

# 1640 W. Hubbard Street

CHICAGO, IL 60622 | WEST TOWN / KINZIE CORRIDOR

# For Lease

LOFT OFFICE



## BUILDING INFORMATION

<b>LEASE RATE:</b>	\$18 Modified Gross
<b>AVAILABLE SPACE:</b>	1,670 SF
<b>TAXES &amp; OPEX</b>	\$3.60 / SF (2017)
<b>BUILDING SIZE:</b>	31,935 SF
<b>CEILING HEIGHT:</b>	12'
<b>LOADING:</b>	Two shared truck level docks
<b>ZONING:</b>	PMD-4 - Office / Industrial

## SITE HIGHLIGHTS

- ▶ First floor loft office (1,670 SF) available with street visibility
- ▶ Exposed brick and timber with abundant natural light
- ▶ Easy access to shared loading docks
- ▶ Four blocks from Ashland / Lake CTA Green Line 'L' station
- ▶ Grand & Ashland bus lines within 1 block
- ▶ Close proximity to I-90 / 94 Ogden ramp

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LOFT OFFICE



OFFICE SPACE



KITCHEN



OFFICE SPACE



LOADING DOCK



CORRIDOR

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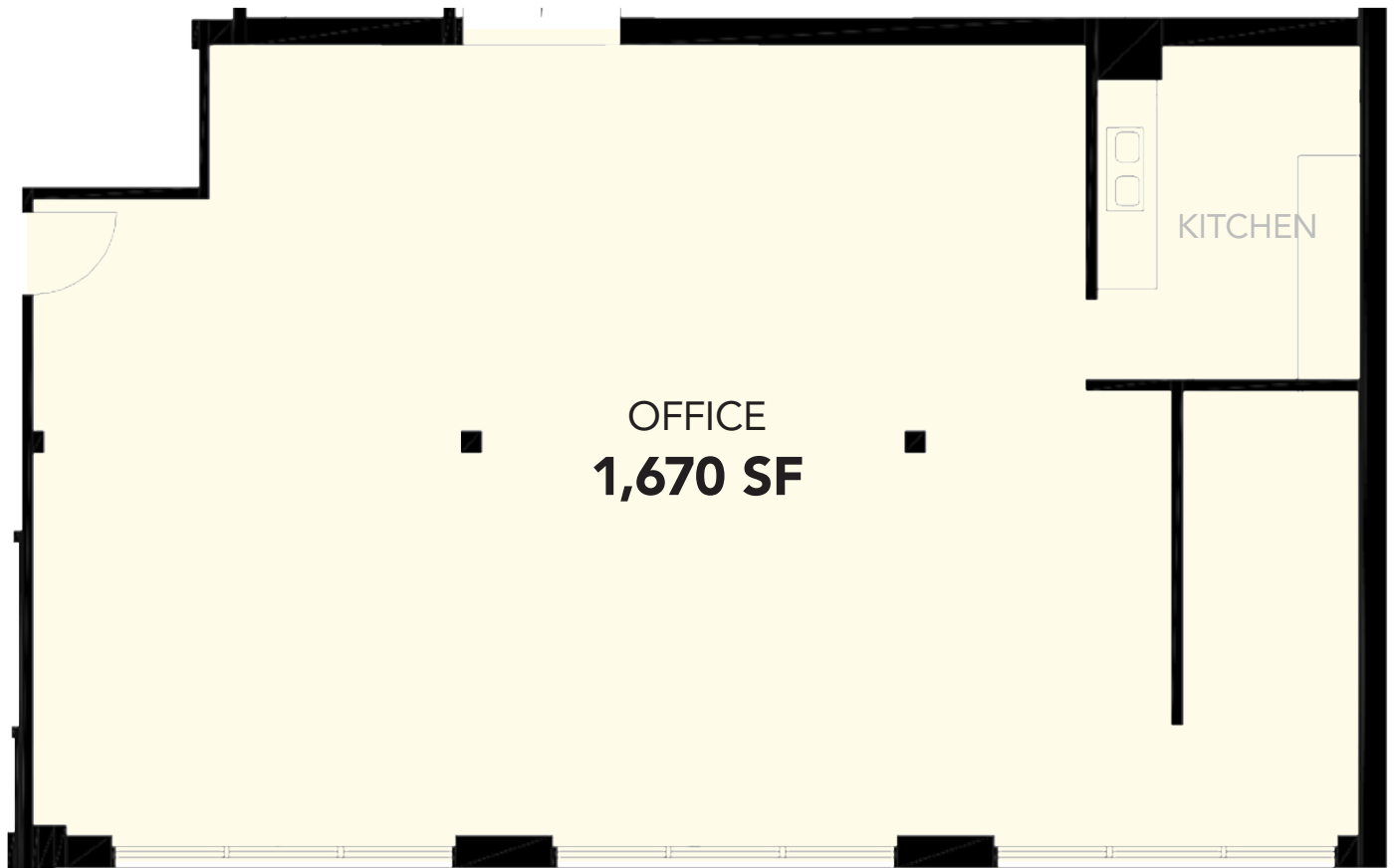
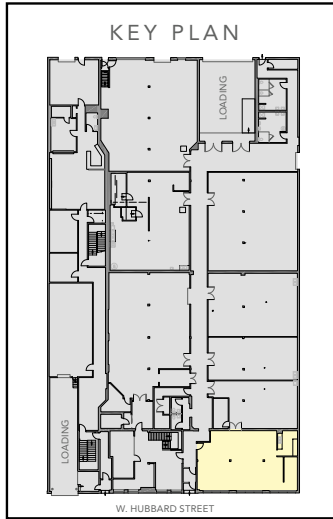
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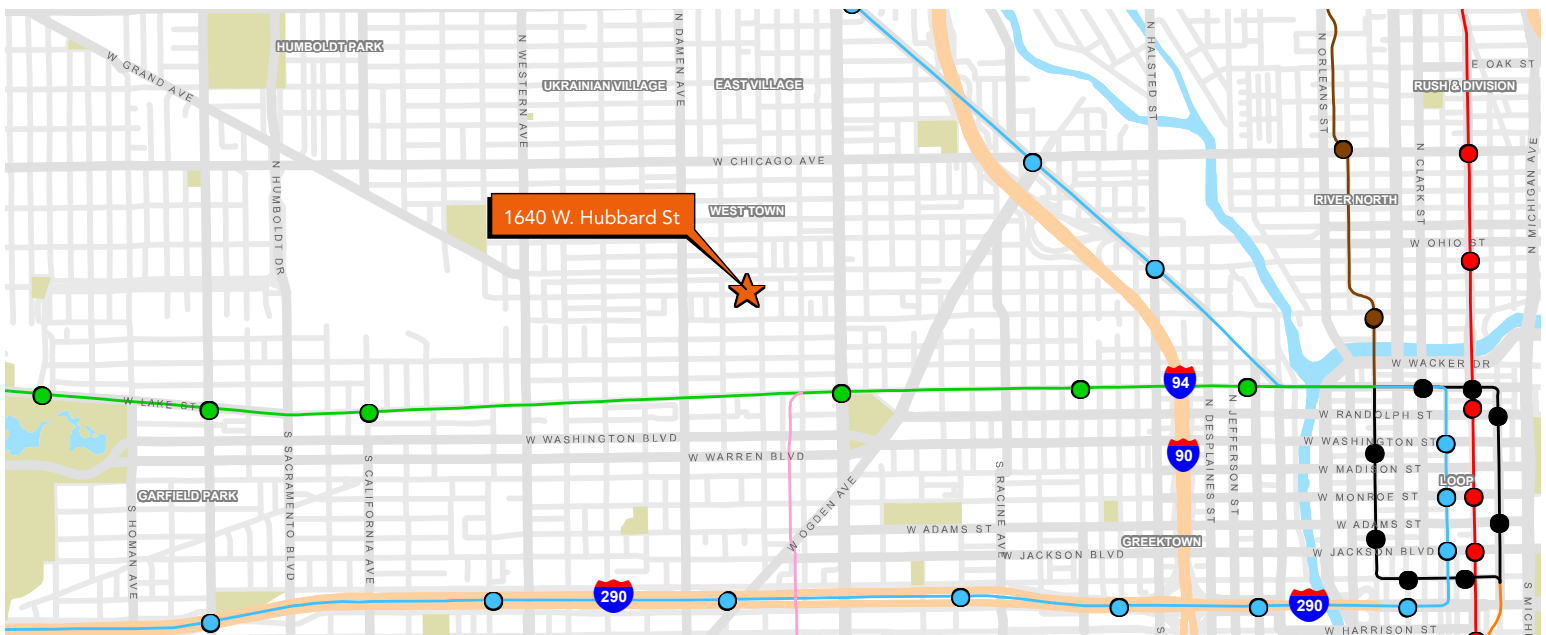
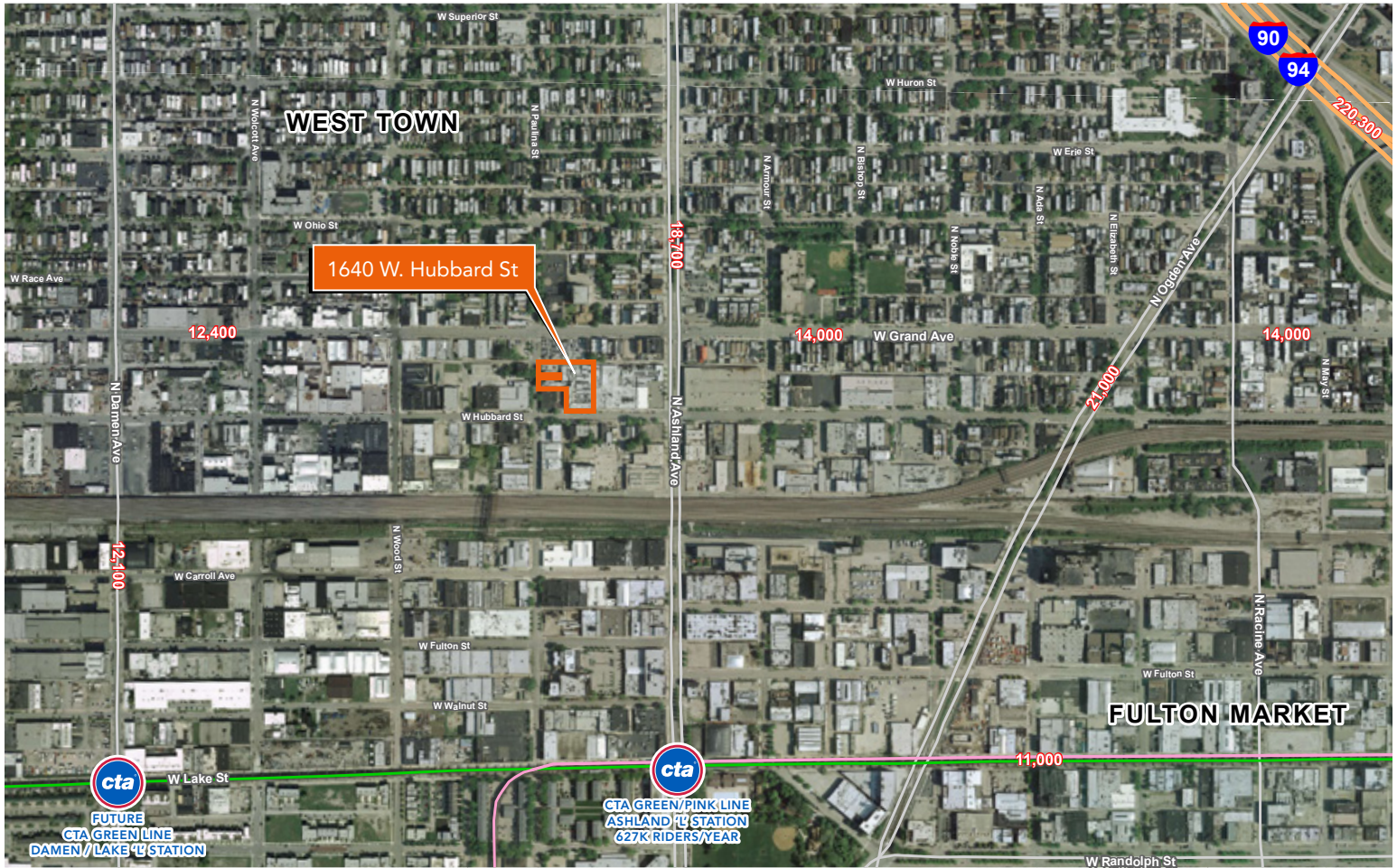


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