

1680 N. Ada Street

CHICAGO, IL 60642 | NORTH BRANCH

For Lease

OFFICE & FLEX INDUSTRIAL



BUILDING INFORMATION

LEASE RATE: \$22/SF MG
Gas, electric, and CAM included

AVAILABLE SPACE: Tenant 1: ±2,058 SF
Tenant 2: ±956 SF
Tenant 3: ±1,309 SF
Flex: ±5,780 SF
Office 1: ±1,078 SF
Office 2: ±750 SF
Office 3: ±1,330 SF

ZONING: PMD-2

PARKING: 3+ car parking spaces in front of building

SITE HIGHLIGHTS

- Flex / warehouse building can accommodate many uses
- 1 drive-in door allow for drive-thru ability
- 1200 AMP / 3 Phase
- Convenient access to I-90/94
- Convenient access to public transit:
 - » 0.7 miles to CTA Red Line (North / Clybourn)
 - » 0.7 miles to CTA Blue Line (Division)
 - » 0.4 miles to Clybourn Metra Stop

TYLER DECHTER

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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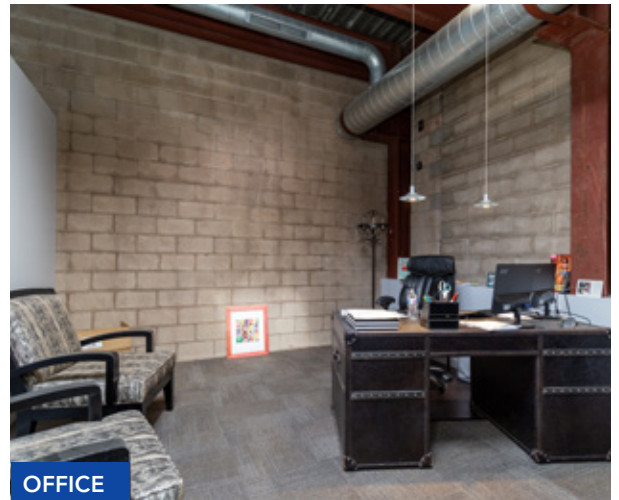
NEW FRONT DOOR



ROOFTOP



OFFICE



OFFICE



WOOD SHOP



WOOD SHOP

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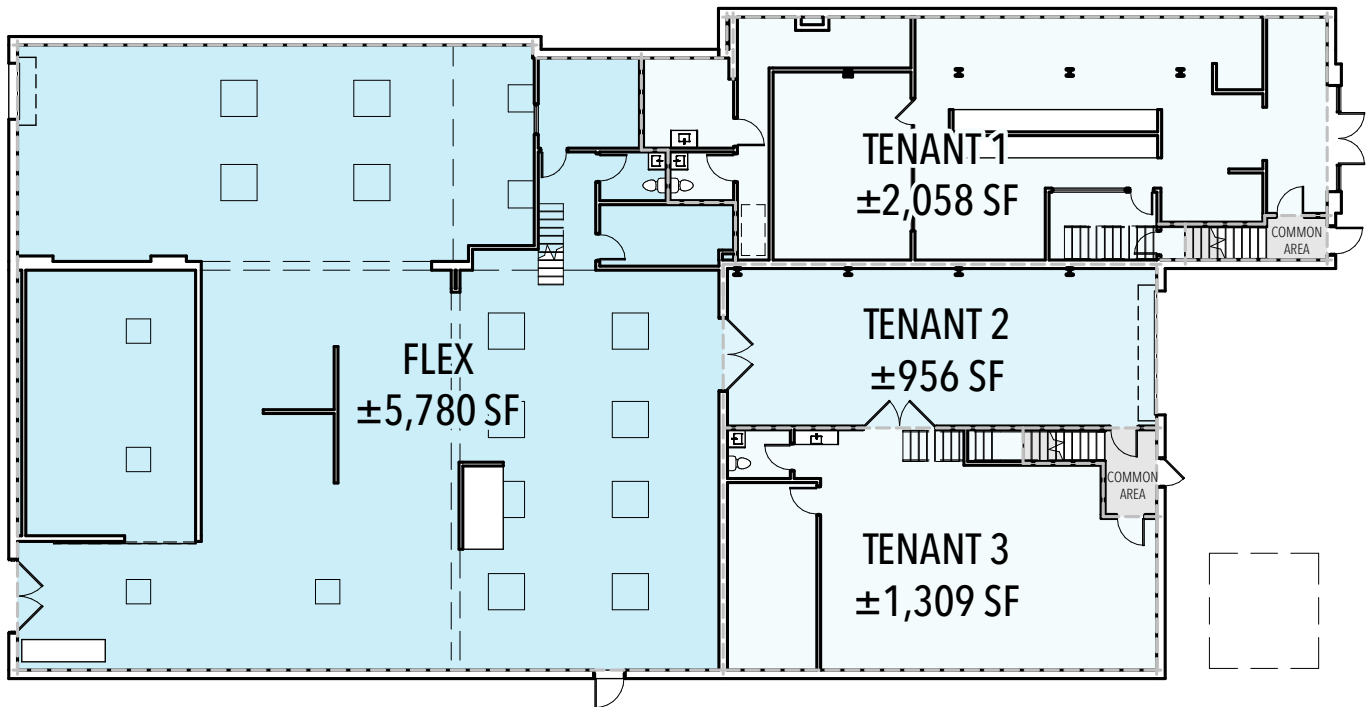
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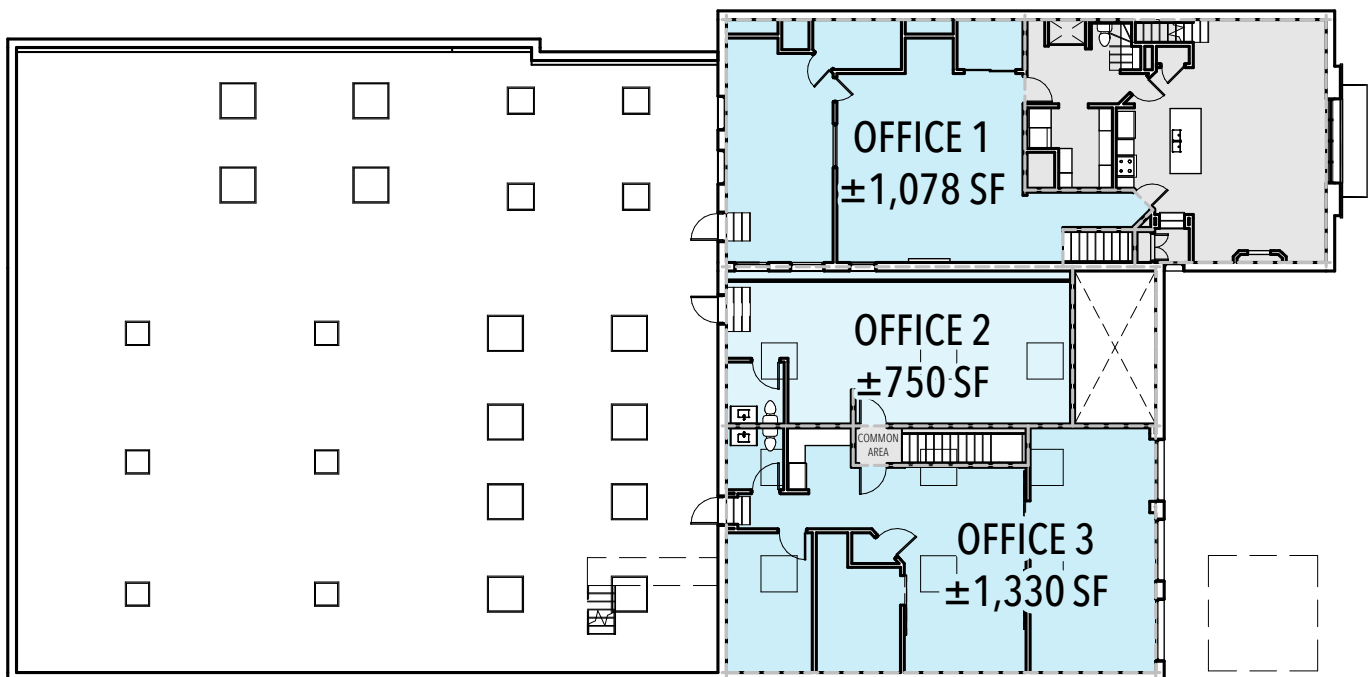
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1ST FLOOR PLAN



2ND FLOOR PLAN



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