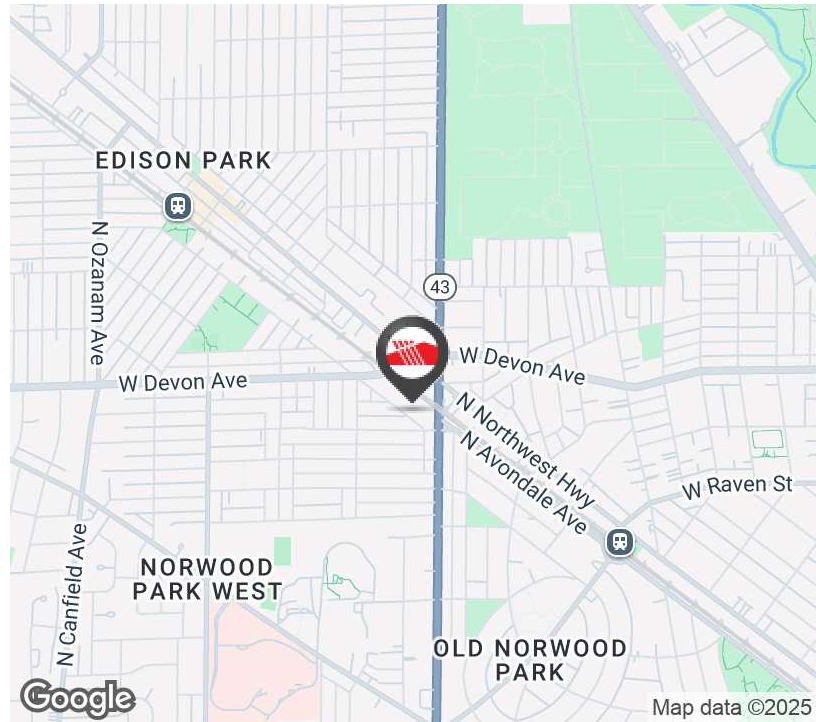




Avondale Office Center

6321-6325 N Avondale Ave, Chicago, IL 60631



OFFERING SUMMARY

Available SF:	550 - 3,800 SF
Lease Rate:	\$875.00 - 6,017.00 per month (Gross; MG)
Building Size:	155,000 SF
Zoning:	Office
Market:	Chicago
Submarket:	O'Hare

PROPERTY OVERVIEW

Institutional quality office at affordable rates. Excellent location walking distance from the Norwood Park & Edison Park Metra Stations, and less than a mile north of the full interchange of I-90 freeway at Harlem Avenue (CTA Blue Line Station). Abundant free parking in three recently repaved private lots. All utilities included in the base rent. Building has fiber optics.

PROPERTY HIGHLIGHTS

- Landlord will modify space to suit your needs
- Building has fiber optics
- Free access to building conference room for large meetings
- Common vending / breakroom area
- Generous parking ratio
- Gross lease structure includes Tax & CAM , plus all utilities.
- SUITE B-141 3,800 sf - Four Private Offices with windows, Open Bull pen ideal for cubicles, in unit unisex bathroom and in unit breakroom. (see next page for other available units)

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LEASE INFORMATION

Lease Type:	Gross; MG	Lease Term:	Negotiable
Total Space:	550 - 3,800 SF	Lease Rate:	\$875.00 - \$6,017.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A-100	Available	1,375 SF	Gross	\$2,292 per month	Two private offices, conference room, bullpen facing Avondale
Suite A-210	Available	1,266 SF	Gross	\$19.00 SF/yr	Reception work area, three privates
Suite A-206	Available	990 SF	Modified Gross	\$1,485 per month	Reception, 2 window offices, 1 interior, open area plus storage
Suite B-221	Available	1,256 SF	Gross	\$1,780 per month	Reception, three privates, open area, conference room
Suite B-224	Available	1,382 SF	Gross	\$2,189 per month	Turnkey ready dental office - three operatories, waiting, office, lab
Suite B-233	Available	965 SF	Gross	\$1,448 per month	Reception, two privates, conference room
Suite B-141	Available	3,800 SF	Gross	\$6,017 per month	Four private offices with windows, open bull pen ideal for cubicles, in unit unisex bathroom, and in unit breakroom. Build out available depending on lease term.

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Available Office Suites

Avondale Office Center

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite B-144	Available	550 SF	Gross	\$875 per month	First-floor unit with natural light—ready to be tailored to your vision! Endless possibilities with build-out included at no additional cost on a 5-year lease term (some restrictions apply; no plumbing).
A 107	Available	1,600 SF	Gross	\$1,600 per month	1st floor storage space

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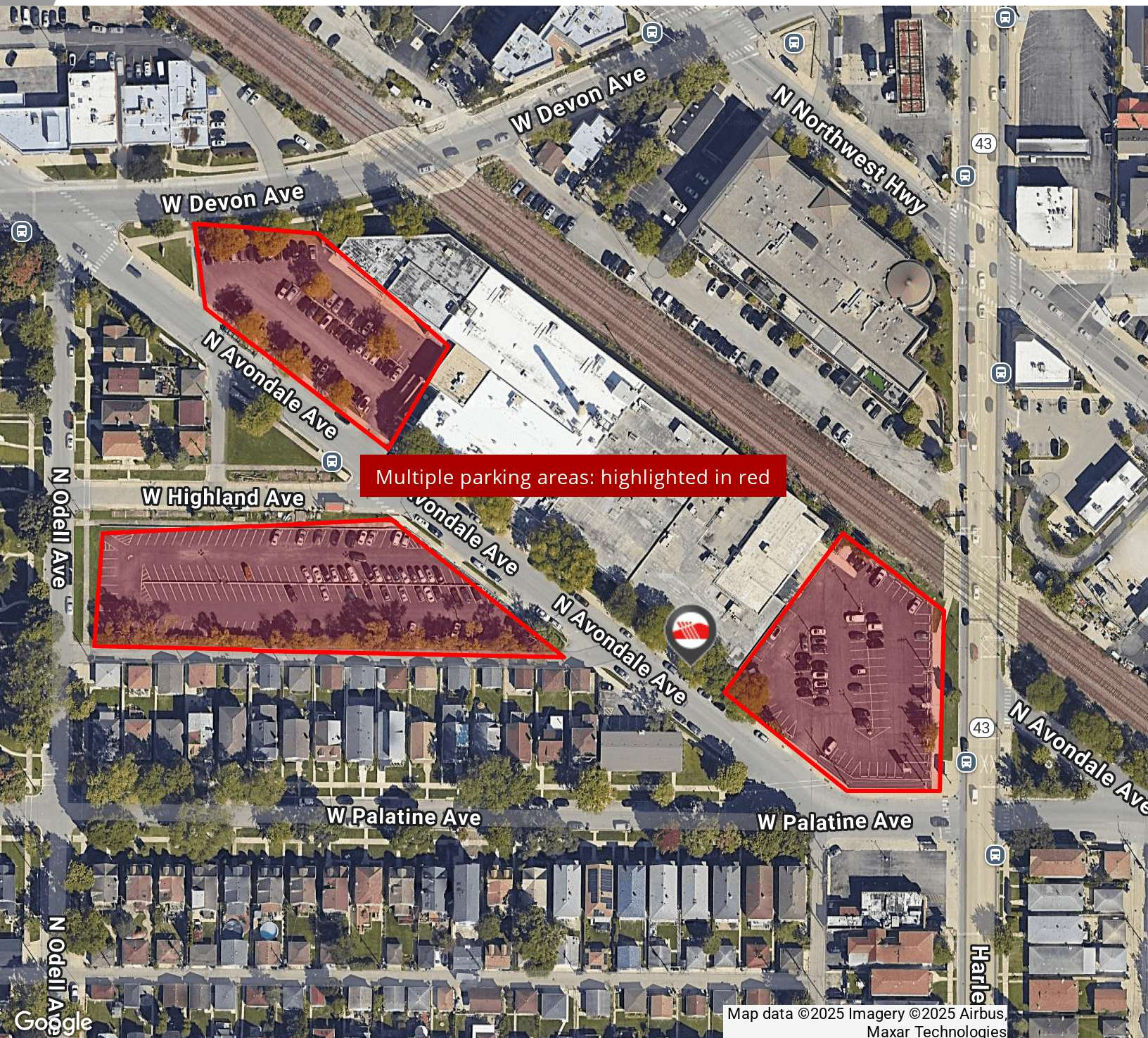
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