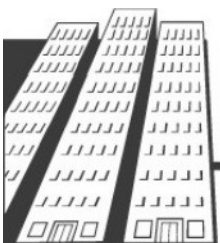
<b>Space Available:</b>	±900 SF - ±1,200 SF
<b>Lease Rate:</b>	\$20 PSF
<b>Monthly Rent:</b>	\$1,500 - \$2,000
<b>Lease Type:</b>	Gross
<b>Asking Price:</b>	Subject to Offer
<b>Taxes (2021):</b>	\$7,267
<b>Zoning:</b>	B3-2
<b>Lot Dimensions:</b>	25' x 91'
<b>Lot Size:</b>	±2,275 SF



**PATRICK DUFFY**  
773-736-3600  
DUFFY@STRAUSSREALTY.COM

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

## GREAT OFFICE BUILDING FOR SALE OR LEASE



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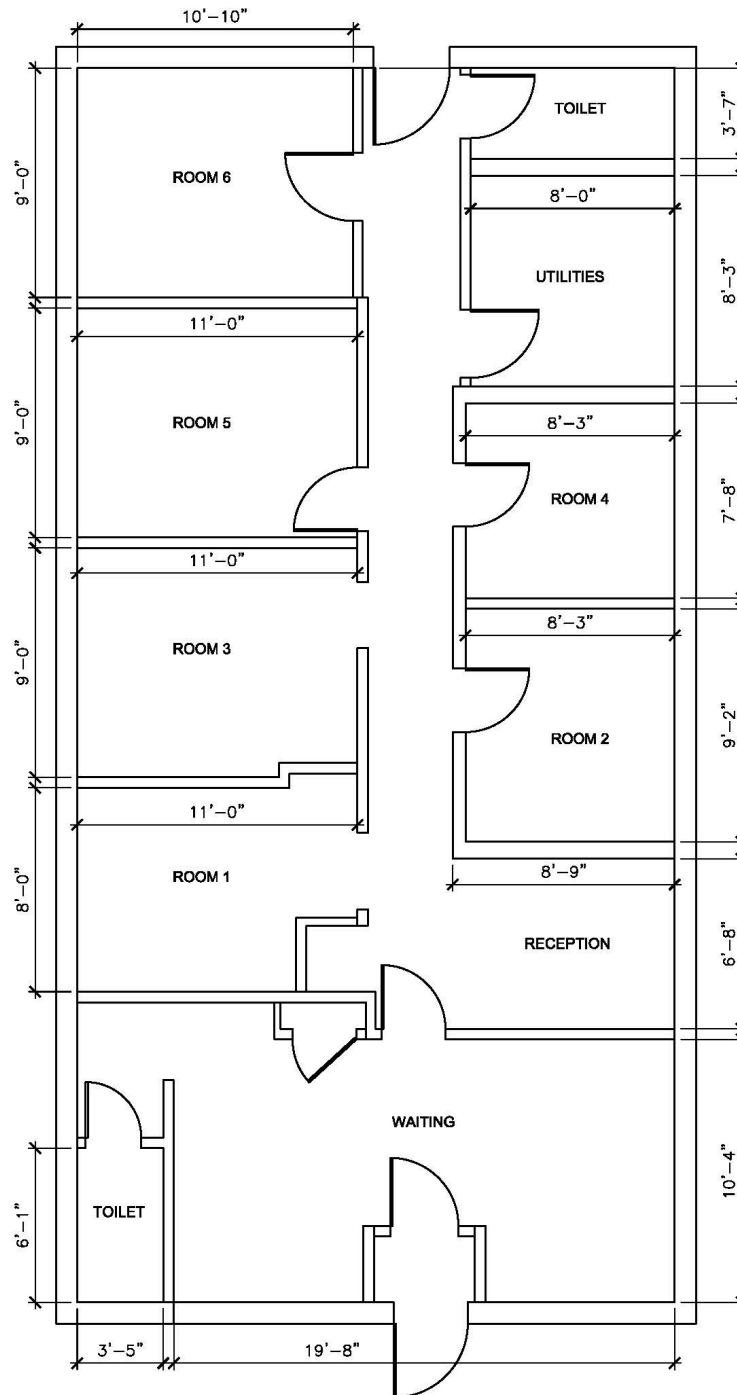
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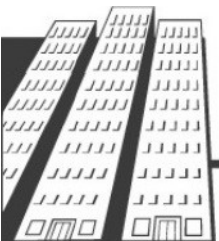
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## FLOOR PLAN



Peterson Avenue



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