

## LIVE/WORK OPPORTUNITY

### ±2,800 SF Loft Office for Lease



<b>Size:</b>	±2,800 SF	<b>Zoning:</b>	RS-3
<b>Rental Rate:</b>	\$12 PSF, Modified Gross	<b>Air Conditioning:</b>	Central AC
<b>Monthly Rent:</b>	\$2,800 per Month	<b>Parking:</b>	Secured Parking Lot

Live/work in this two-story timber loft building. New windows frame the central living or studio space, surrounded by separate rooms for production, storage or additional living space. Walls can be taken down for long term tenant in order to customize space.

- ◇ New kitchen and bathroom fixtures
- ◇ Lots of electrical outlets and ample power
- ◇ Secured building

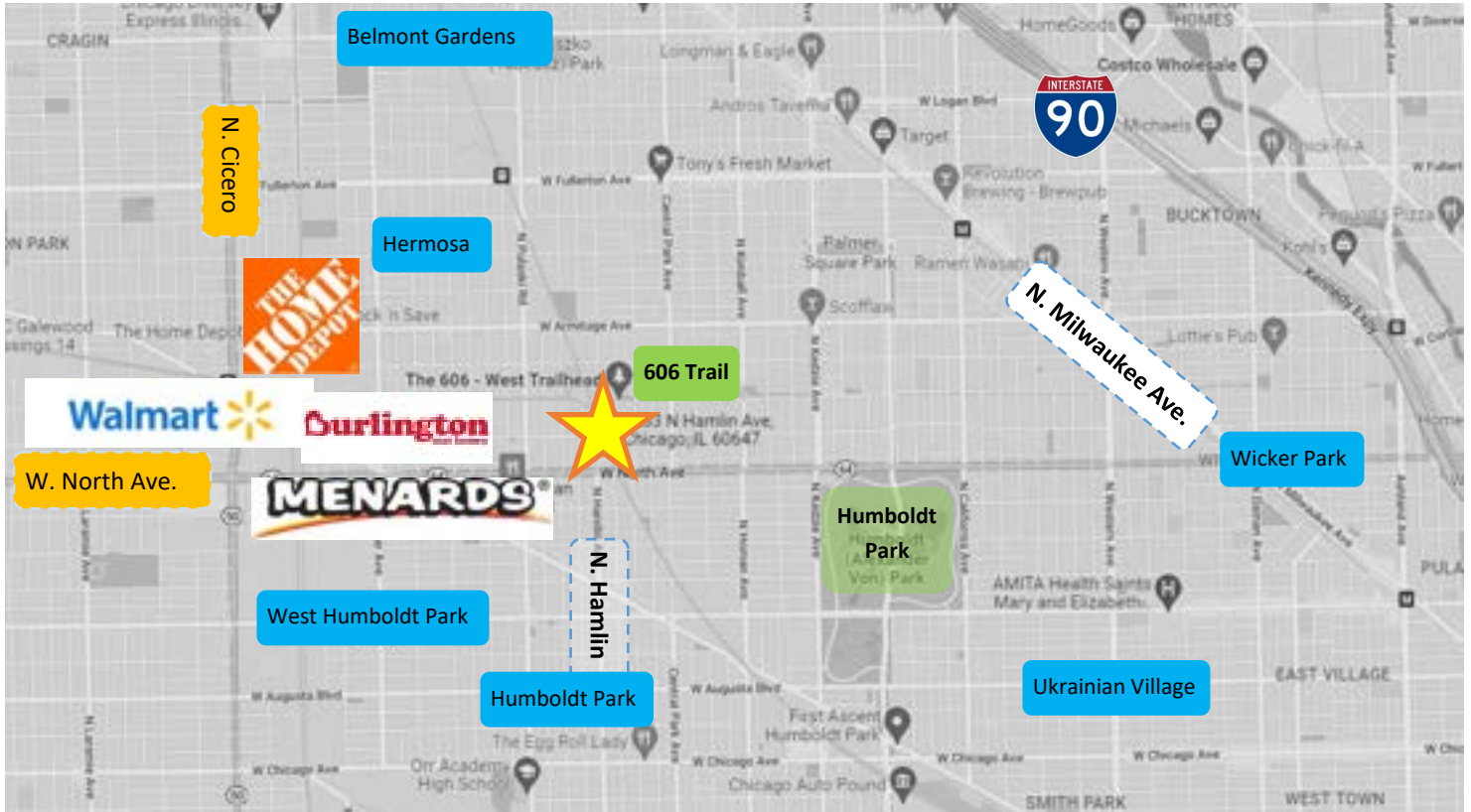


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CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

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Open your office/studio in this great location close to Walmart, Burlington Coat Factory, Menards and Home Depot.

Nearby dining and entertainment options include:

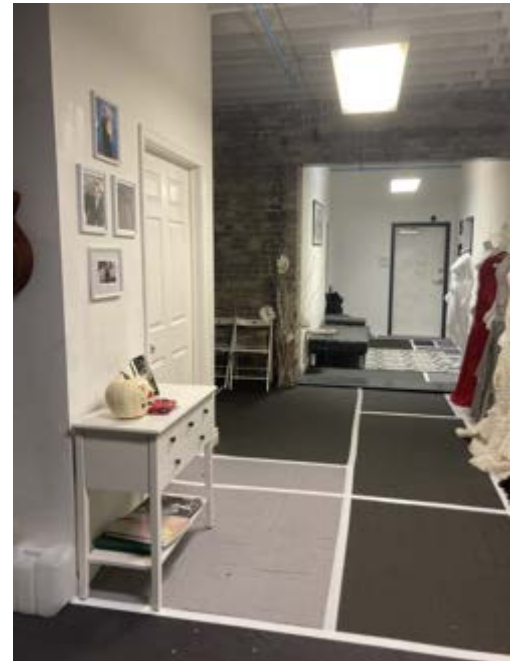
- Off Color Brewing
- Pipeworks Brewing
- Roeser's Bakery
- Dayglow Coffee
- Xurro -Churro Factory
- Moonlighter
- Scofflaw
- and more!



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Detail Photos



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