

## FOR LEASE

9,300sf Office/Showroom  
Space With Great Visibility

5335 S. Western Boulevard  
CHICAGO, IL 60609



Streetview from S. Western Blvd.

### PROPERTY SPECIFICATIONS

Building Size	± 180,000 Sq. Ft.
Available Space	Office: 3,300 Sq. Ft. Showroom: 6,000 Sq. Ft.
Land Size	287,606 Sq. Ft. (6.60 Acres)
Parking	Four (4) Car Spaces and Street Parking
Zoning	M2-2
HVAC	Full Heat & Air separate from rest of building
Lease Rate	Office: \$3,200/Month Showroom: \$4,000/Month
Comments	<ul style="list-style-type: none"><li>▪ High quality finishes throughout</li><li>▪ Very well-maintained</li><li>▪ Great signage opportunity on busy Western Boulevard</li><li>▪ 4 Block walk to Western Orange Line Station</li><li>▪ Nearby access to I-94 and I-55 Expressways</li></ul>

For more information,  
please contact:

**STEVAN ARANDJELOVIC**  
Associate  
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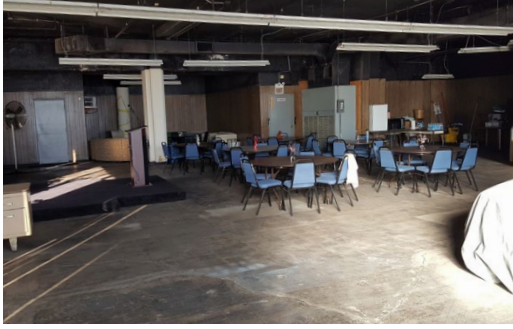
NelsonHill  
1111 S. Western Avenue  
Chicago, IL 60612

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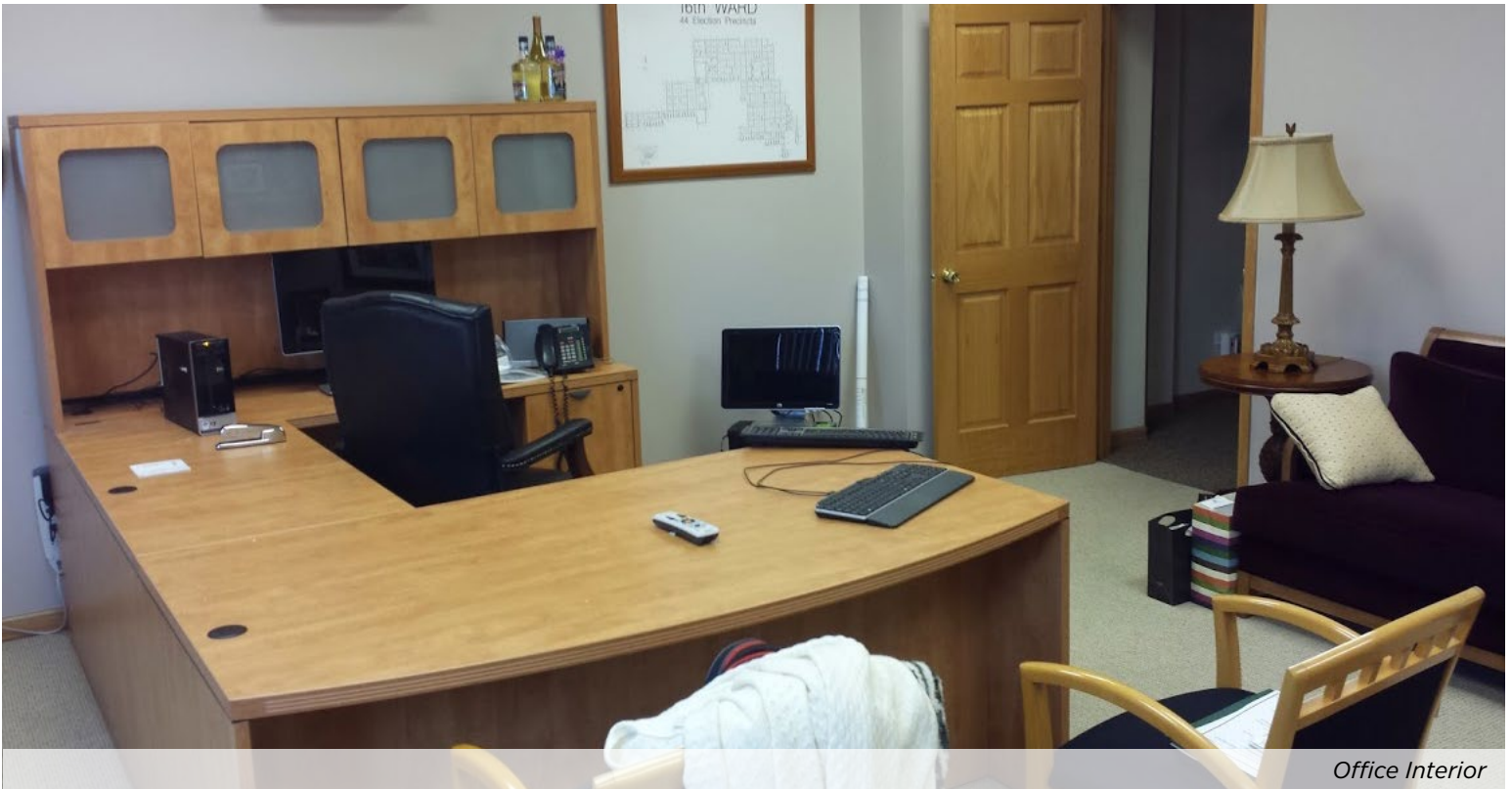
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*Showroom Interior*



*Office Interior*



*Office Interior*