



FOR LEASE
THE MACHINE SHOP | NORTH
2145 W. GRAND AVE
CHICAGO, IL



PROPERTY OVERVIEW

The Machine Shop | North is a 64,000 SF heavy timber loft flex industrial building, fully redeveloped and improved to accommodate the needs of innovative companies serving downtown Chicago. Strong zoning designation that can accommodate a wide range of uses.

Please visit the website for more info: www.themachineshop.us.

OFFERING SUMMARY

Lease Rate:	\$21.50 - \$23.50 PSF (NET)
Operating Costs:	\$4.75 PSF
Building Size:	64,000 SF
Available 2 nd Floor:	1,500 SF – 15,000 SF
Zoning:	C3-2
Market:	Kinzie Corridor / West Town

PROPERTY HIGHLIGHTS

- Newly renovated with new passenger elevator, restrooms, kitchen & new windows
- New HVAC systems
- Build-Outs Available to Suit
- Creative High ceiling, timber loft spaces
- Excellent Downtown Service Location, One Block away from the new CTA Green Line Stop at Damen Avenue



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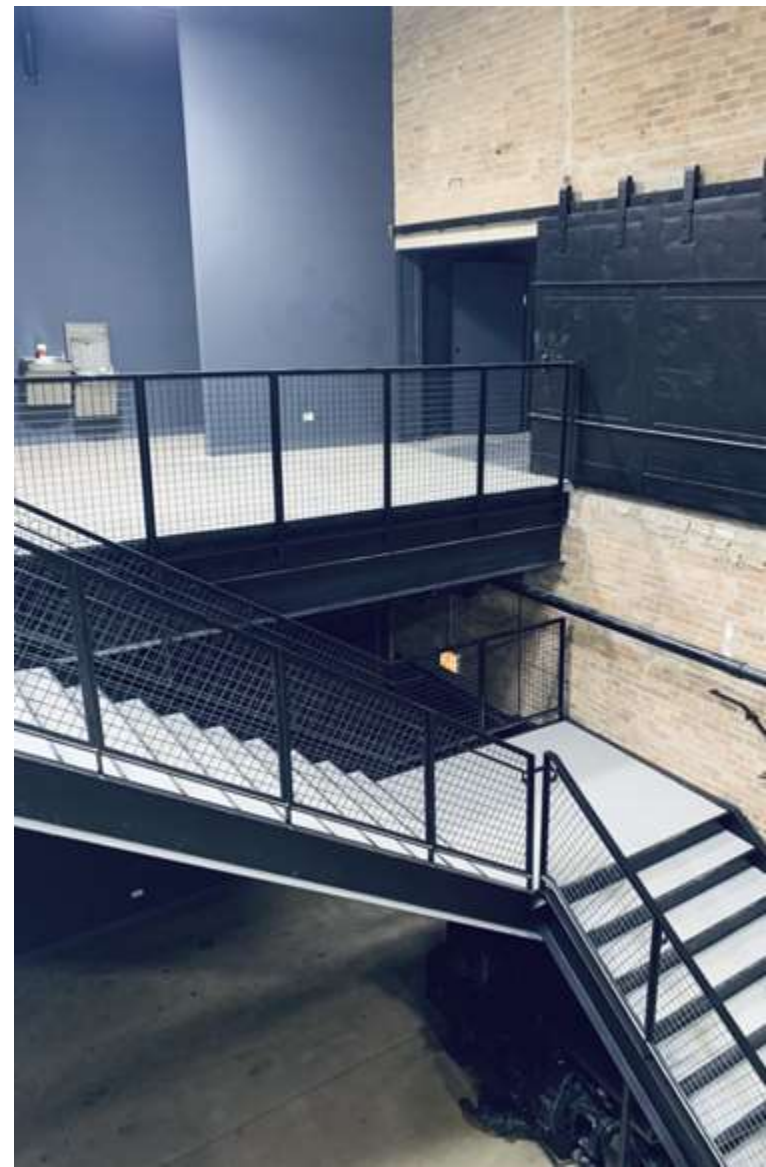
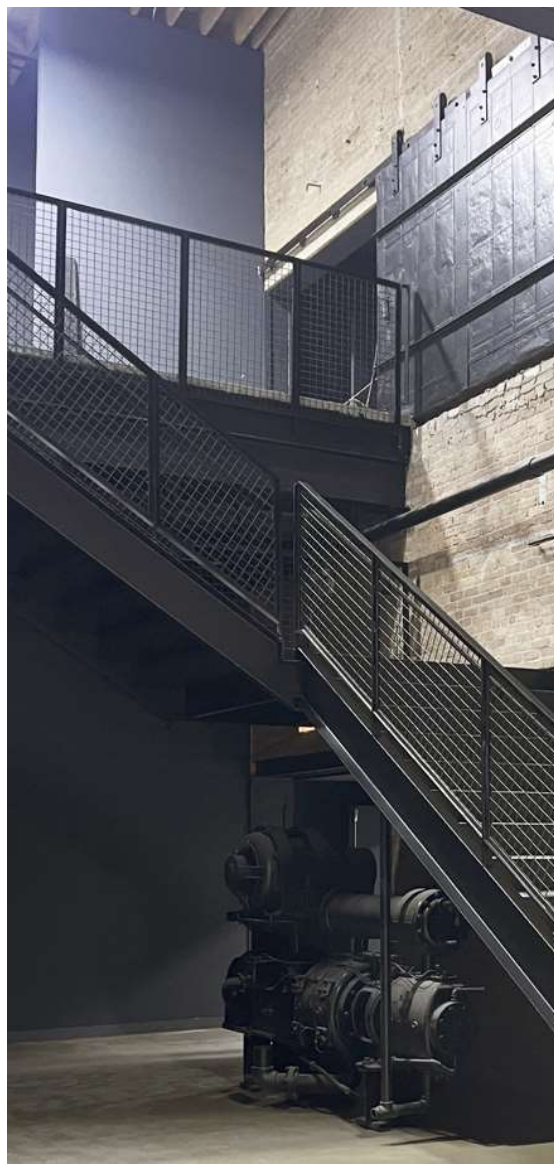


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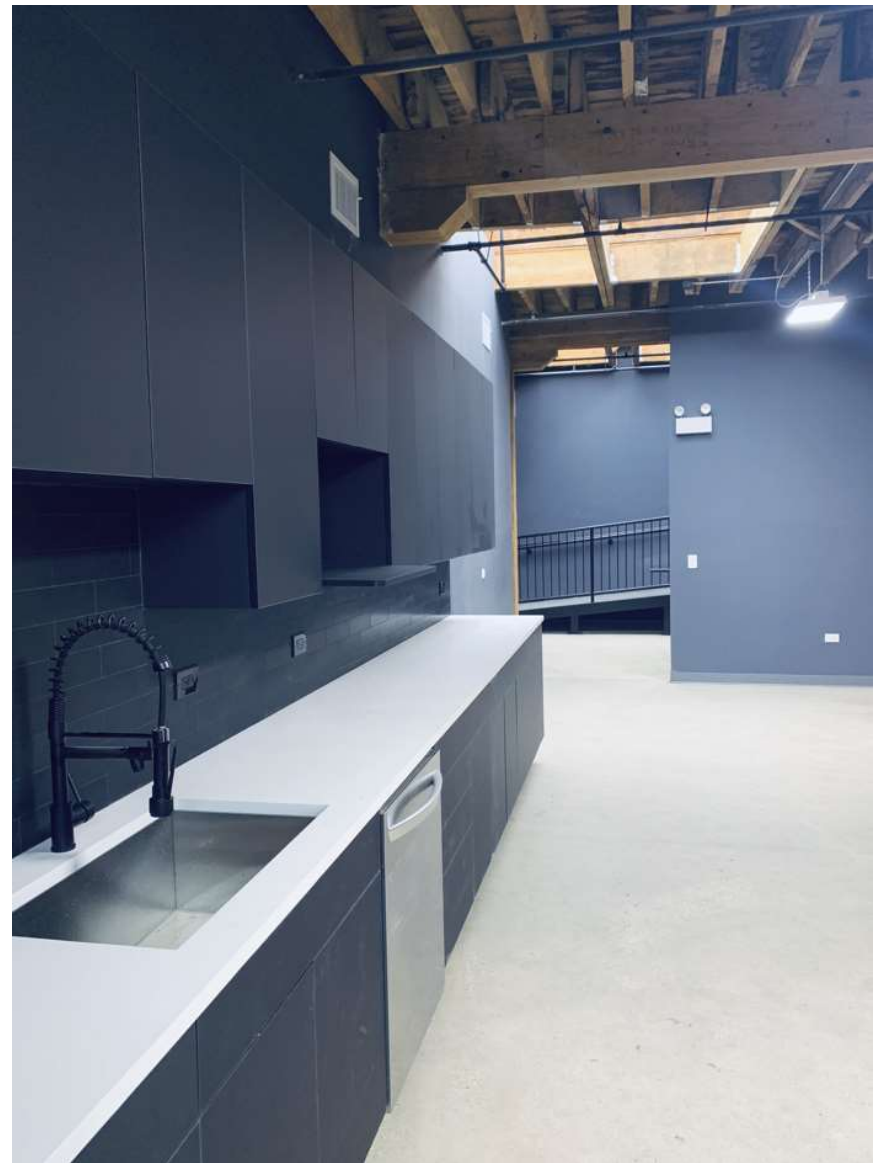


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WEST GRAND AVENUE

NORTH LEAVITT STREET



WEST FERDINAND STREET



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