

FOR SALE OR LEASE

35,000 SF Flex Office
Building on Cermak

1318 W. Cermak Road
CHICAGO, IL 60608



Subject Property Aerial Facing Northeast

PROPERTY SPECIFICATIONS

For more information,
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from sources deemed reliable and is
submitted subject to errors, omissions
and to change of price or terms
without notice.

Building Size	35,000 Sq. Ft.
Available Space	2,000 - 35,000 Sq. Ft.
Power	400 Amps
Loading	4 Drive-In Doors (12' x 12')
Crane	1 15-Ton Crane
Zoning	PMD-11
Taxes	\$20,555 (\$0.59 PSF)
Lease Rate	\$14 PSF Modified Gross
Asking Price	\$2,200,000
Comments	<ul style="list-style-type: none">▪ Excellent access to the I-90/94 Dan Ryan▪ Located in the hot Pilsen neighborhood▪ Suitable for many uses▪ East section is single story with 26' clear ceiling heights



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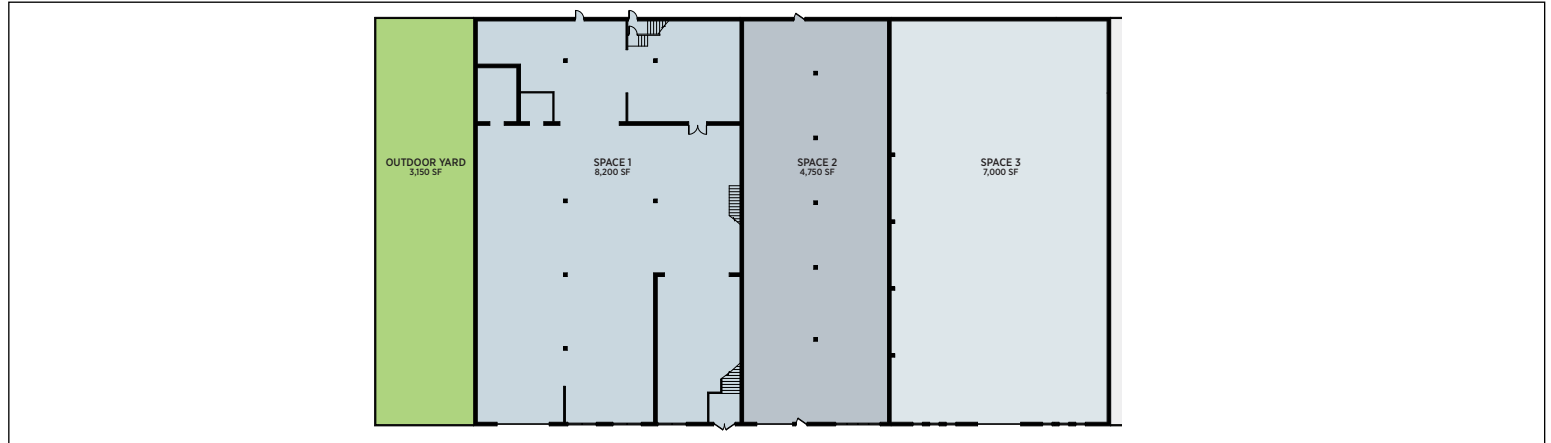


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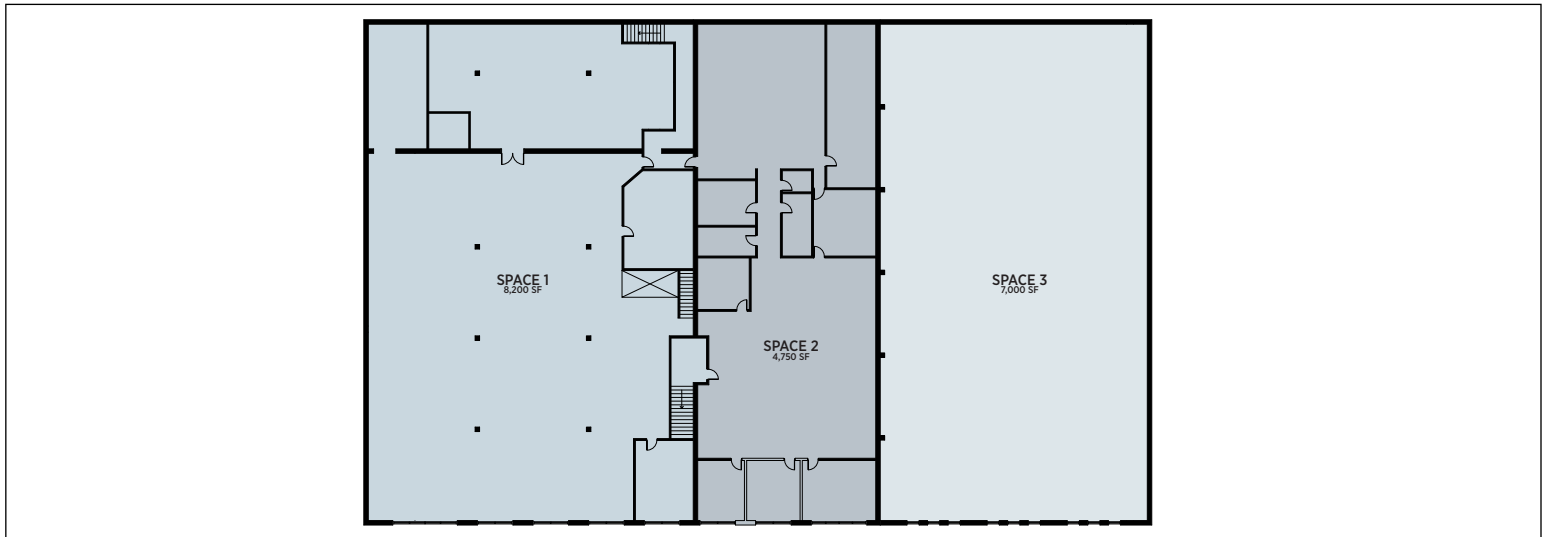
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FIRST FLOOR RENOVATION PLAN



SECOND FLOOR RENOVATION PLAN



PROPERTY LOCATION

