

# 1407 W. Chicago Avenue

CHICAGO, IL 60622 | WEST TOWN

# For Sale or Lease

OFFICE SPACE



## BUILDING INFORMATION

<b>LEASE RATE:</b>	\$19/SF MG
<b>SALE PRICE:</b>	Subject to Offer
<b>AVAILABLE SPACE:</b>	±6,150 SF
<b>BUILDING SIZE:</b>	±6,150 SF
<b>LAND SIZE:</b>	±3,081 SF
<b>ZONING:</b>	B1-2

## SITE HIGHLIGHTS

- ▶ Space available immediately, flexible lease terms
- ▶ Fully furnished, turn key space
- ▶ Restrooms and kitchenette in suite
- ▶ Conveniently located less than a half mile from the CTA Blue Line Chicago 'L' Station (1.2M annual riders)
- ▶ Well maintained building with no deferred maintenance

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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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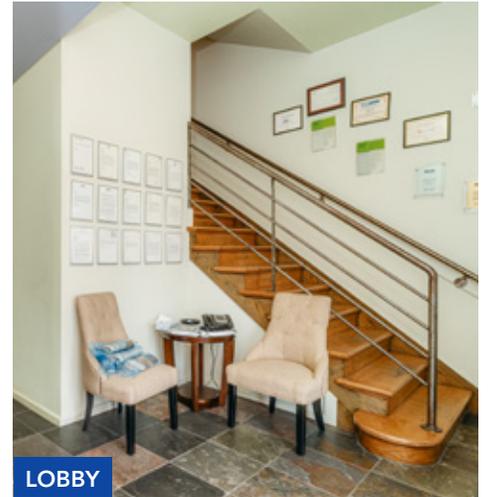
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OFFICE SPACE



OPEN WORK SPACE



LOBBY



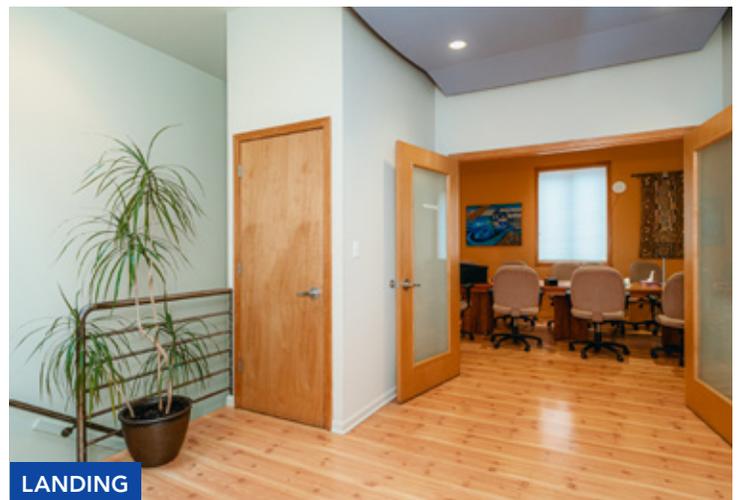
CONFERENCE ROOM



KITCHENETTE



OFFICES



LANDING

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