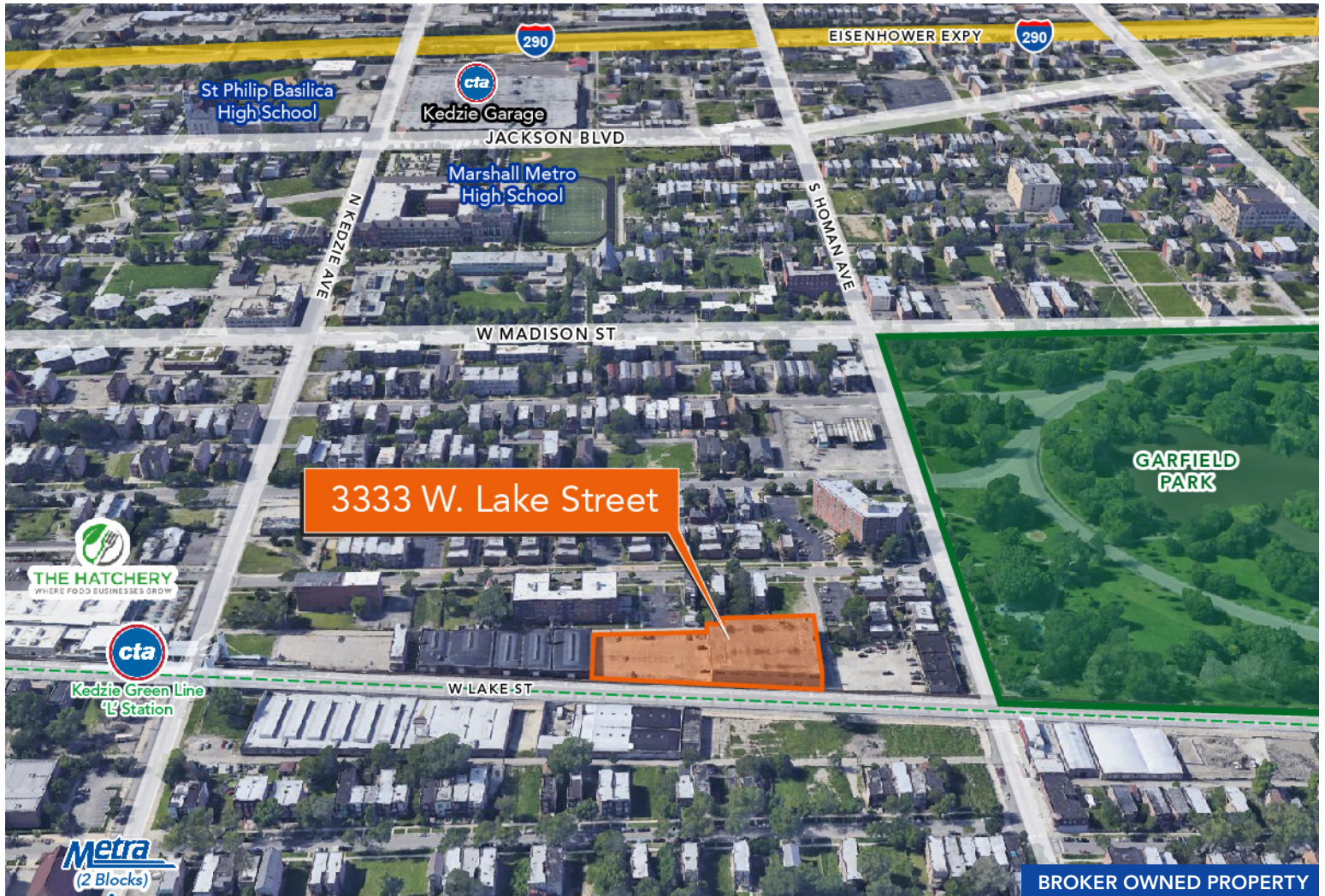


3333 W. Lake Street

CHICAGO, IL 60624 | EAST GARFIELD PARK

For Lease

OFFICE / FLEX SPACE



BUILDING INFORMATION

| | |
|-------------------------|---|
| AVAILABLE SPACE: | 23,200 SF |
| FLOOR 2: | 23,200 SF - Office / Flex |
| LEASE RATE: | \$9.50 PSF Modified Gross |
| ZONING: | M1-3 |
| CEILING HEIGHTS: | 12'-16' |
| PARKING SPACES: | 30 surface parking spaces in fenced lot |
| DRIVE-IN DOORS: | 4 |

SITE HIGHLIGHTS

- ▶ Former vehicle fleet storage & field office training facility available for lease
- ▶ 30 surface spaces in fenced lot provides ample parking
- ▶ Located in Enterprise Zone #5, tenants are eligible for Enterprise Zone tax incentives including sales tax exemption & investment tax credits among other benefits
- ▶ Desirable East Garfield Park location in the 28th Ward (Ald. Jason Ervin) boasts a strong urban demographic
- ▶ Outstanding expressway and public transportation access;
 - Easy access to I-290 from Homan Avenue
 - 4 minute walk to the Kedzie Green Line CTA 'L' Station
 - 10 minute walk to Kedzie Metra station

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SECOND FLOOR



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For Lease

OFFICE / FLEX SPACE

RENDERING - NORTHEAST ELEVATION



SITE PLAN



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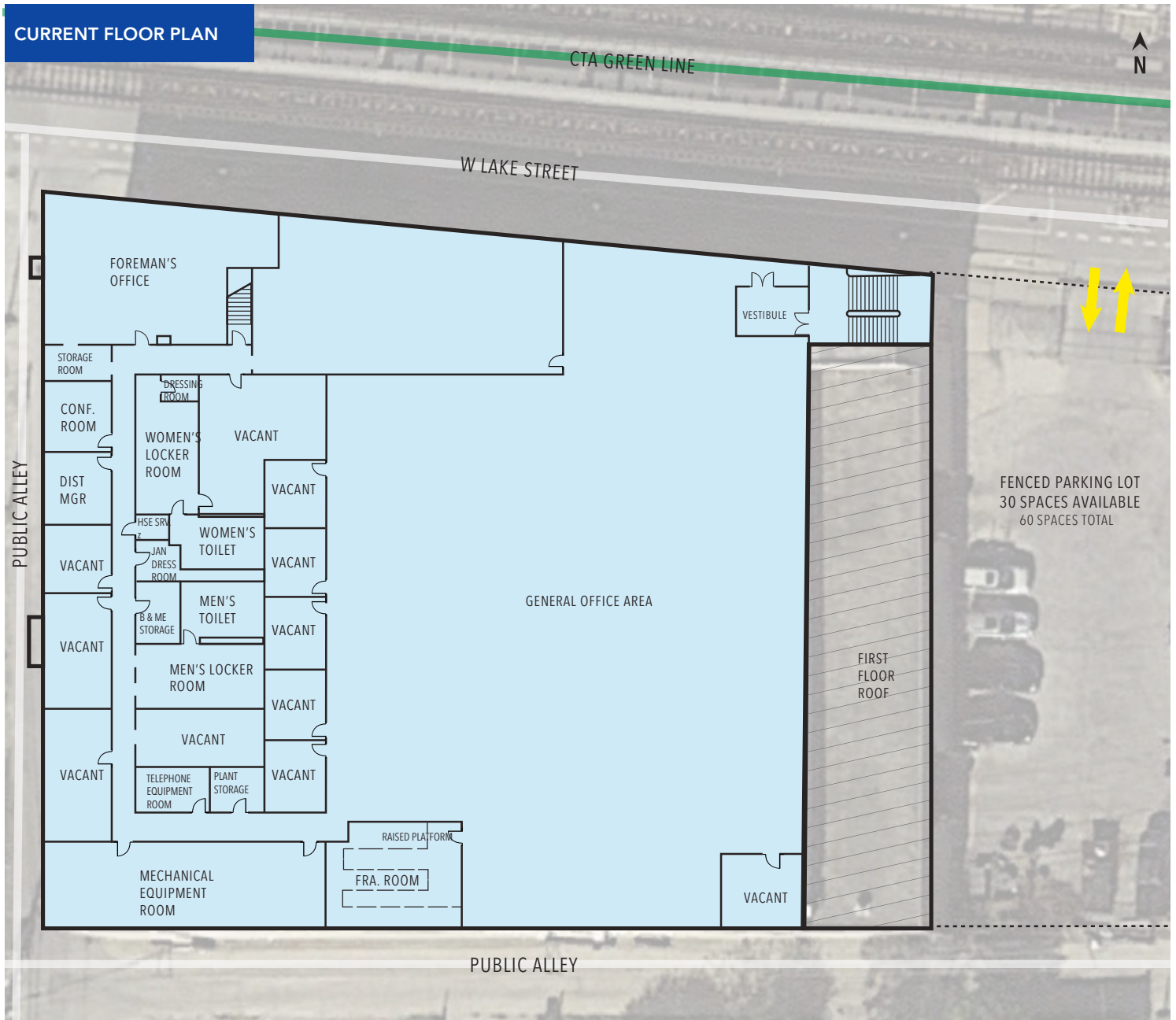
For Lease

OFFICE / FLEX SPACE

CURRENT SECOND FLOOR PLAN – 23,200 SF OFFICE

- ▶ Can build to suit
- ▶ Abundant on site, secured parking available
- ▶ Separate, dedicated entry

CURRENT FLOOR PLAN



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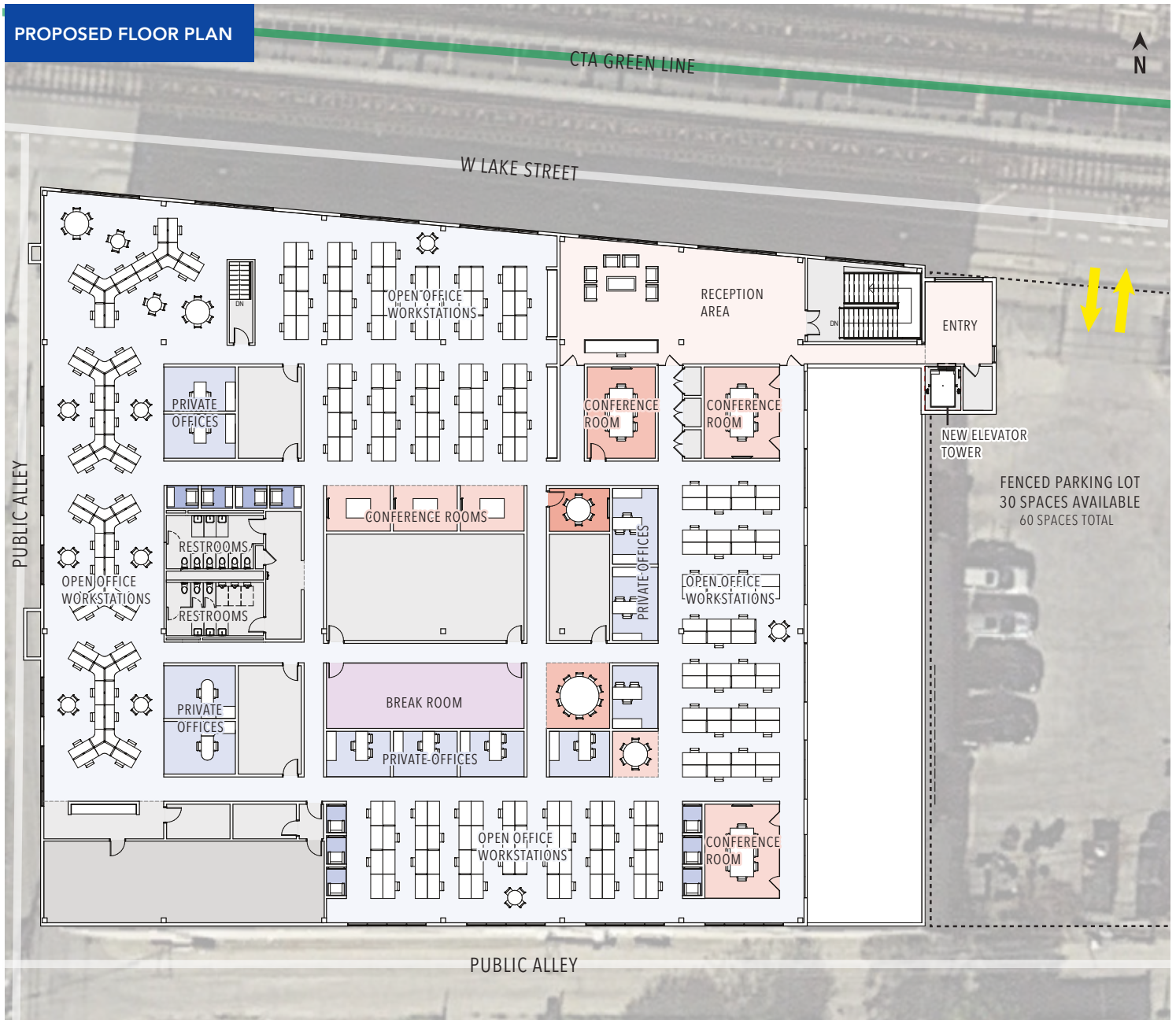
For Lease

OFFICE / FLEX SPACE

PROPOSED SECOND FLOOR PLAN – 23,200 SF OFFICE

- ▶ Proposed floor plan has 144 open workstations and 11 private offices
- ▶ New elevator tower and separate, dedicated entry

PROPOSED FLOOR PLAN



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