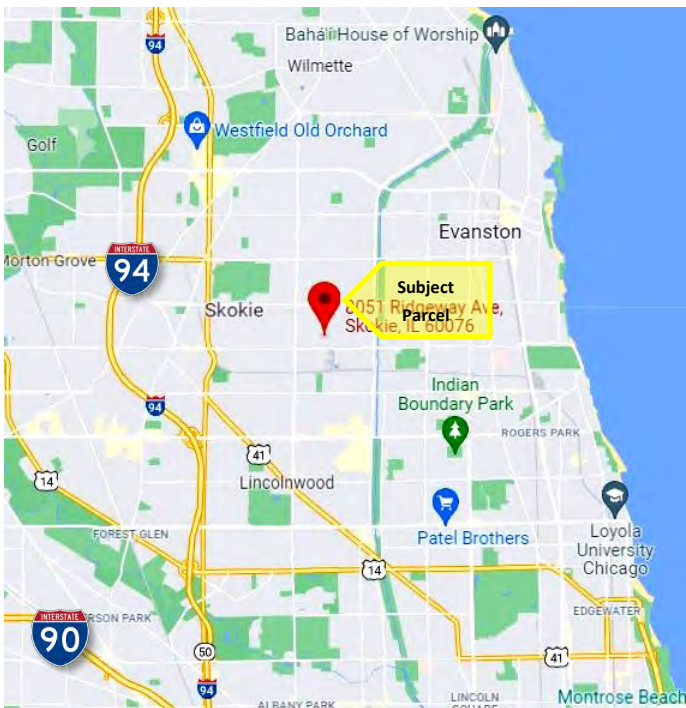


# STRAUSS

REALTY, LTD.

8049-51 N. RIDGEWAY AVE.  
SKOKIE, IL 60076

## ±3,026 SF FLEX SPACE FOR LEASE



3,026 SF flex space for lease in Skokie, Illinois. 1,800 SF warehouse with 16' ceilings and a drive-in door and a 1,200 SF office space with kitchenette, 2 bathrooms, open office section, and 3 office spaces.

### Available Immediately!

**Space Size:** ±3,026 SF  
**Lease Rate:** \$15.86 PSF  
**Lease Type:** Modified Gross

**Public Transit:** Evanston Main Street Rail - 2.7 mi away  
Evanston Davis Street Rail—3.7 mi away



MJ WEINBERGER

847-334-2587

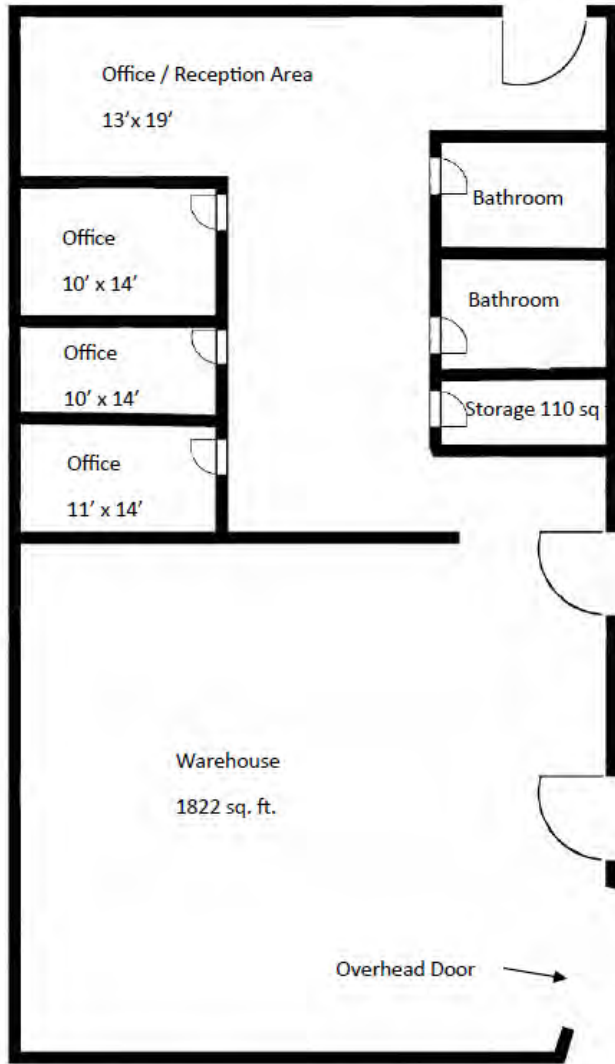
MJ@STRAUSSREALTY.COM

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

## ±3,026 SF FLEX SPACE FOR LEASE

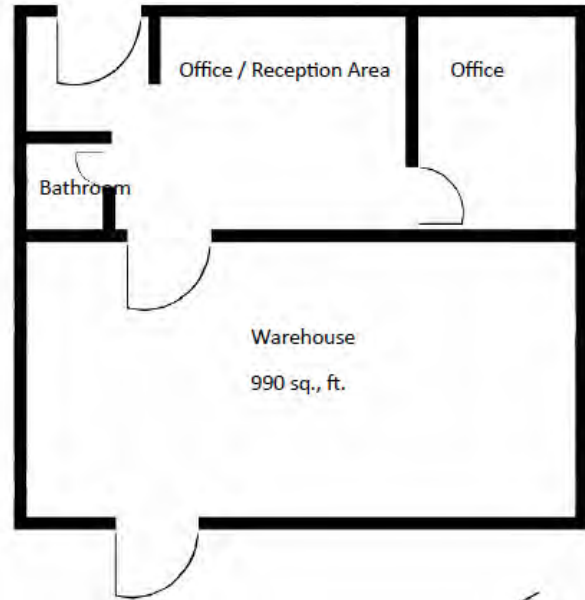
### Available

8049 Ridgeway Ave



### Leased

8051 Ridgeway Ave



Shared Parking

Alley



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