

# 1200 N. Ashland Avenue

CHICAGO, IL 60612 | WEST TOWN

## For Lease

OFFICE SPACE



### BUILDING INFORMATION

<b>LEASE RATE:</b>	\$21/SF NNN + \$10/SF T&O
<b>AVAILABLE SPACE:</b>	2,500-10,182 SF
<b>ZONING:</b>	C1-3

### SITE HIGHLIGHTS

- ▶ Highly visible landmark office building at the NEC of Division / Ashland / Milwaukee with CVS as the ground floor retail tenant
- ▶ Located in West Town immediately adjacent to CTA Blue Line Division 'L' station and close to a variety of vibrant dining and retail options
- ▶ New professional ownership has completed substantial building and common area upgrades
- ▶ Full floor option available with direct elevator access
- ▶ Currently configured with 14 private offices and 30 work stations, kitchen, restrooms, and reception area
- ▶ Build-out and floor plan options available ranging from open plans to executive-level turn key spaces with high end finishes

#### TYLER DECHTER

tyler@baumrealty.com  
312.275.3132

#### ARI TOPPER, CFA

ari@baumrealty.com  
312.275.3113



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OFFICE SPACE



PRIVATE OFFICE INTERIOR



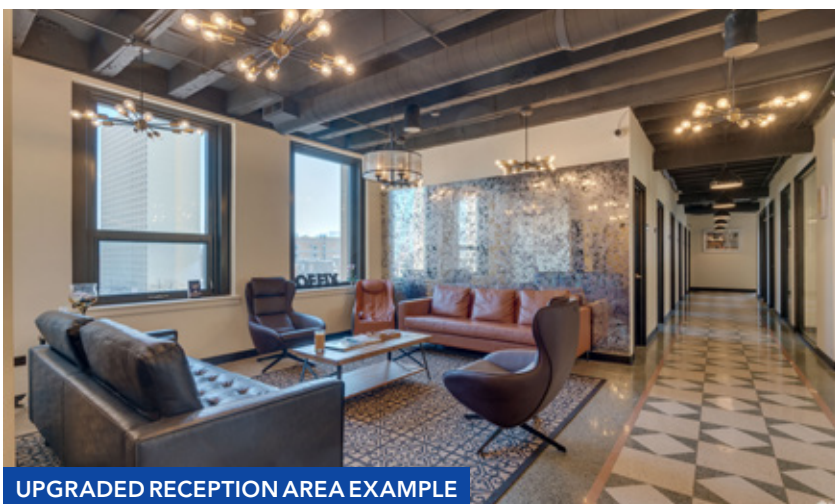
PRIVATE OFFICES



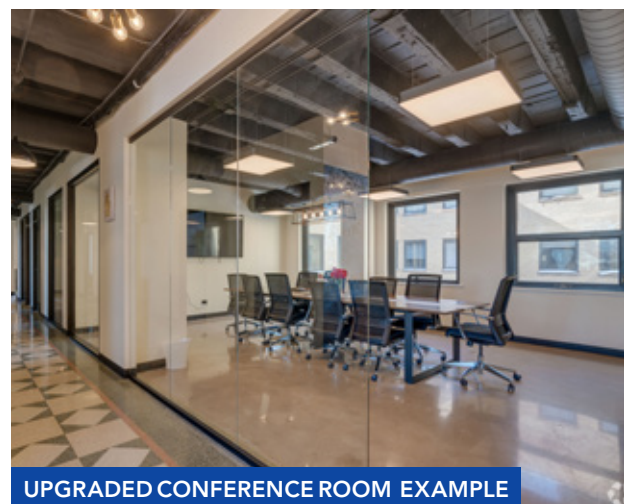
UPGRADED OFFICE EXAMPLE



ATRIUM FLOOR PLAN



UPGRADED RECEPTION AREA EXAMPLE



UPGRADED CONFERENCE ROOM EXAMPLE

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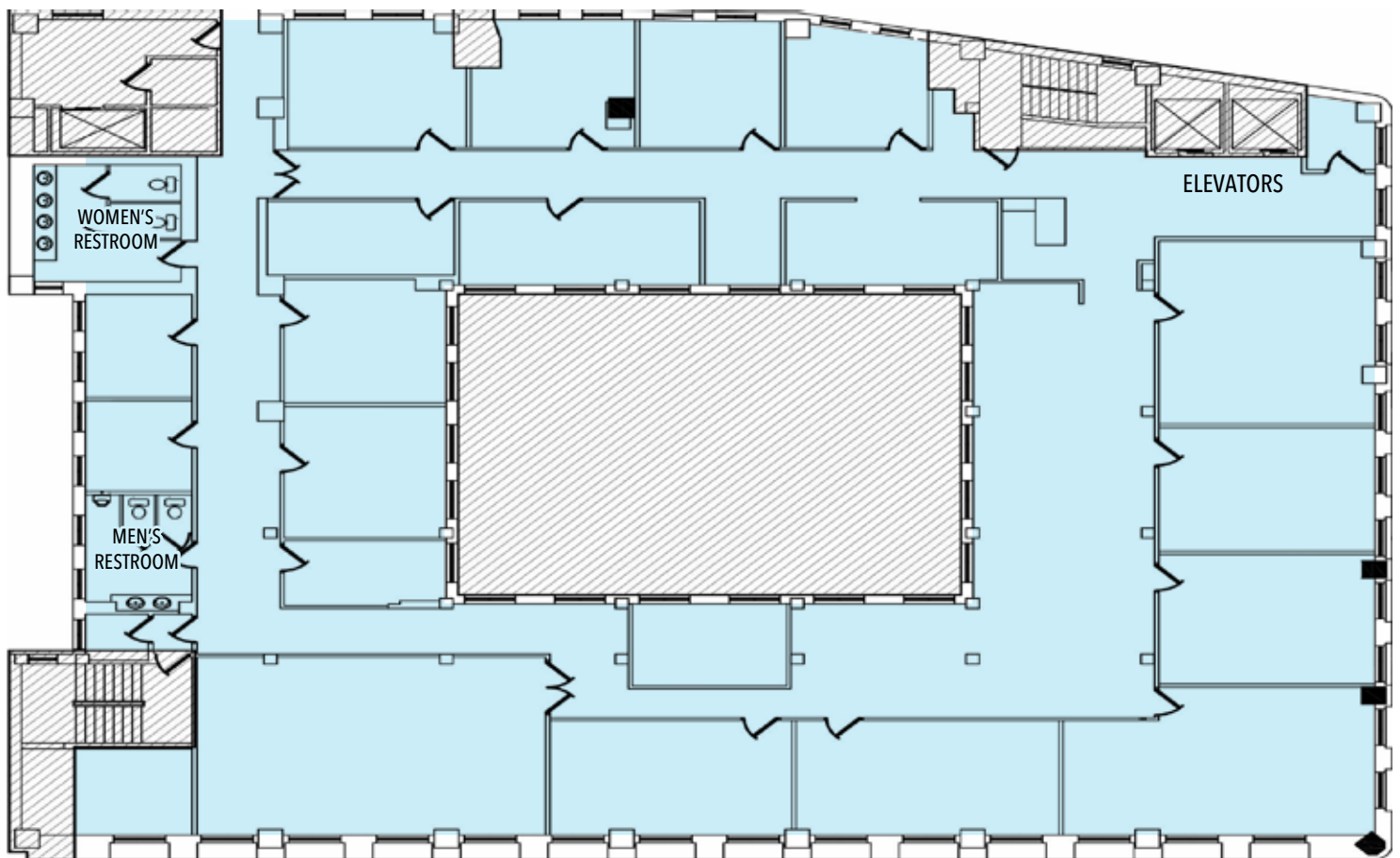
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## For Lease

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### 4TH FLOOR PLAN



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