

1,500 TO 6,000 SF  
SECOND FLOOR FLEX SPACE AVAILABLE  
COMMON DOCKS & DRIVE-IN DOOR



**Available Space:** 1,500 SF to 6,000 SF  
**Lease Term:** 1 to 3 Years  
**Lease Type:** Modified Gross

**Rental Rates:**

1,556 SF for \$1,783 per month  
2,757 SF for \$3,171 per month  
3,189 SF for \$3,654 per month  
4,400 SF for \$5,042 per month  
5,956 SF for \$6,825 per month

**Zoning:** M1-1  
**Sub-Market:** Jefferson Park  
**Loading Docks:** 2  
**Drive-In Doors:** 2  
**Taxes:** Tenant is responsible for increase of the real estate taxes over the base year.  
**Utilities:** Tenant is responsible for utilities.  
**Public Transit:** 0.5 Miles to CTA/Metra  
**Highway Access:** 0.5 Miles to I-90 and I-94



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PHONE: 773-736-3600



### PROPERTY HIGHLIGHTS

The fully renovated 41,432 SF, two story office/ industrial building, sits upon 24,463 SF of land with abundant parking on Lamon Avenue. The property is located in between two of Chicago's main highways, I-90 & I-94. In addition, both the Metra and CTA have stops within a half mile, making this location an ideally situated office or workspace for employees.

The building is currently zoned M1-1 and is equipped with heavy power, nearly 2,000 amps incoming service. In addition to the heavy power, the building is fully sprinklered.

In addition to the 10,877 SF second floor space, the building has a 5,582 SF warehouse space available with an overhead door.

The 5,582 SF warehouse includes a new 400 AMP service, new LED lights and new windows. The warehouse space also includes access to two loading docks and a common overhead door.



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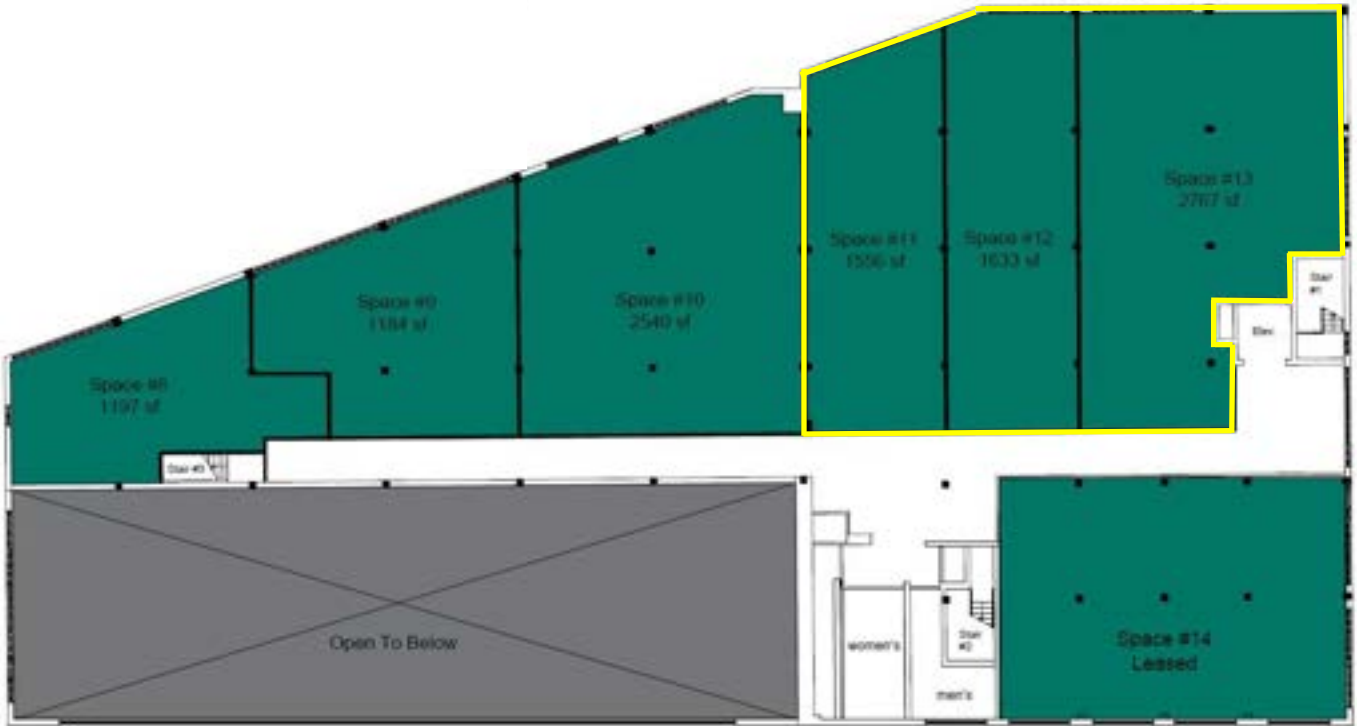
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## 1,500 TO 6,000 SF SECOND FLOOR FLEX SPACE AVAILABLE

### Floor Plan



<b>Space #11</b>	1,556 SF	<b>Ceiling Height:</b>	10'
<b>Space #12</b>	1,633 SF		
<b>Space #13</b>	2,767 SF		

Note: Spaces are adjacent to freight elevator, across from docks and DIDs.



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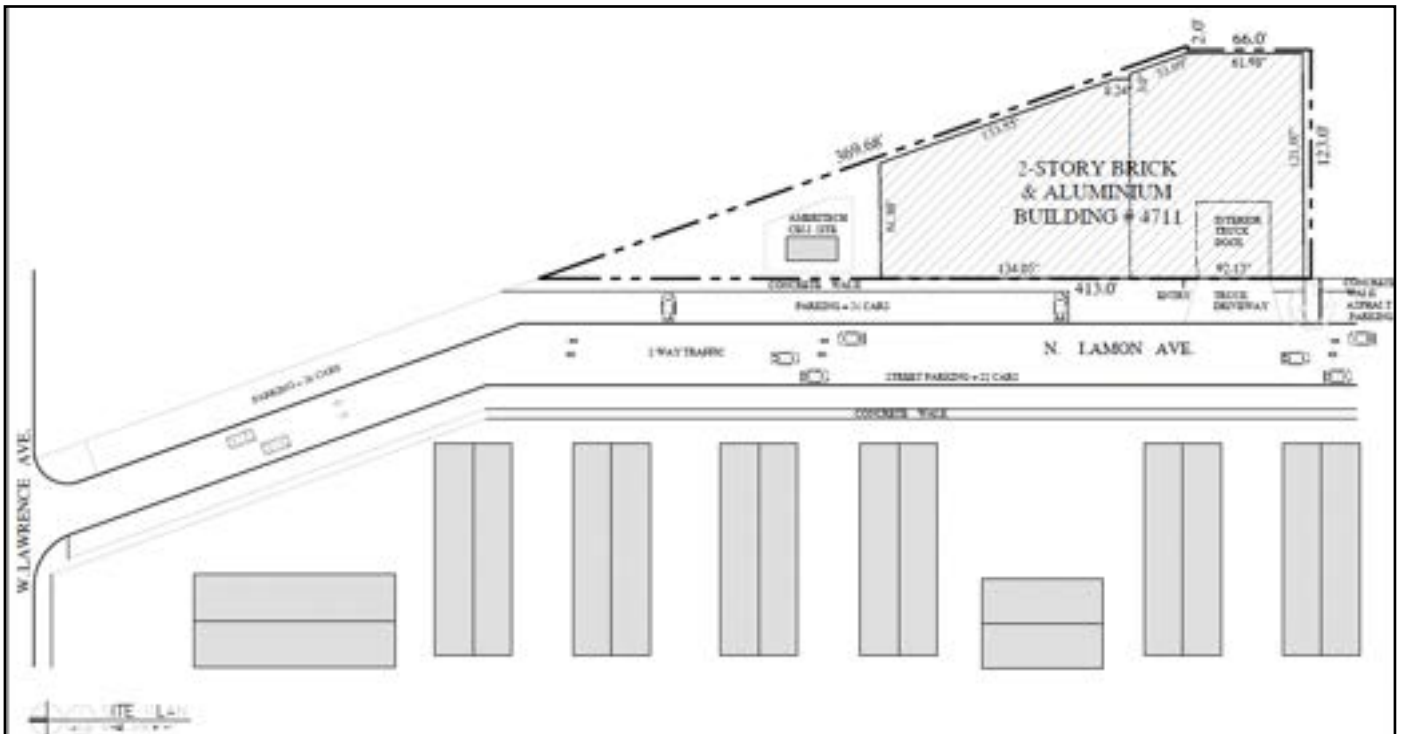
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# STRAUSS

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