

TWO-STORY OFFICE BUILDING FOR LEASE 6,206 SF (DIVISIBLE TO 3,103 SF)



- TWO-STORY OFFICE BUILDING
- DIVISIBLE TO 3,103 SF
- **RENTAL RATE: \$10.95 PSF, NNN (AS-IS)**
- TAXES (2022): \$2.72 PSF
- ESTIMATED OPERATING EXPENSES: \$1.75 PSF
- FULL HVAC
- C1-1 ZONING
- PARKING
- AMPLE POWER



ADAM SCHNEIDERMAN, SIOR

847-826-4467

ADAM@STRAUSSREALTY.COM

DALE STRAUSS

773-736-3600

DALE@STRAUSSREALTY.COM

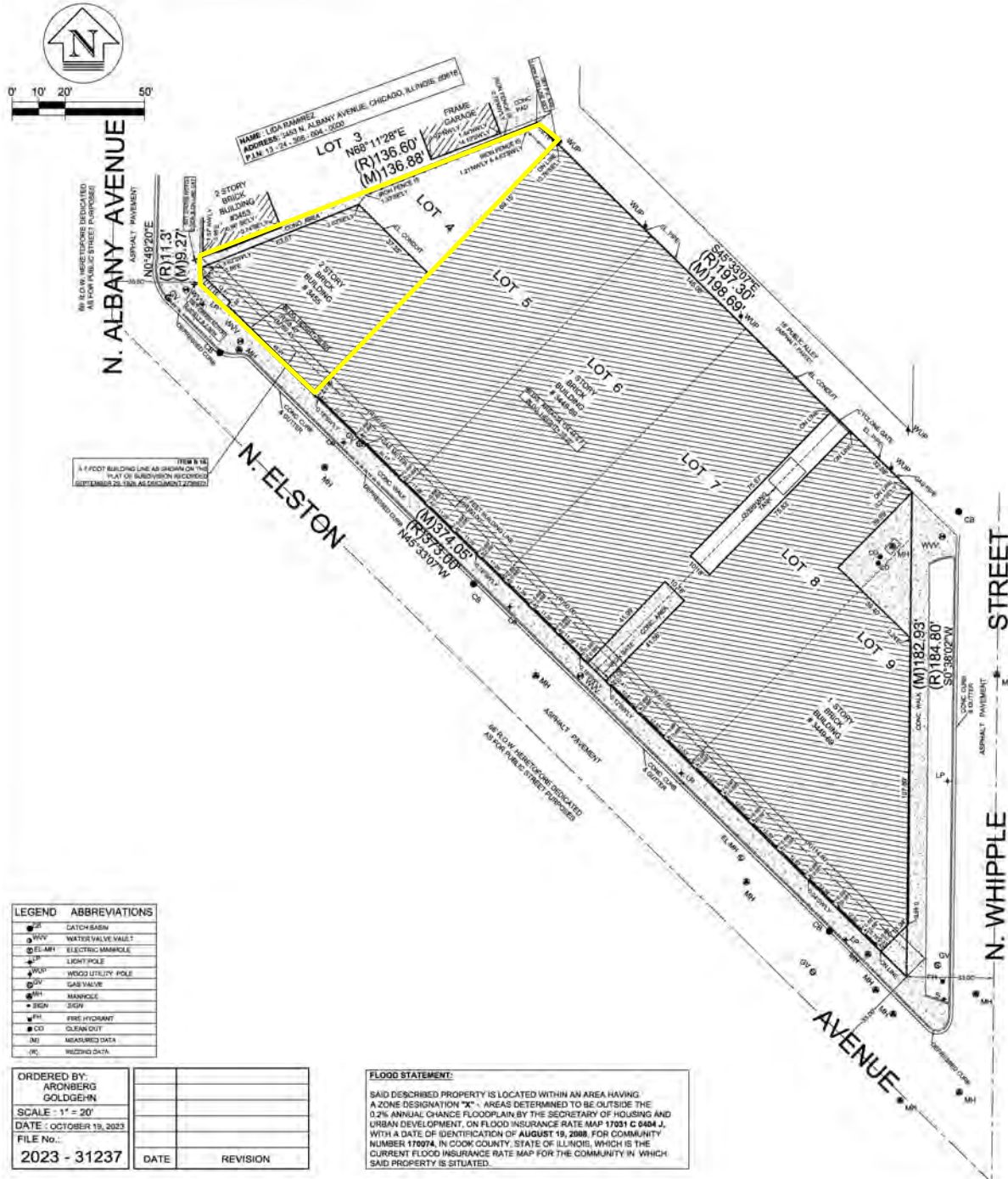
STRAUSS REALTY, LTD.

4220 W. MONTROSE AVENUE

CHICAGO, ILLINOIS 60641

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SURVEY



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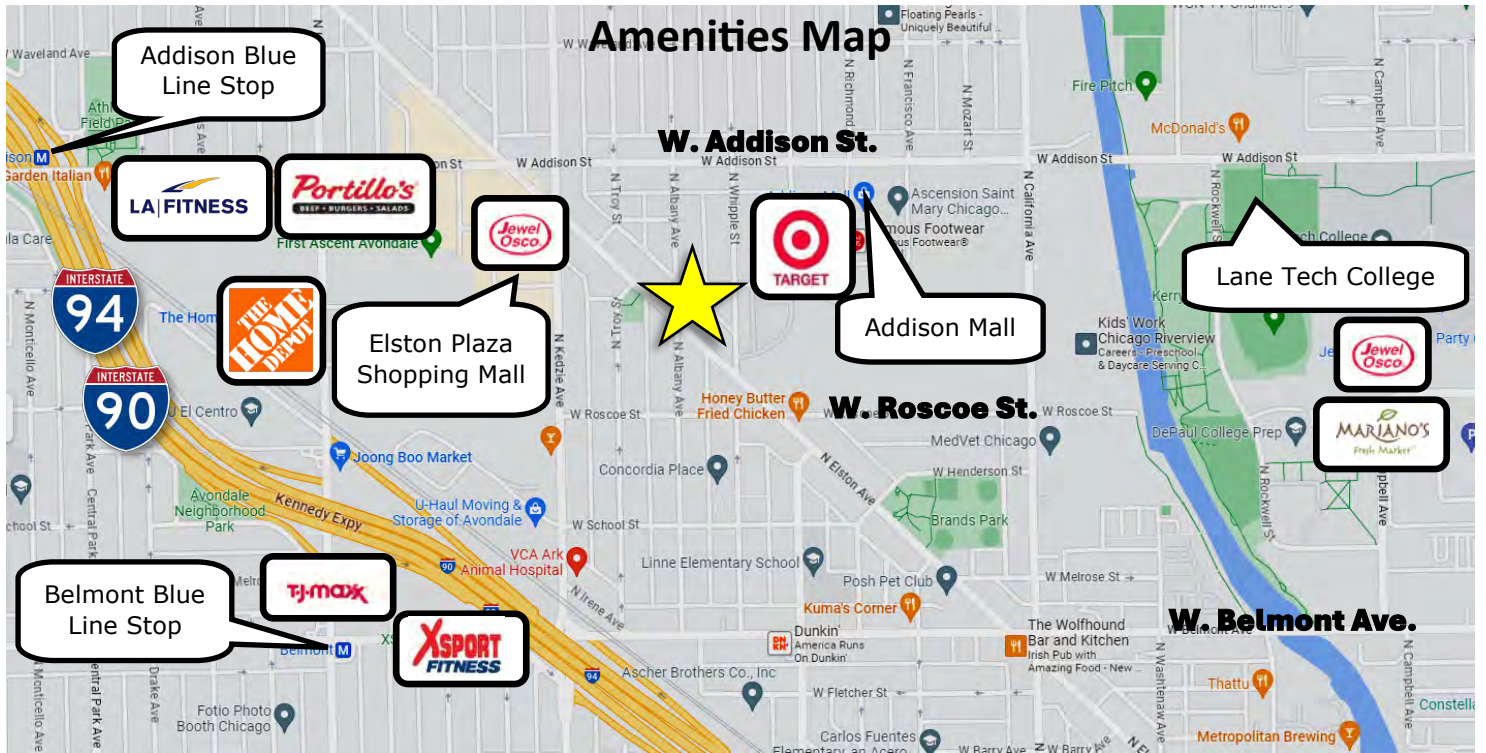
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Aerial



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