

# 424 N. Oakley Boulevard

CHICAGO, IL 60612 | KINZIE INDUSTRIAL CORRIDOR

## For Lease

OFFICE & FLEX INDUSTRIAL



### BUILDING INFORMATION

<b>LEASE RATE:</b>	\$17/SF NNN + \$1.5/SF T&O
<b>AVAILABLE SPACE:</b>	4,000–20,000 SF
<b>BUILDING SIZE:</b>	20,000 SF
<b>CEILING HEIGHT:</b>	1st floor: 13' 2nd floor: 12'–16'
<b>ZONING:</b>	PMD-4
<b>DETAILS:</b>	1 drive-in door 1 dock 1 freight elevator

### SITE HIGHLIGHTS

- ▶ Boutique Kinzie Industrial Corridor office & flex space available for lease
- ▶ Existing conditions allow for immediate occupancy
- ▶ Partial or full building configurations available
- ▶ Exposed brick and timber loft office & flex building can accommodate many uses including flex, light industrial, and office
- ▶ High-end climate controlled HVAC system
- ▶ New professional ownership performing substantial building and common area upgrades
- ▶ Shared truck level dock, drive-in door and freight elevator

#### TYLER DECHTER

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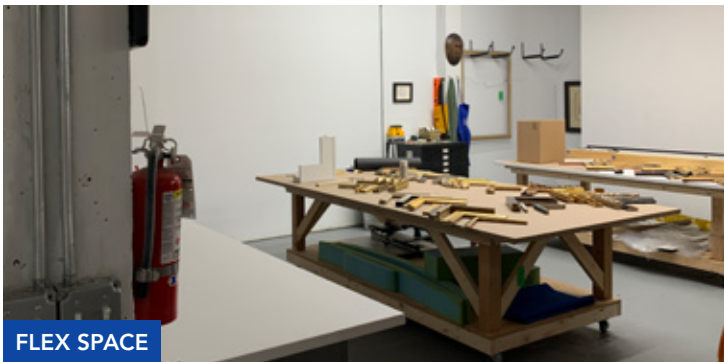
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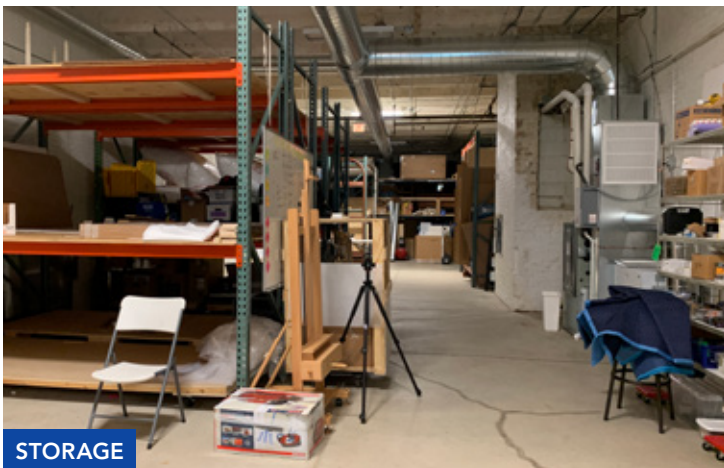
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CONFERENCE ROOM



FLEX SPACE



STORAGE



FLEX SPACE

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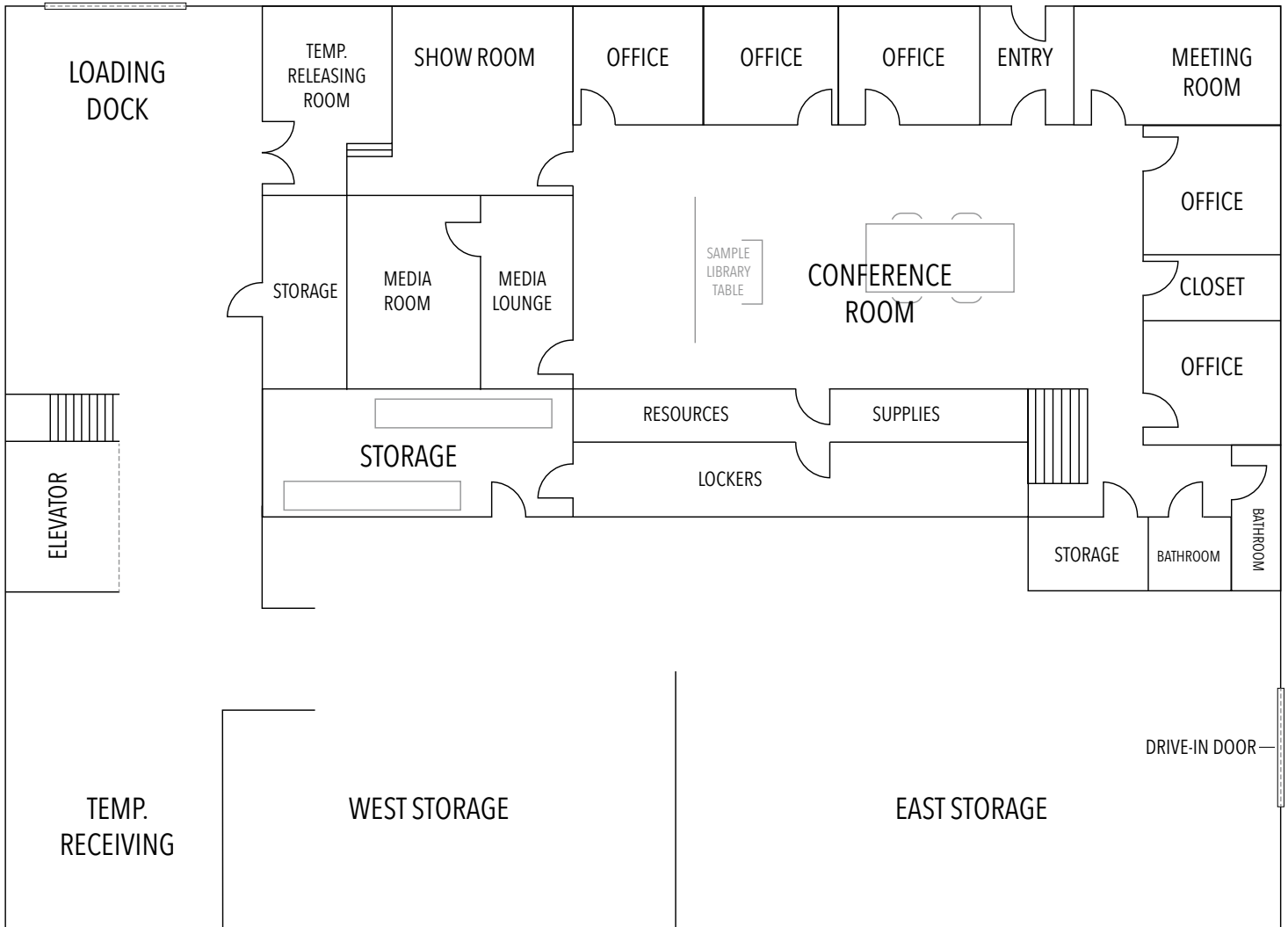
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## 1ST FLOOR SITE PLAN



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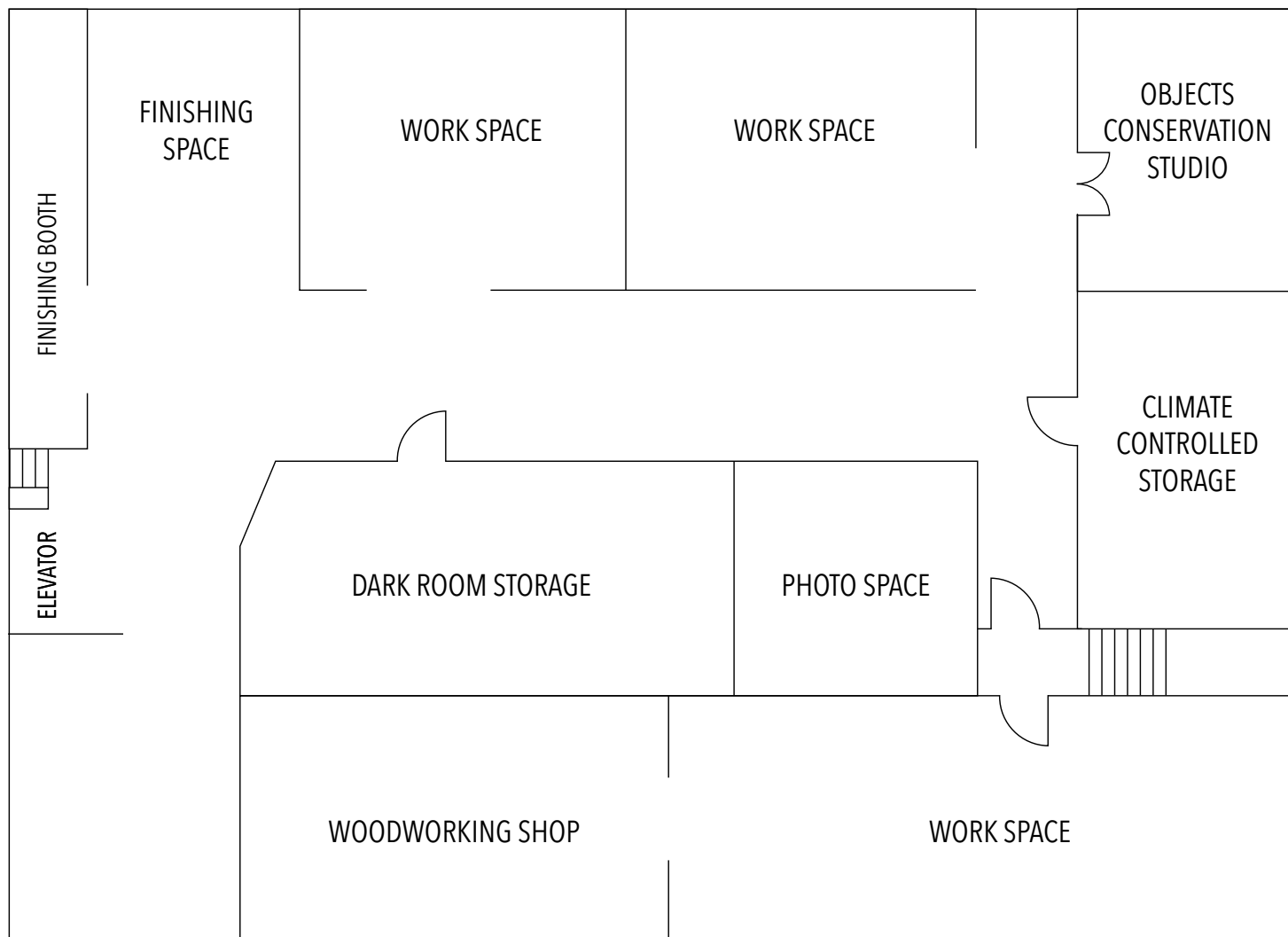
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**2ND FLOOR SITE PLAN**



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