

1801 W. Warner Avenue

CHICAGO, IL 60613 | NORTH CENTER

For Sublease

OFFICE



BUILDING INFORMATION

LEASE RATE: \$22/SF Modified Gross

AVAILABLE SPACE: ±2,865 SF

TERM: Through 12/31/2021
Available Immediately

SITE HIGHLIGHTS

- ▶ Building fully rehabbed in 2016 featuring exposed concrete
- ▶ Beautiful office space in move-in condition
- ▶ Two blocks to CTA Brown Line Irving Park 'L' Station (983K Annual Riders)
- ▶ Kitchenette in the space
- ▶ Separately metered electric and individually controlled heating and cooling

ARI TOPPER, CFA
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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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OFFICE



OPEN OFFICE SPACE



CONFERENCE ROOM



MEETING ROOM



KITCHENETTE



OPEN OFFICE SPACE



COMMON SPACE

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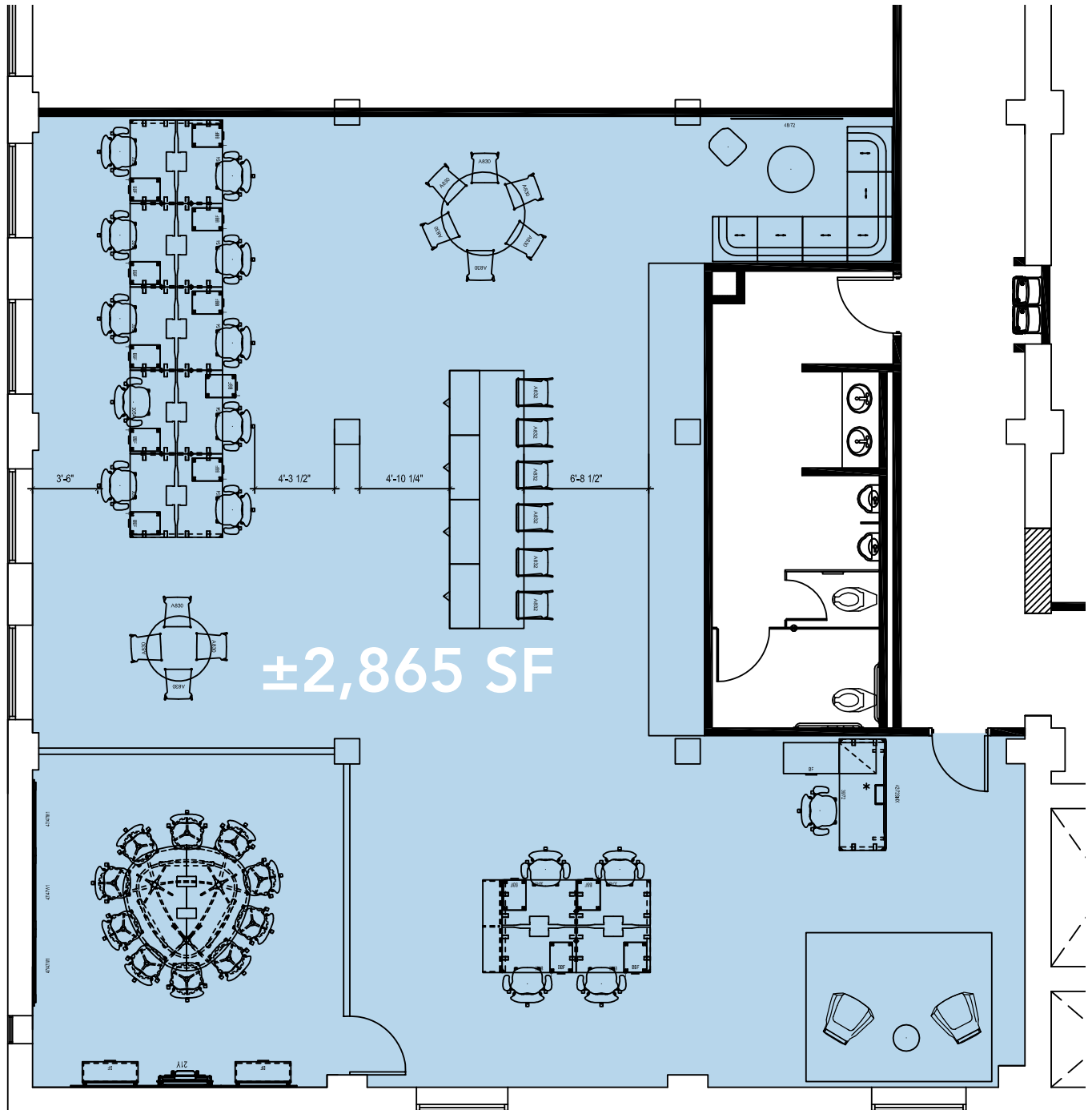
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SITE PLAN



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