

WEST FULTON MARKET/KINZIE CORRIDOR LOFT SPACES WITH PARKING!

This ± 29,674 SF Building is now **AVAILABLE FOR SALE!**



Sale Price: \$5,000,000

7 Total Suites—3 Suites Available For Lease

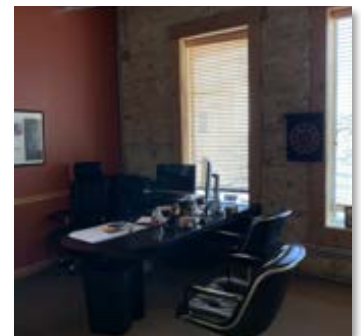
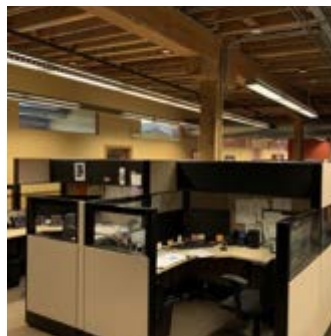
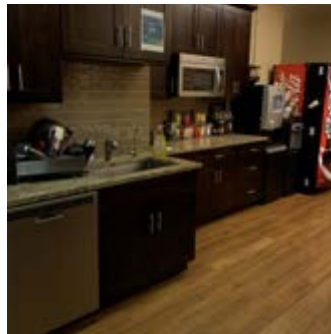
Suite 200: ±6,275 SF

Rate: \$25.00 PSF Modified Gross

Zoning: PMD

Features:

- Loft office
- 8 private office/conference rooms
- Private washrooms
- Kitchenette
- Parking
- Furniture Available



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

WEST FULTON MARKET/KINZIE CORRIDOR LOFT SPACES WITH PARKING!

This ± 29,674 SF Building is now **AVAILABLE FOR SALE!**

Price: \$5,000,000

3 of 7 Units Available For Lease: ±1,351 SF - ±29,674

Suite 230: ±3,073 SF

Rate: \$22.00 PSF Modified Gross

Zoning: PMD

Features:

- Open loft
- High ceilings
- Kitchenette
- 4 big open rooms
- Parking



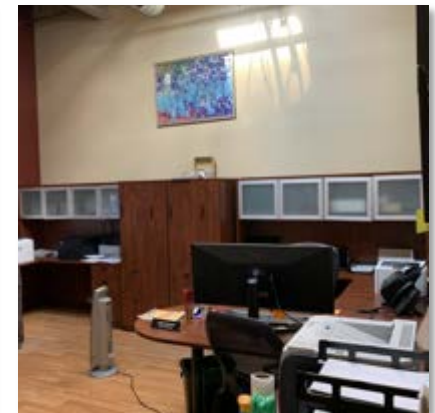
Suite 250: ±4,443 SF (Divisible)

Rate: \$22.00 PSF Modified Gross

Zoning: PMD

Features:

- 11 private office/
conference rooms
- Open Office
- Parking
- Furniture Available



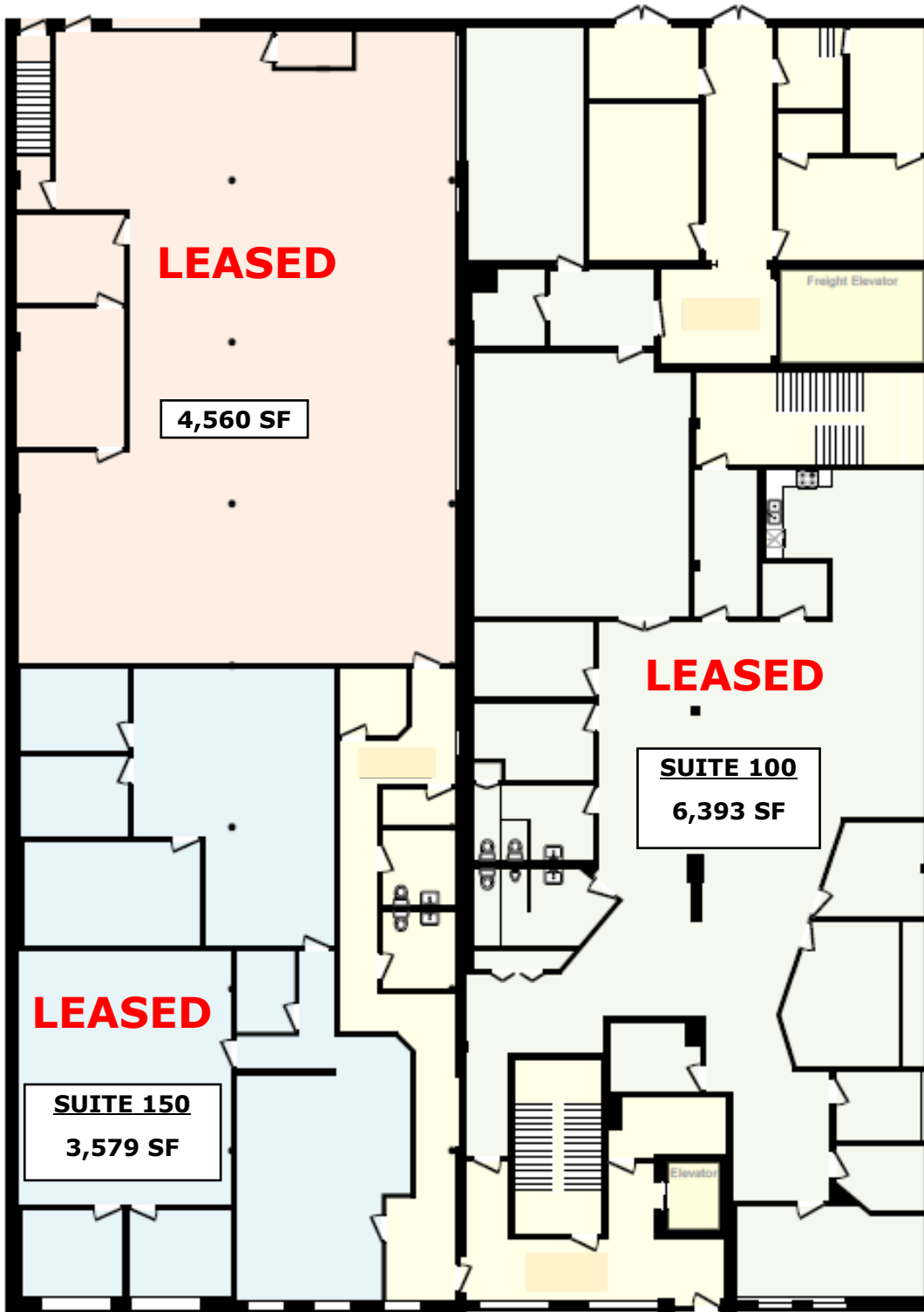
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First Floor Layout



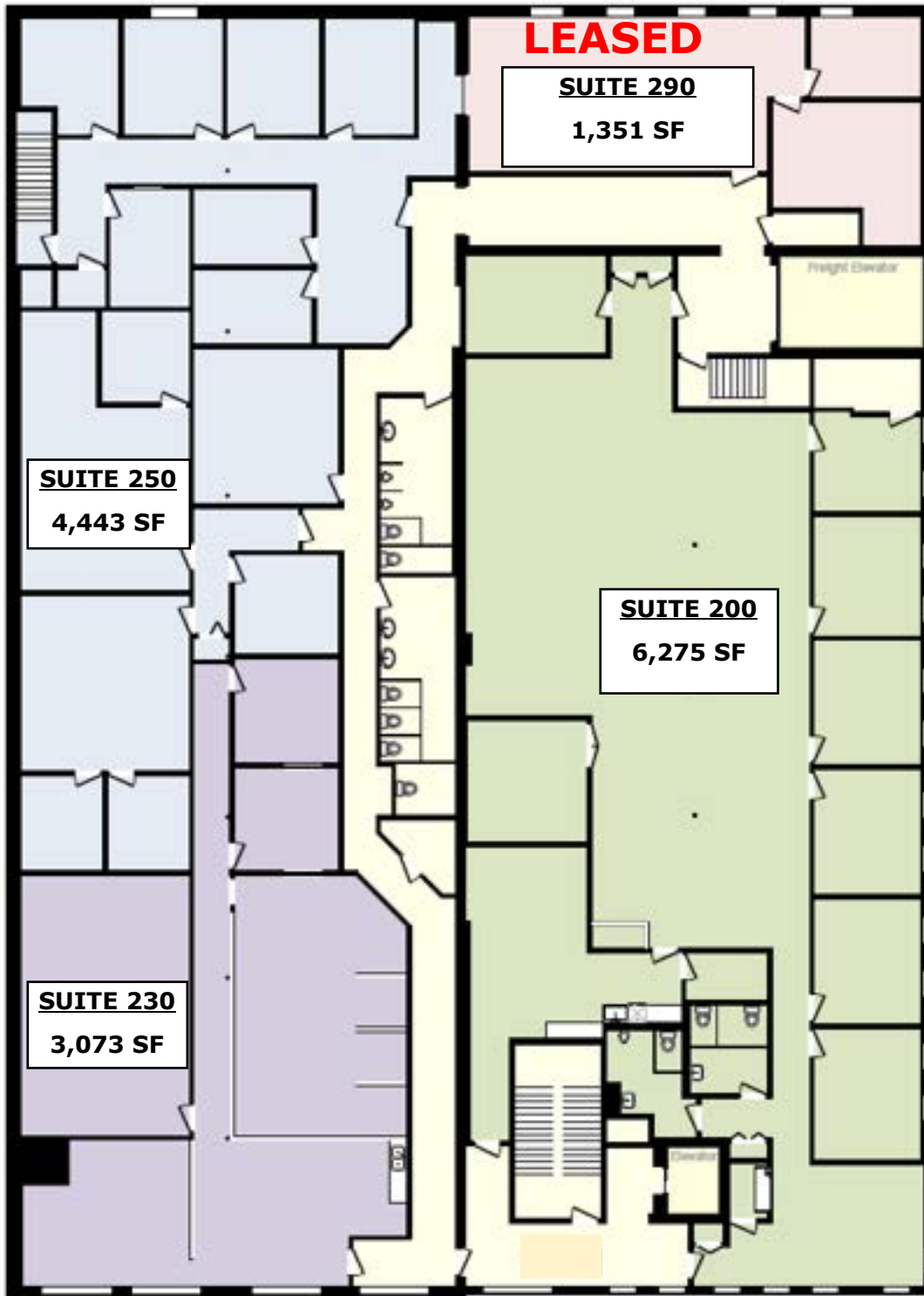
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Second Floor Layout



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Parking Survey

GRAPHIC SCALE

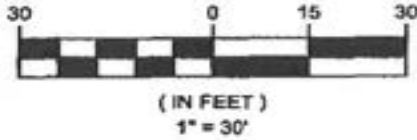


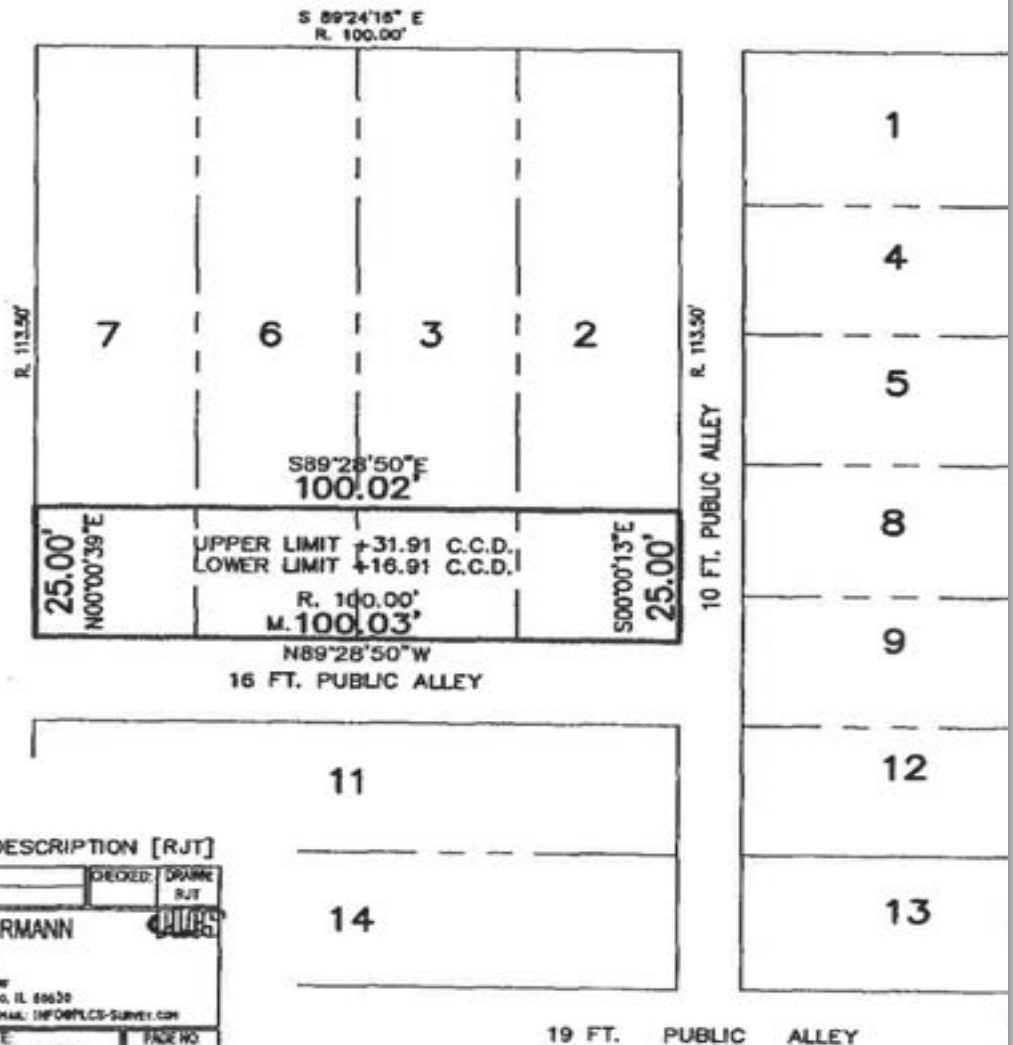
EXHIBIT ^D

THE SOUTH 25.00 FEET OF LOTS 2, 3, 6 AND 7 IN THE SUBDIVISION OF LOTS 2, 3, 6, 7 AND 10 IN BLOCK 2 AND LOTS 9 TO 13 IN BLOCK 3 IN ARMOURS SUBDIVISION IN THE SOUTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF +31.91 FEET CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +16.91 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN COOK COUNTY, ILLINOIS.



W. HUBBARD STREET (RECORD 80 FT. PUBLIC R.O.W.)

N. BISHOP STREET
(RECORD 60 FT. PUBLIC R.O.W.)



REVISED: 4/10/2013 LEGAL DESCRIPTION [RJT]

ORDERED BY: The PrivateBank	DRAWN: RJT	
ADDRESS: 400 NORTH MOBLE	DATE: MARCH 22, 2013	
GREMLEY & BIEDERMANN PLCS, CORPORATION LICENSE NO. 060322 PROFESSIONAL LAND SURVEYOR 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5122 FAX: (773) 284-4864 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO: 2013-17569-001	SCALE: 1 INCH = 30 FEET	PAGE NO: 1 OF 1

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Amenities and Transportation Map



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