

## FOR SALE OR LEASE

35,000 SF Flex Office  
Building on Cermak

1318 W. Cermak Road  
CHICAGO, IL 60608



Subject Property Aerial Facing Northeast

For more information,  
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## PROPERTY SPECIFICATIONS

|                 |  |
|-----------------|--|
| 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"><li>▪ Excellent access to the I-90/94 Dan Ryan</li><li>▪ Located in the hot Pilsen neighborhood</li><li>▪ Suitable for many uses</li><li>▪ East section is single story with 26' clear ceiling heights</li></ul> |





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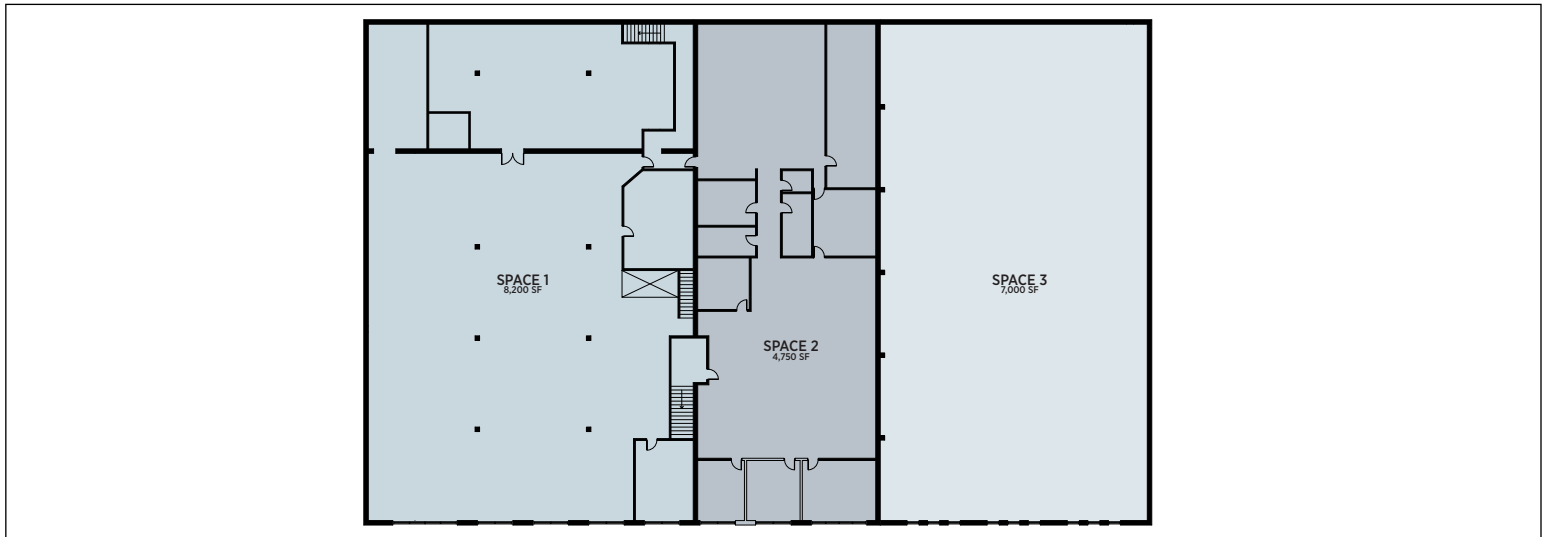
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## FIRST FLOOR RENOVATION PLAN



## SECOND FLOOR RENOVATION PLAN



## PROPERTY LOCATION

