

N PAULINA ST

400
NORTH
PAULINA

FOR LEASE

400 N. Paulina Street

SUMMARY

NelsonHill is pleased to present 400 N. Paulina Street, a 10,000 SF, multi-tenant, office building with 3,670 SF of finished office space available. The building offers both private and open office spaces, one conference room filled with abundant natural light. The space also includes high-end office furniture included with the lease. The subject property is located in the thriving Kinzie Corridor on the corner of Paulina Street and Kinzie Street.

SPECIFICATIONS

BUILDING SIZE	± 10,000 SF
LAND SIZE	± 13,068 SF
AVAILABLE SPACE	3,670 SF
STORIES	1
OFFICE LAYOUT	1 CONFERENCE ROOM, 2 PRIVATE OFFICES 8 WORK STATIONS
CONSTRUCTION	MASONRY
CEILING HEIGHT	14'
ZONING	PMD-4
2016 TAXES	\$21,515.59 (\$2.15 PSF)
LEASE RATE	\$25 PSF MODIFIED GROSS

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



PROPERTY PHOTOS



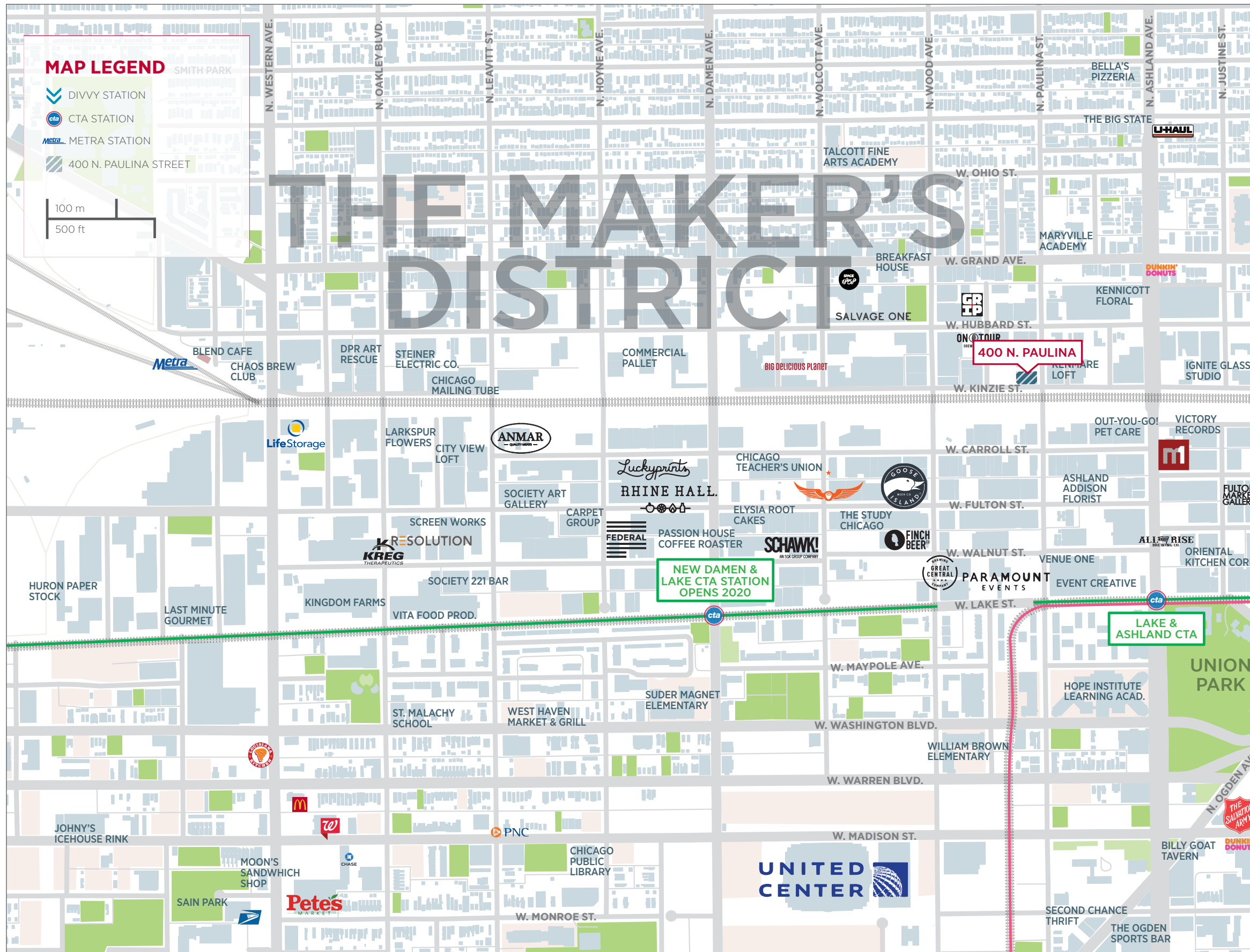
CONFERENCE ROOM



PRIVATE OFFICE SPACE



WORKSTATIONS

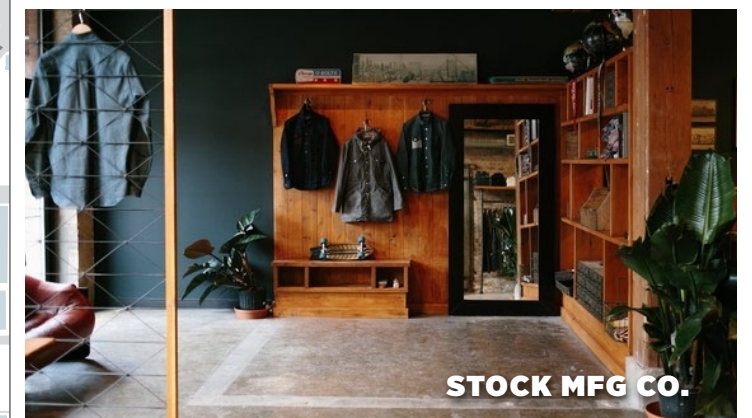


THE MAKER'S DISTRICT

NEIGHBORHOOD ANALYSIS

In the mid-90's, West Fulton Market, also known as The Kinzie Corridor, became known as a robust manufacturing district in Chicago. This was the decade that Goose Island planted its manufacturing facility in the neighborhood and many other food, beverage and retail manufacturers followed.

Today, West Fulton Market is known as the Maker's District- attracting light manufacturers, creative office, and artisans from around the city with its creative environment and easy access to downtown Chicago. The city of Chicago supports the movement with over \$700,000 in grants annually.



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KINZIE CORRIDOR
—
OFFICE LEASE
OPPORTUNITY



400
NORTH
PAULINA



 **NelsonHill**
Creating Maximum Value in Real Estate



COMMON AREA KITCHEN

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