

JAMESON.

# 1528

W. ADAMS STREET | CHICAGO

FOR LEASE: LOFT/FLEX SPACE  
\$23.00 MODIFIED GROSS

ROBERT E. THOMAS  
COMMERCIAL BROKER  
312335.3246  
RTHOMAS@JAMESON.COM



# EXECUTIVE SUMMARY



**3 ADJACENT UNITS**  
2,195 SF TO 8,351 SF

**MODIFIED GROSS**  
\$23.00/SF

**CEILING**  
13' TO 14' TO DECK

**SKYLIGHTS**  
2 IN EACH UNIT

**HVAC**  
DEDICATED &  
TENANT CONTROLLED

**FULL KITCHEN**  
TENANT COMMON AREA

**PARKING**  
34 SPACES, \$125/MONTH

## AVAILABILITY DESCRIPTION

UP TO 3 CONTIGUOUS ADJACENT AND COMBINABLE 4TH FLOOR UNITS TOTALING 8,351SF. THE FRONT UNIT IS 3,247 SF. THE CENTER UNIT IS 2,159 SF. THE NORTH UNIT IS 2,895 SF. THE FRONT AND CENTER UNITS ARE IMMEDIATELY AVAILABLE. THE NORTH UNIT IS SUBJECT TO A MTM LEASE. EACH UNIT HAS TWO SKYLIGHTS, OPERABLE WINDOWS AND DEDICATED TENANT CONTROLLED HVAC. CEILING HEIGHT IS 13 TO 14 FEET. THE 4TH FLOOR COMMON AREA OFFERS A FULL KITCHEN AND TWO SINGLE FIXTURE TOILET ROOMS. ADDITIONALLY, THE NORTH UNIT INCLUDES A COFFEE BAR WITH SINK AND A TOILET ROOM WITH SHOWER. CAM LIABILITY IS LIMITED TO PROPERTY INSURANCE.

## PROPERTY DESCRIPTION

THIS IS A METICULOUSLY MAINTAINED HEAVY TIMBER LOFT BUILDING. IT WAS BUILT IN 1913 BY H.C. EVANS & CO. FOR THE MANUFACTURE OF SLOT MACHINES AND OTHER GAMING DEVICES. TWO STORIES WERE ADDED IN 1922. IT CONTAINS 33,404 SF PLUS BASEMENT. EACH UNIT IS INDEPENDENTLY HEATED, COOLED, AND TENANT CONTROLLED. OPERABLE THERMALLY BROKEN WINDOWS PROVIDE NATURAL LIGHT AND VENTILATION. THERE ARE 34 OUTDOOR PARKING SPACES OFFERED AT THE MONTHLY RENT OF \$125.

## MATERIAL HANDLING

THE PROPERTY IS SERVED BY A 5 STOP 3,500 LB FREIGHT ELEVATOR. THE PLATFORM IS 6.6' WIDE X 16' DEEP X 7.3' HIGH. THE CEILING GRATE IS REMOVABLE. HORIZONTAL BI-PARTING DOORS OPEN DIRECTLY ONTO THE DOCK PLATFORM AS WELL AS EACH FLOOR. A 3 BAY OTR DOCK CAN ACCOMMODATE MOST TRUCK TURNAROUNDS.

## TRANSIT

INTERSTATE HIGHWAY SYSTEM ACCESS IS AVAILABLE VIA THE EISENHOWER EXPRESSWAY AT ASHLAND AVENUE. THE CTA BLUE LINE IS AVAILABLE AT THE EISENHOWER AND ASHLAND AND THE CTA GREEN AND PINK LINES ARE AVAILABLE AT LAKE STREET AND ASHLAND AVENUE. CTA BUS ROUTE #126 RUNS ON JACKSON BOULEVARD AND VAN BUREN, CTA BUS ROUTE #20 RUNS ON MADISON STREET AND CTA BUS ROUTE #9 RUNS ON ASHLAND AVENUE.

# 4TH FLOOR PLAN

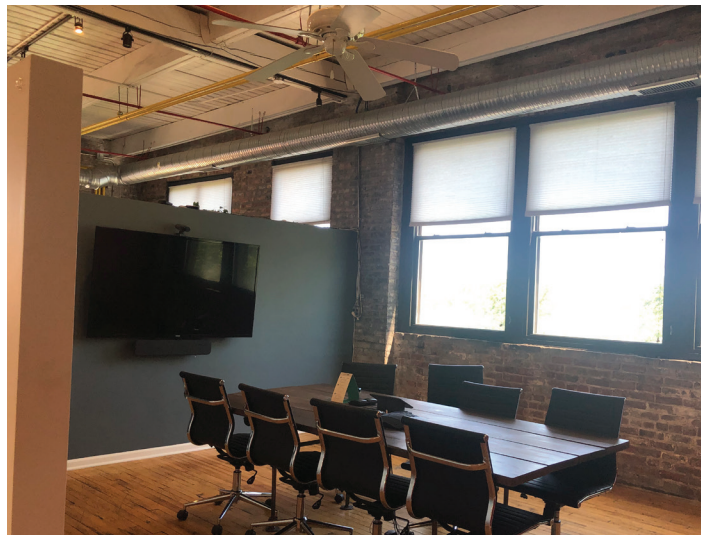
1528 W. ADAMS STREET | CHICAGO

\$23.00 MODIFIED GROSS, NO CAM





**SOUTH UNIT INTERIOR PHOTOS**  
1528 W. ADAMS STREET | CHICAGO  
\$23.00 MODIFIED GROSS, NO CAM

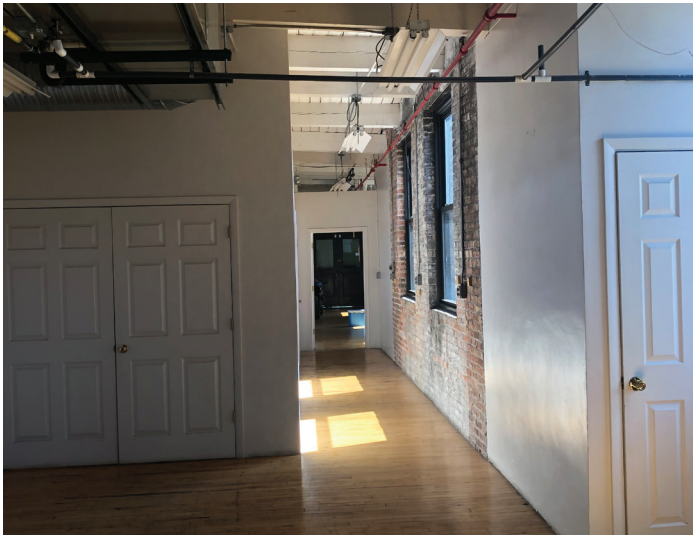




# CENTER UNIT & COMMON AREA INTERIOR PHOTOS

1528 W. ADAMS STREET | CHICAGO

\$23.00 MODIFIED GROSS, NO CAM





# RETAILER & SITE MAP

1528 W. ADAMS STREET | CHICAGO

\$23.00 MODIFIED GROSS, NO CAM

