

# 2155 W. Hubbard Street

CHICAGO, IL 60612 | KINZIE CORRIDOR

## For Lease

FLEX & LOFT OFFICE



### BUILDING INFORMATION

<b>AVAILABLE SPACE:</b>	±1,800 – ±12,850 SF
<b>FIRST FLOOR:</b>	±6,200 SF Studio Space \$13-14 PSF Modified Gross
<b>SECOND FLOOR:</b>	(2) ±2,400 SF Suites Loft Office Space \$13-14 PSF Modified Gross
<b>THIRD FLOOR:</b>	±1,800 SF Loft Office Space \$16 PSF Modified Gross
<b>BUILDING SIZE:</b>	12,850 SF
<b>CEILING HEIGHT:</b>	9'-14'
<b>ZONING:</b>	PMD-4

### SITE HIGHLIGHTS

- ▶ Currently undergoing building and common area upgrades
- ▶ Flexible space can be utilized for a variety of uses including fulfillment / distribution, light manufacturing and office
- ▶ Ground floor built out studio space, former Onion studios
- ▶ 2nd and 3rd floor modern creative loft space with city views
- ▶ Direct overhead drive-in door to premises
- ▶ Fully air conditioned
- ▶ Secure, off street parking available

**ARI TOPPER, CFA**  
ari@baumrealty.com  
312.275.3113

**TYLER DECHTER**  
tyler@baumrealty.com  
312.275.3132



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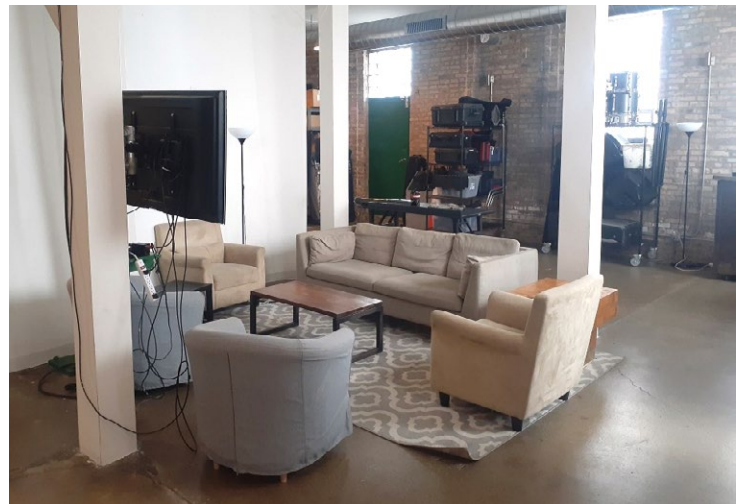
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## GROUND FLOOR FLEX SPACE



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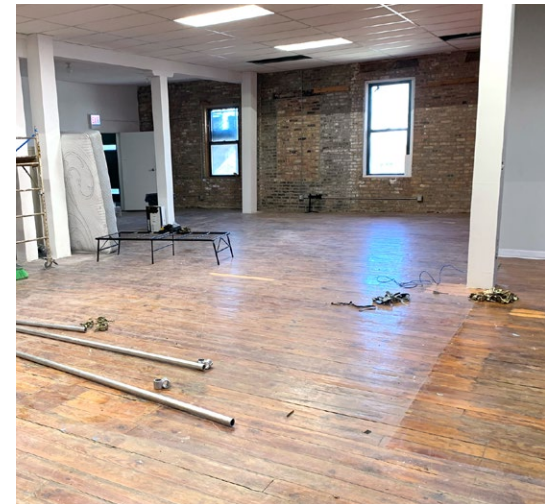
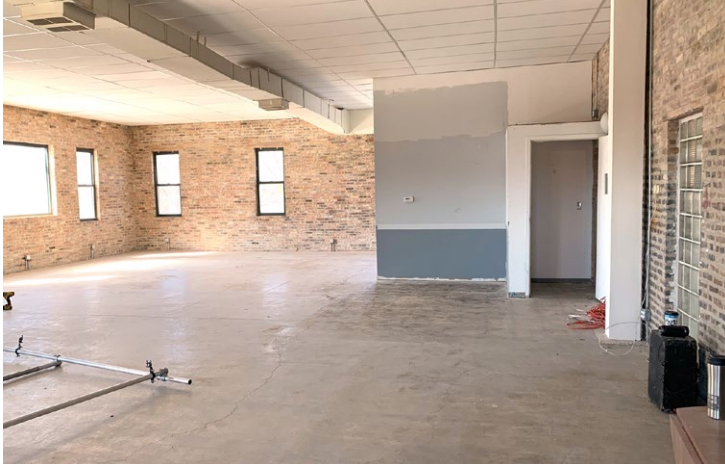
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## 2ND & 3RD FLOOR LOFT OFFICE



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