

1525 W. Homer Street

CHICAGO, IL 60642 | NORTH BRANCH CORRIDOR

For Lease
CREATIVE LOFT / OFFICE



BUILDING INFORMATION

ASKING RATE: \$15 - \$16 MGR

AVAILABLE SPACE: Suite 203: 1,250 SF

Suite 202: 2,150 SF

Suite 201: 1,370 SF

Full 3rd Floor: 4,720 SF

BUILDING SIZE: 25,000 SF

CEILING HEIGHT: 10' - 11'

LEASE TERMS: Flexible

SITE HIGHLIGHTS

- ▶ **1,250 - 9,440 SF available** in attractive creative loft conditions
- ▶ Open floor plan with abundant natural light and exposed brick & timber throughout
- ▶ Full floor with elevator identity
- ▶ Available spaces are currently combined over two floors with an internal stairwell
- ▶ Many recent common area upgrades and building improvements
- ▶ Dynamic North Branch Corridor location adjacent to Sterling Bay's Lincoln Yards development site
- ▶ Conveniently located 2 blocks from Clybourn Metra Station & Ashland Avenue bus lines

ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113

TYLER DECHTER
tyler@baumrealty.com
312.275.3132



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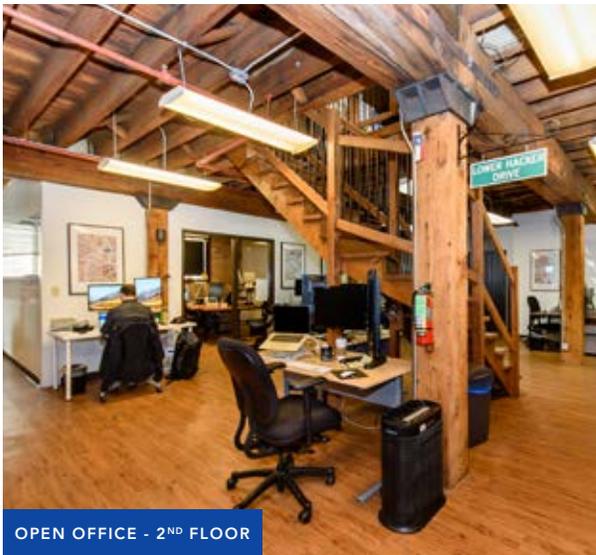
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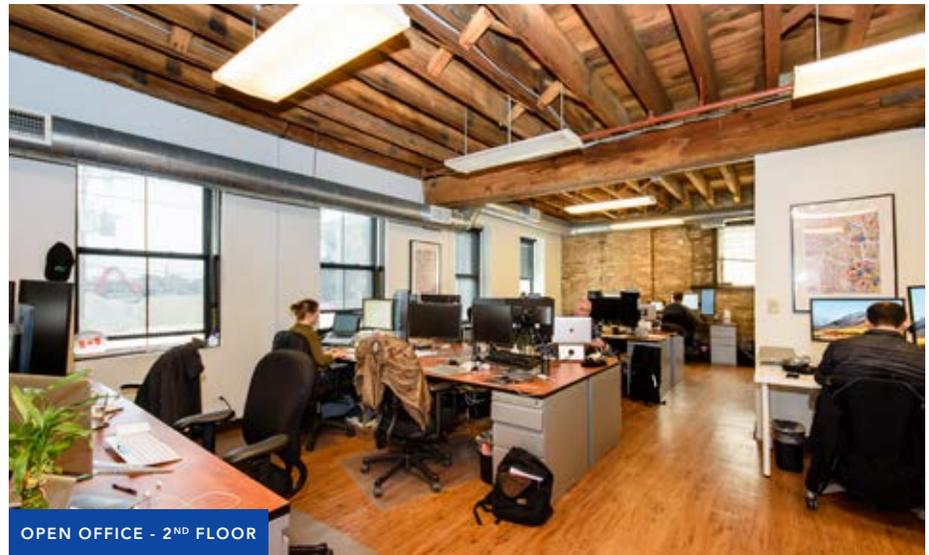
RECEPTION AREA - 3RD FLOOR



OPEN OFFICE - 3RD FLOOR



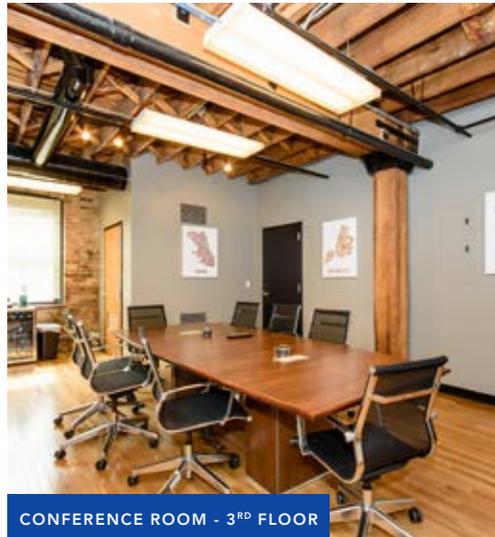
OPEN OFFICE - 2ND FLOOR



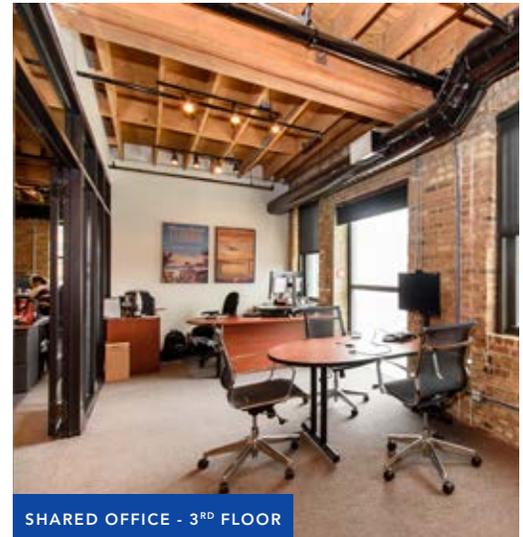
OPEN OFFICE - 2ND FLOOR



KITCHEN - 3RD FLOOR



CONFERENCE ROOM - 3RD FLOOR



SHARED OFFICE - 3RD FLOOR

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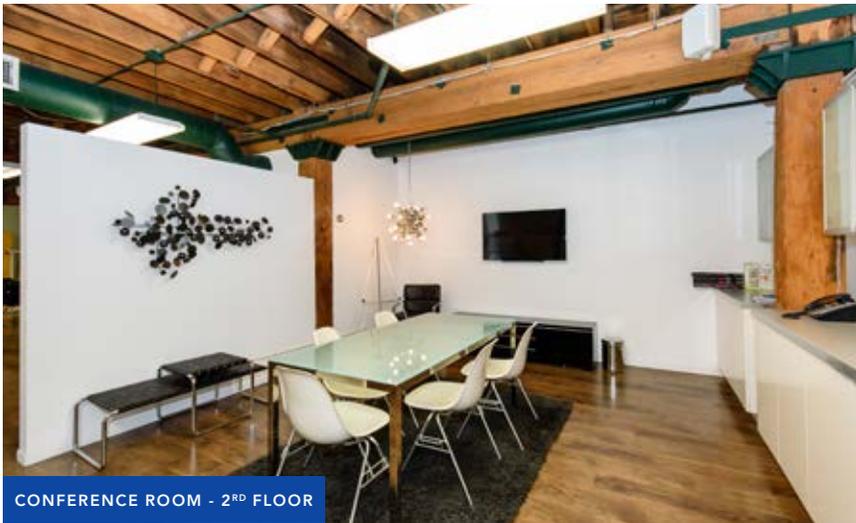
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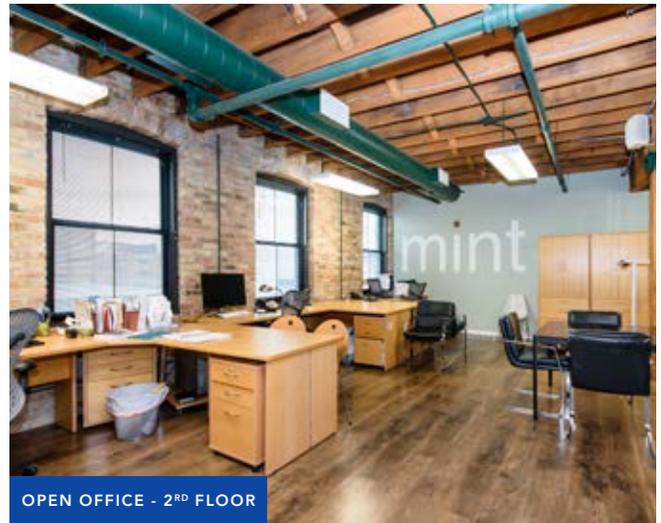
OPEN OFFICE - 2RD FLOOR



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CONFERENCE ROOM - 2RD FLOOR



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KITCHEN - 2RD FLOOR

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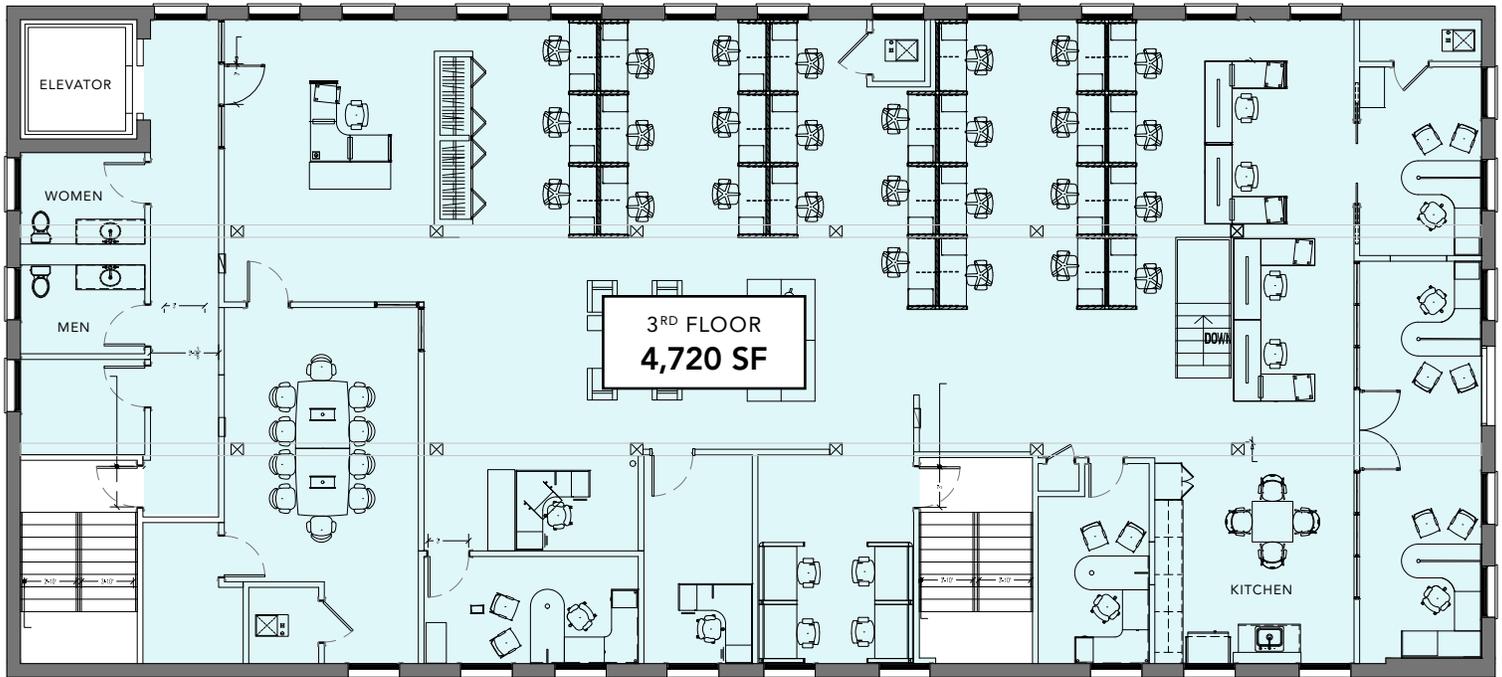
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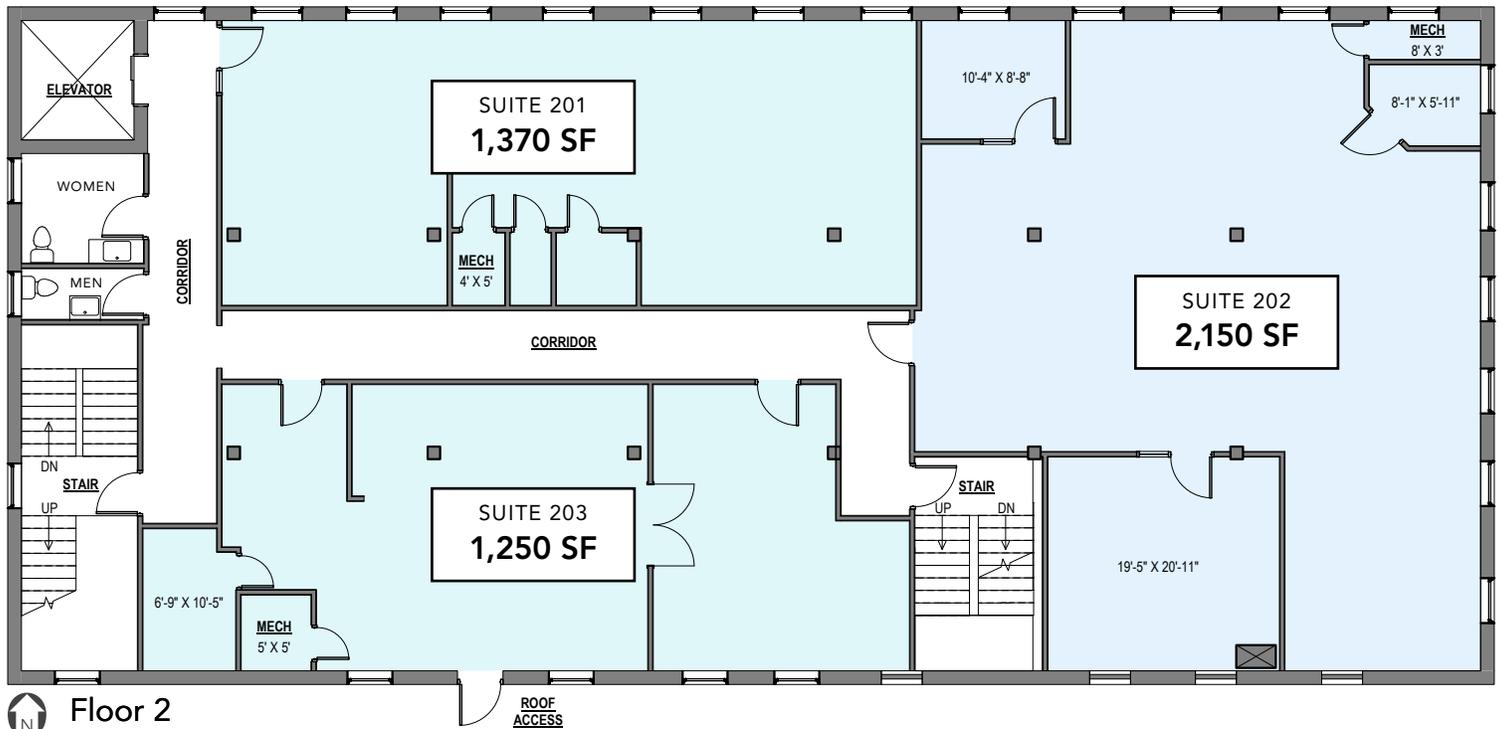
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 Floor 3



 Floor 2

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