

# 5545 N. Clark Street

CHICAGO, IL 60090 | ANDERSONVILLE

## For Lease

OFFICE / RETAIL / FLEX



### BUILDING INFORMATION

<b>LEASE RATE:</b>	\$17-19/SF Modified Gross
<b>AVAILABLE SPACE:</b>	±9,515 SF
<b>CEILING HEIGHT:</b>	12'-24'
<b>PARKING:</b>	Two (2) off street spaces included
<b>ZONING:</b>	C1-2

### PROPERTY HIGHLIGHTS

- ▶ Dramatic 2nd floor clear span space with heavy concrete floor loads
- ▶ Unique bow truss space well suited for office / showroom / retail uses
- ▶ New private passenger elevator opens into space
- ▶ Truck-level loading dock with 6,000 lb freight elevator
- ▶ 5 blocks to CTA Red Line station (Bryn Mawr)
- ▶ New build out includes:
  - » Open plan with 4 private offices
  - » Full kitchen and breakroom
  - » Private ADA restrooms
  - » Fully sprinklered

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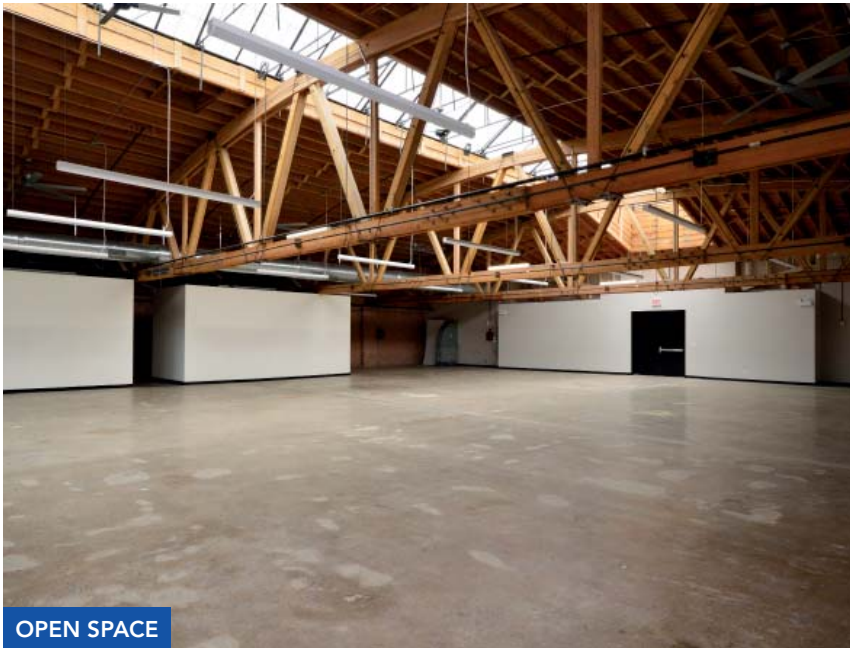
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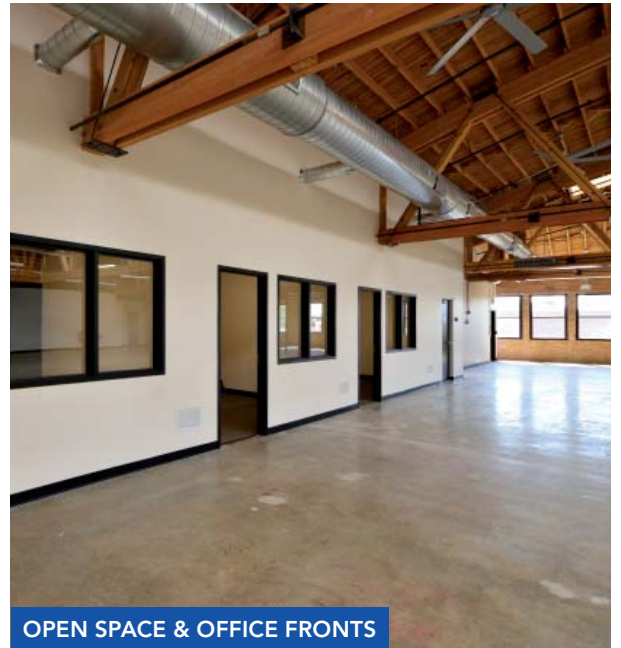
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OPEN SPACE



OPEN SPACE



OPEN SPACE & OFFICE FRONTS

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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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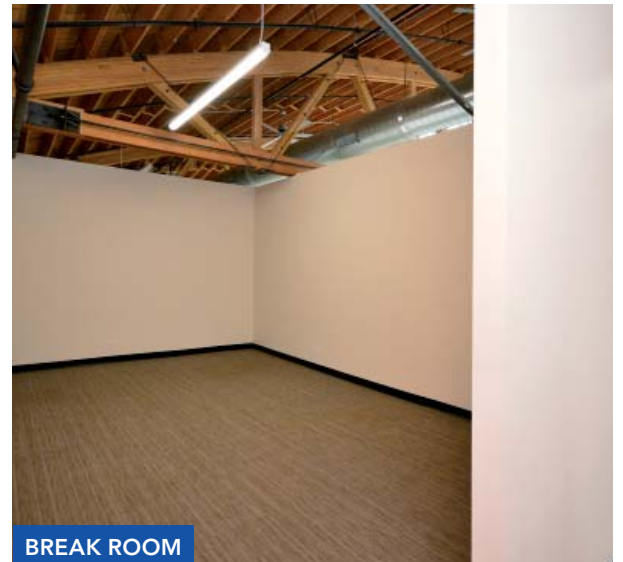
KITCHEN



ELEVATOR



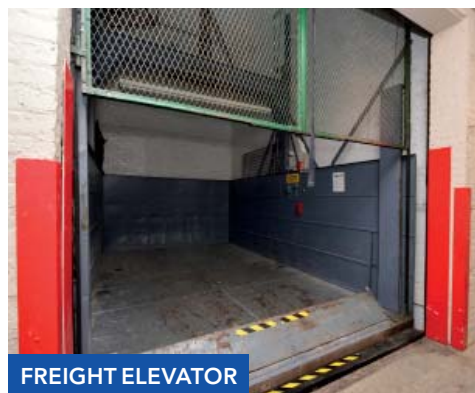
OFFICE



BREAK ROOM



DOCK



FREIGHT ELEVATOR



RESTROOM

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