

### FOR LEASE

#### Property Description

Approximately 6,000 to 8,500 SF divisible flex space available for lease.

- Sublease until September 30, 2025
- \$12 PSF with \$5 in pass-throughs
- Fully air conditioned
- Access to 2 common docks, 1 drive in door, 1 drive up door
- Fully renovated space
- New windows and new LED lights
- Small office space built out
- Private bathrooms
- Direct lease with Landlord considered
- Second floor office space available, as well

#### Property Details

LEASE PRICE: **\$12**

MINIMUM RENTABLE SQ FT: 6,000

MAXIMUM RENTABLE SQ FT: 8,500

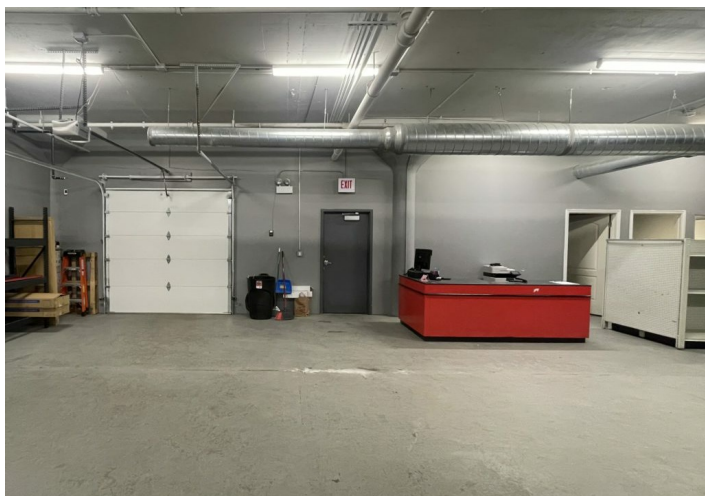
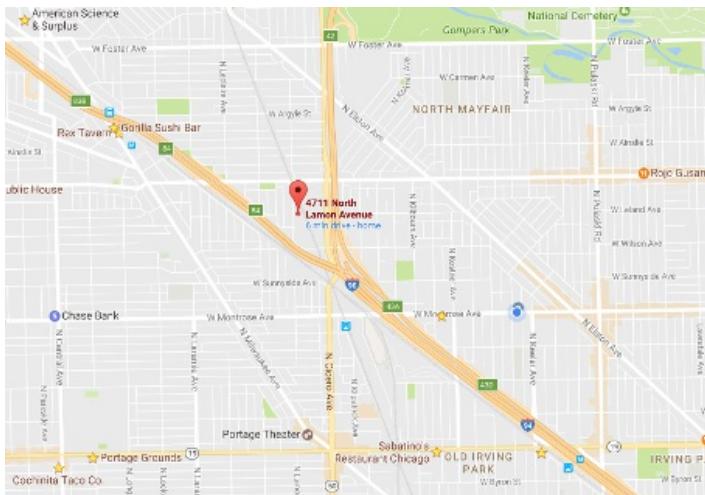
LEASE TYPE: Modified Gross

ZONING: M1-1

BUILDING SQ FT: 8,500

DETAILS:

Contact listing office for an informational brochure  
773.736.3600

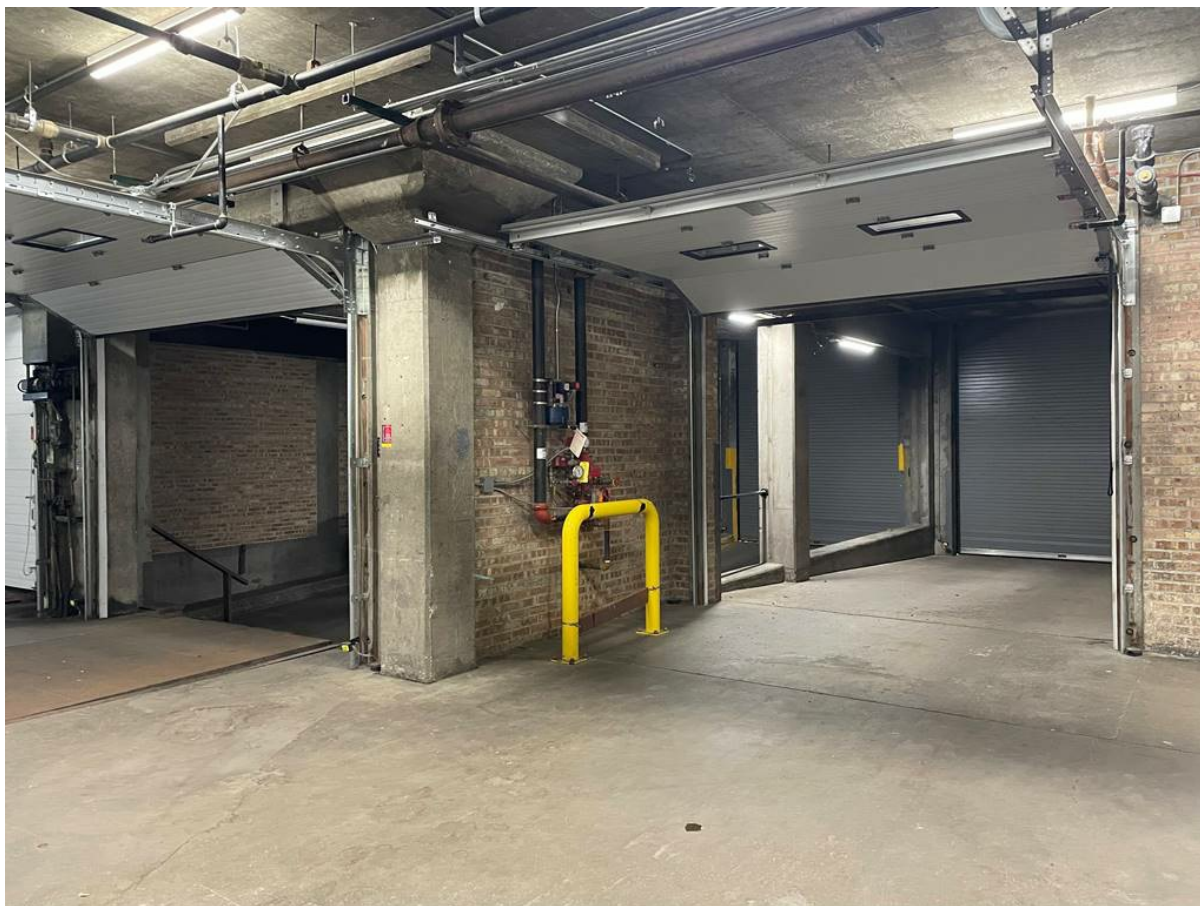




COMMERCIAL, DEVELOPMENT, INDUSTRIAL, LAND, OTHER

**4709 N. LAMON AVE.**

CHICAGO, ILLINOIS 60630



Craig Wolf 773-736-3600   Craig@straussrealty.com





COMMERCIAL, DEVELOPMENT, INDUSTRIAL, LAND, OTHER

**4709 N. LAMON AVE.**

CHICAGO, ILLINOIS 60630



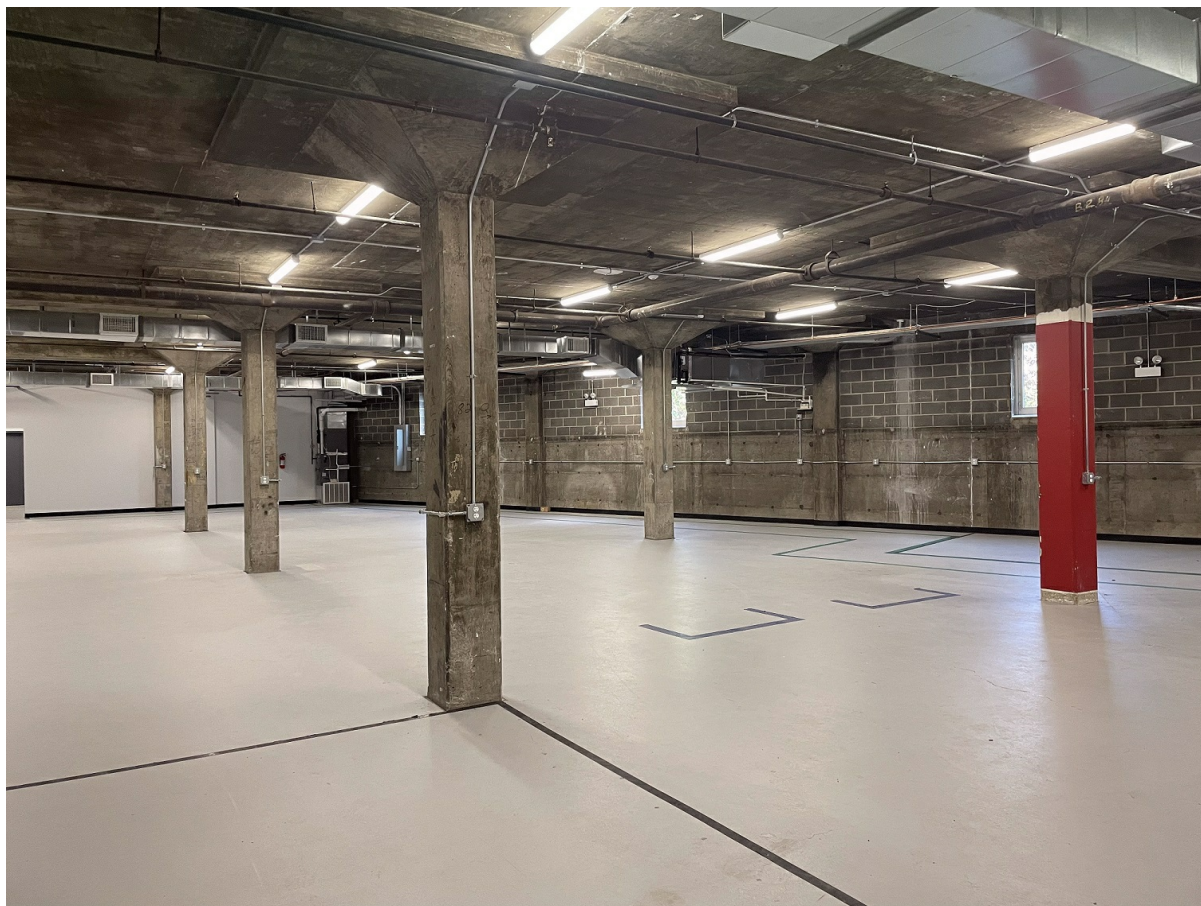
Craig Wolf 773-736-3600   Craig@straussrealty.com



COMMERCIAL, DEVELOPMENT, INDUSTRIAL, LAND, OTHER

**4709 N. LAMON AVE.**

CHICAGO, ILLINOIS 60630



Craig Wolf 773-736-3600   Craig@straussrealty.com