

2,812 SF - 10,952 SF FLEX, OFFICE, RETAIL, CREATIVE SPACE IN WEST FULTON MARKET
CAN BE COMBINED WITH 344 N. OGDEN FOR UP TO ±40,000 SF



- Lease Rate:** Subject to Offer
- Taxes & OPEX:** \$5.50 PSF (estimated)
- First Floor:** 8,140 SF (5,197 SF Barrel Truss)
- Second Floor:** 2,812 SF
- Zoning:** PMD 4 (New zoning initiative increases opportunity for restaurant up to 12,000 SF)
- Features:**
- Ground floor, corner location with 2nd floor office.
 - Potential corporate campus from 3,000 SF to 40,000 SF.
 - Barrel truss wide open, cool space.
 - Potential uses include: Event space, restaurant space, flex, office, retail, creative use, athletic, brewery, roastery, winery, distillery or service uses.
 - Excellent rooftop water tower signage opportunity.
 - Close to I-90/94, I-290, Ashland/Morgan EL, proposed Metra stop, Fulton/Randolph Restaurant Row & United Center.
 - Parking available.



ADAM SCHNEIDERMAN, SIOR

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340 N. OGDEN AVE.
CHICAGO, IL. 60607



First floor barrel truss space



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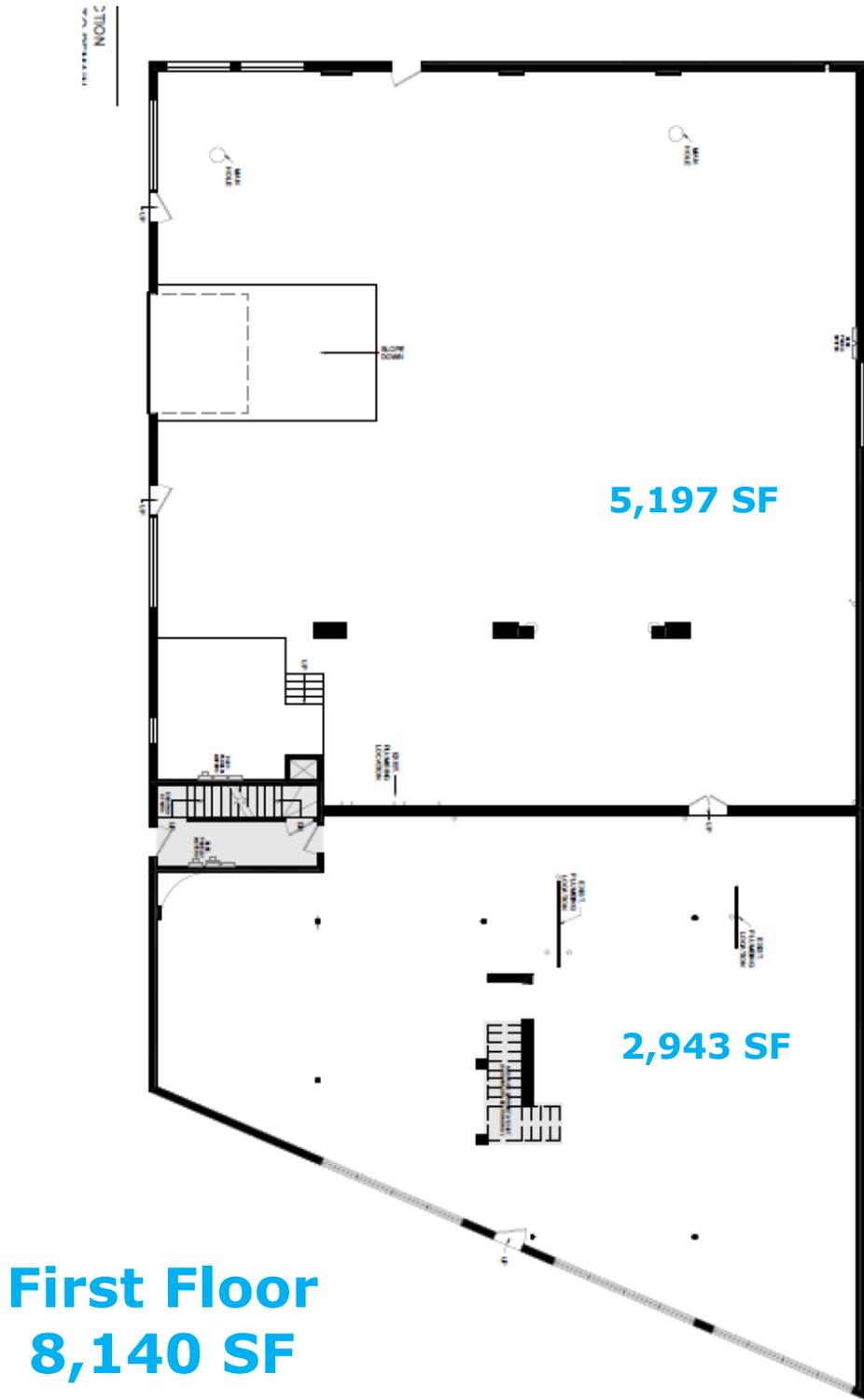
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First Floor
8,140 SF



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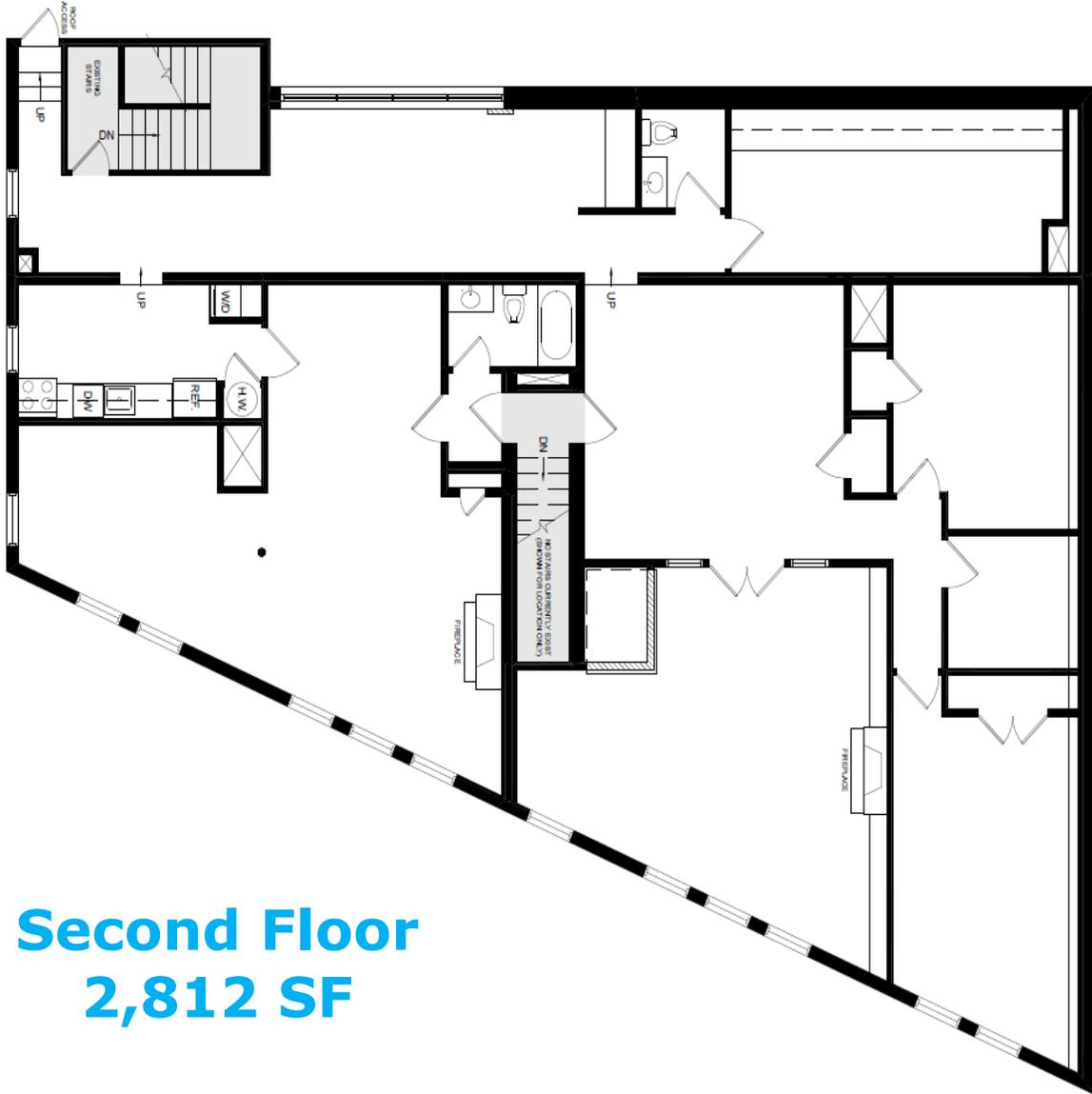
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Second Floor
2,812 SF



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Amenities and Transportation Map



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