

FOR LEASE

Office / Flex Space

5,800 - 7,300 RSF w/ Parking

452 N. Claremont

CHICAGO, IL 60612

Chicago's West Town Neighborhood



DETAILS:

Stand-alone office/flex building with parking for Lease in West Town

For more info, contact:

Dave Schraufnagel
(773) 430-6406
dave@d4realtyinc.com

D4 Realty, Inc.

- Located near the intersection of Western Ave and Hubbard St.
- 2 blocks from Metra Stop (Western)
- 5,800 SF available immediately
- Growth opportunities to 7,300 SF
- 4,000 SF gated side lot for storage or **parking** (12+ vehicles)
- \$19 per RSF, MG
- Office Space with contemporary buildout
- 5 dedicated private offices, conference room, bullpen, kitchenette
- Flex Space with 13' ceilings, central heat and AC
- 11' overhead door. Concrete floors, drains.
- 3-phase electrical service, 400 amps (x2)
- More Photos and Floor Plan on Pages 2 and 3



FOR LEASE

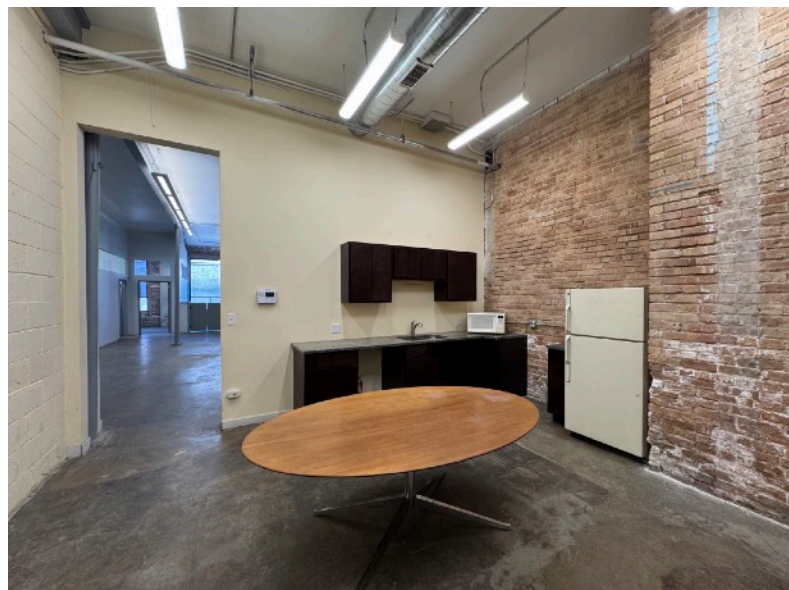
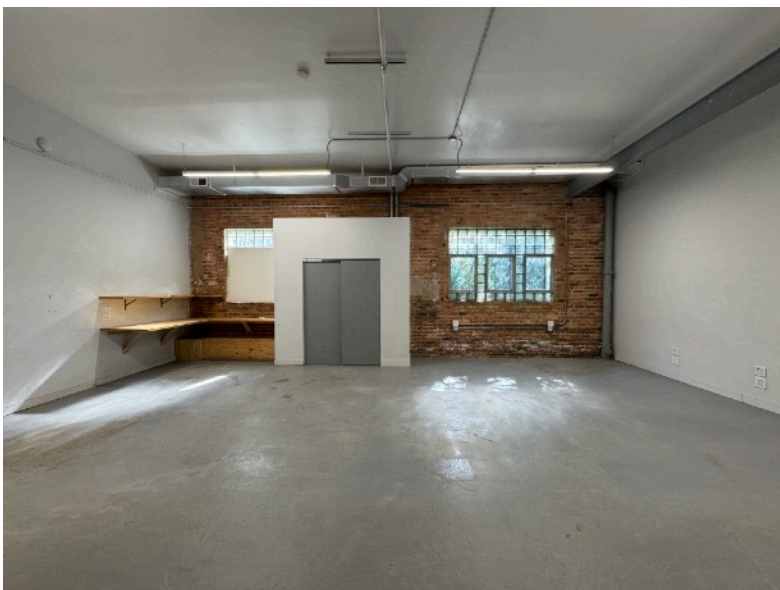
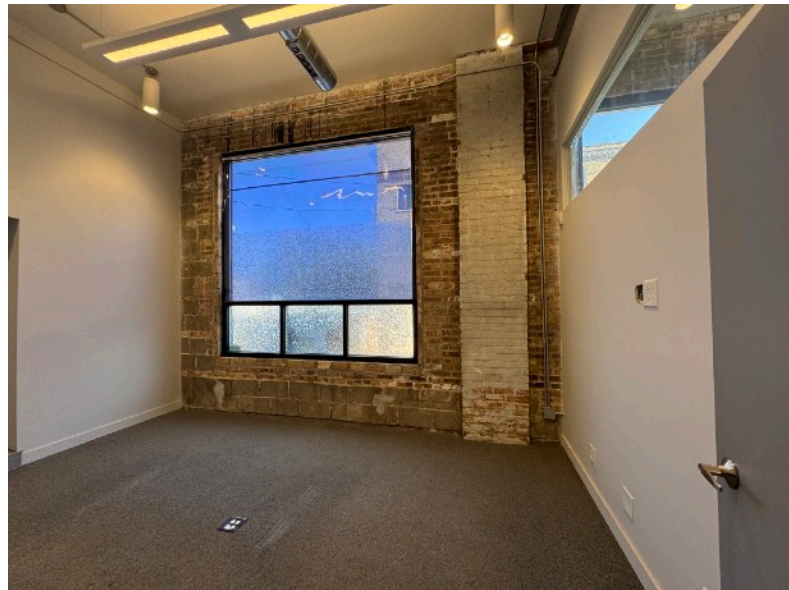
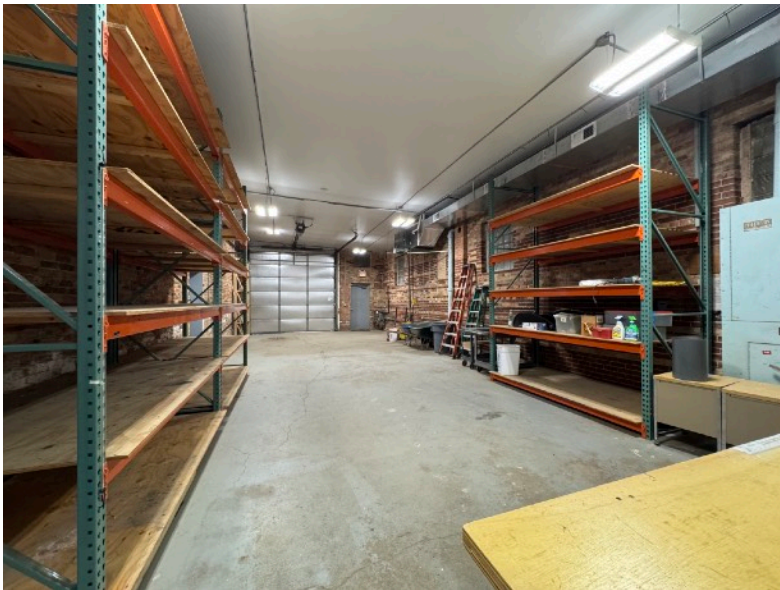
Office / Flex Space

5,800 - 7,300 RSF w/ Parking

452 N. Claremont

CHICAGO, IL 60612

Chicago's West Town Neighborhood



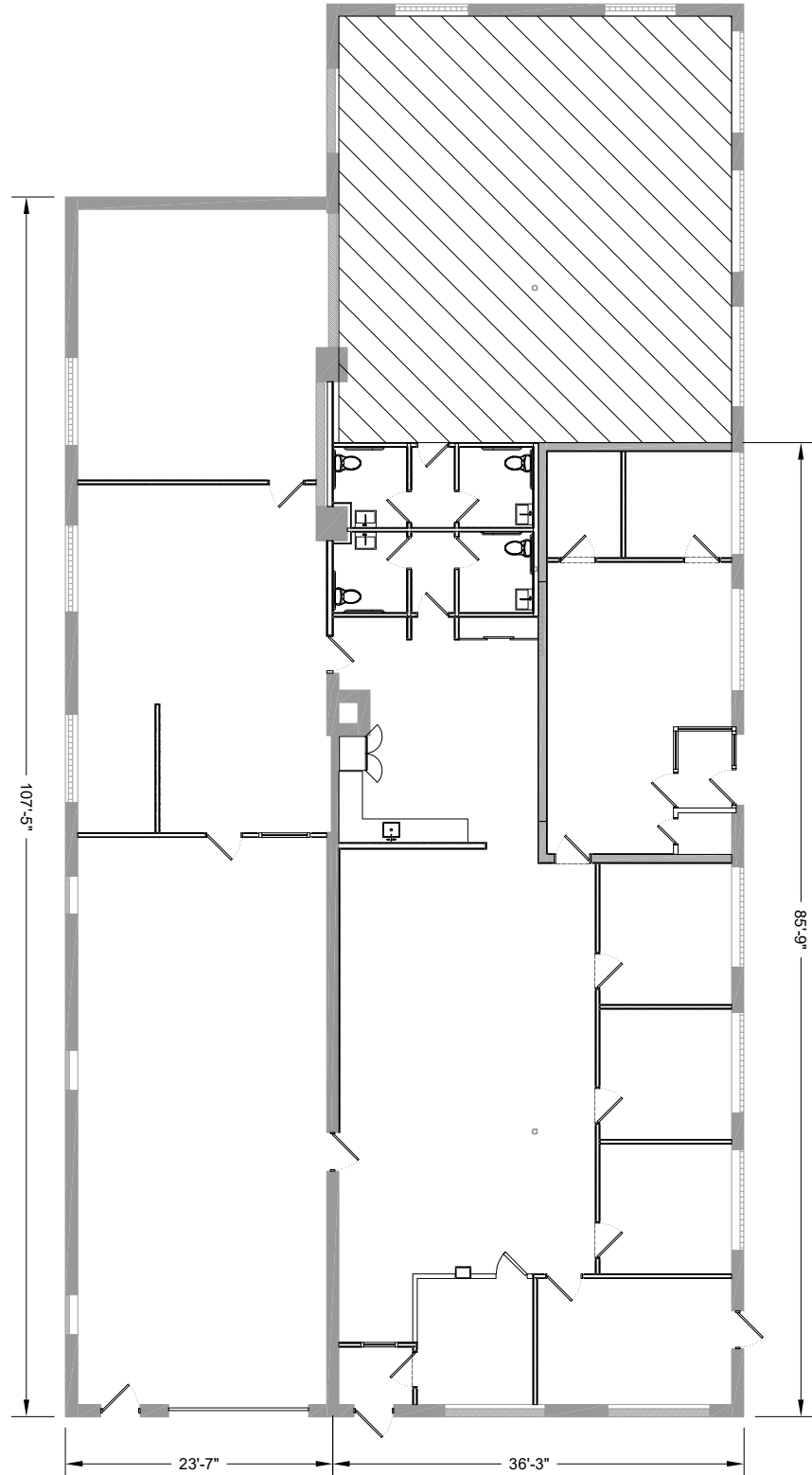
FOR LEASE

Office / Flex Space
5,800 - 7,300 RSF w/ Parking

452 N. Claremont

CHICAGO, IL 60612

Chicago's West Town Neighborhood



For more info, contact:

Dave Schraufnagel
(773) 430-6406
dave@d4realtyinc.com

D4 Realty, Inc.

