

FOR LEASE

**EXTRAORDINARY & RARE
OPPORTUNITY IN PRIME
GOOSE ISLAND, CHICAGO**

**COLLABORATIVE LOFT OFFICE/
SHOWROOM TECHNOLOGY COMPANY
ALTERNATIVE TO BOX SPACES.**

**TWO ADJACENT & SEAMLESSLY
INTERCONNECTED BUILDINGS WITH 30'
HIGH CEILINGS AND NO COLUMNS**

BRICK, HEAVY TIMBER, STEEL & GLASS

**1365
NORTH
CHERRY
AVENUE**

CBRE



- **COMPLETELY NEW CONSTRUCTION.**
- **BOW TRUSS ROOF WITH MASSIVE 200 FT. LONG SKYLIGHTS.**
- **ADVANCED APP CONTROLLED SHADES & LIGHTS**

67,947 SF TURNKEY BUILD OUT | DIVISIBLE FROM 15,650 – 67,947 SF

1340 CHERRY – 24,900 SF

(OR 39,437 SF WITH PROPOSED 2ND FLOOR OFFICE & ATRIUM BUILDOUT)

1365 CHERRY – 15,650 SF

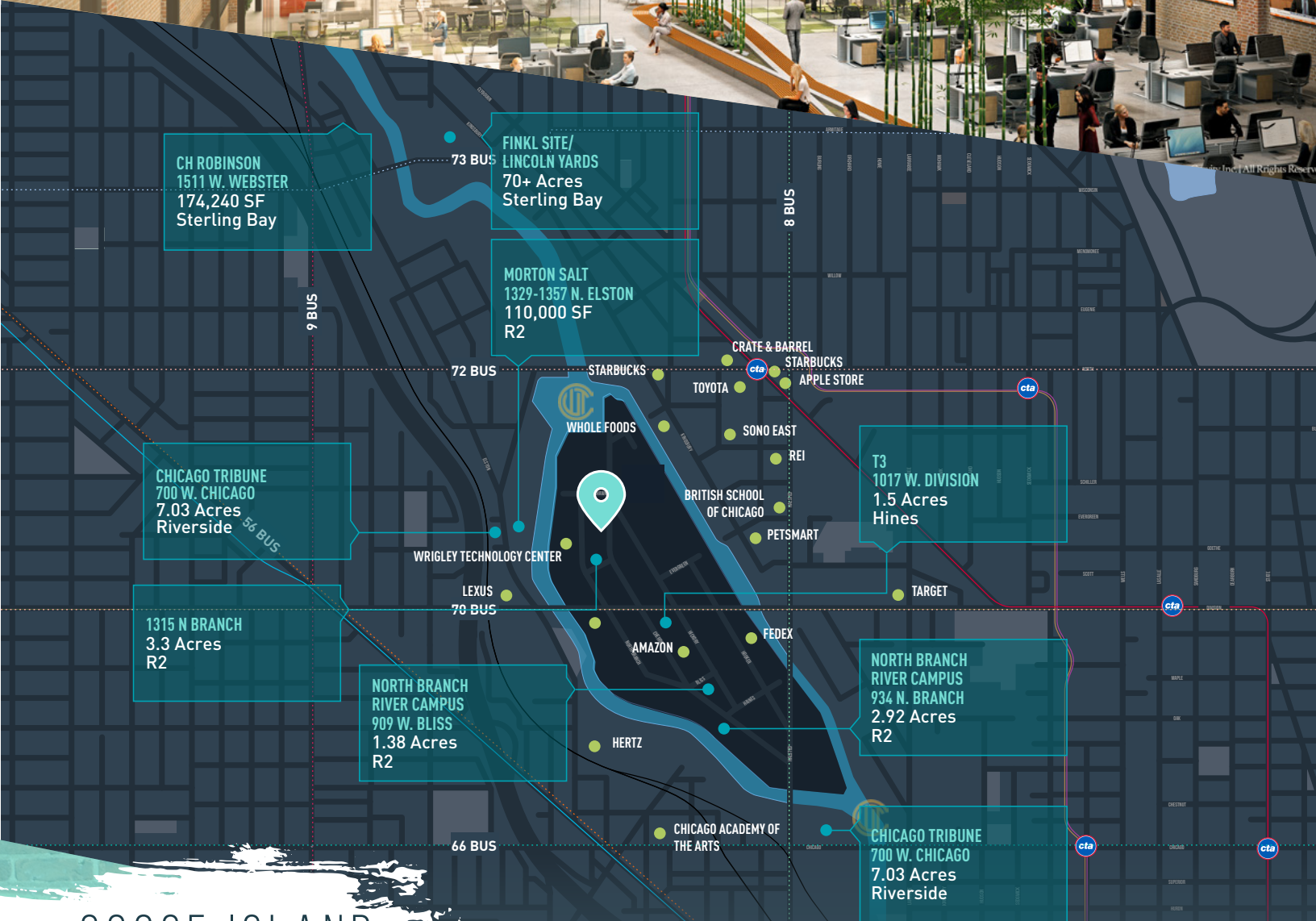
(OR 28,510 SF WITH PROPOSED 2ND FLOOR OFFICE & ATRIUM BUILDOUT)

CLICK TO VIEW FLOOR PLANS



BRAND NEW

- **NEW ROOF** - Complete Tearoff new Roof with 5.2" Hi Density R30 insulation and Johns Manville CRG Membrane. Roof Carries 25 Year Warranty.
- **NEW WINDOWS** - Solarban 60 Low E Extruded Aluminum Heavy Commercial Grade with Internal Mutins
- **NEW SKYLIGHTS** - ULTRA Low E3 Ultra High Efficiency imported from Denmark with Smart Phone enabled motorized shades. Skylights in 1340 N Cherry building are 8 Feet Wide x 180 feet long. This is a 10 degree slope skylight. Skylights in 1365 N Cherry Avenue are 12 Feet Wide x 175 feet long. This is a ridge skylight at 29 degree pitch. The skylights carry a 10 year warranty and the shades carry a 5 year warranty.
- **NEW ARCHITECTURAL GRADE LED LIGHTING** - Architectural Grade 0-100% dimmable zoned LED Lighting controlled by smartphone.
- **NEW HVAC SYSTEMS** - Qty (8) Trane 15 Ton RTU's & Qty(3) 4 Ton Rheem Split units
- **SANDBLASTING** - Ceilings and Interior brick Walls
- **TUCKPOINTING** - Interior & Exterior Brick Walls

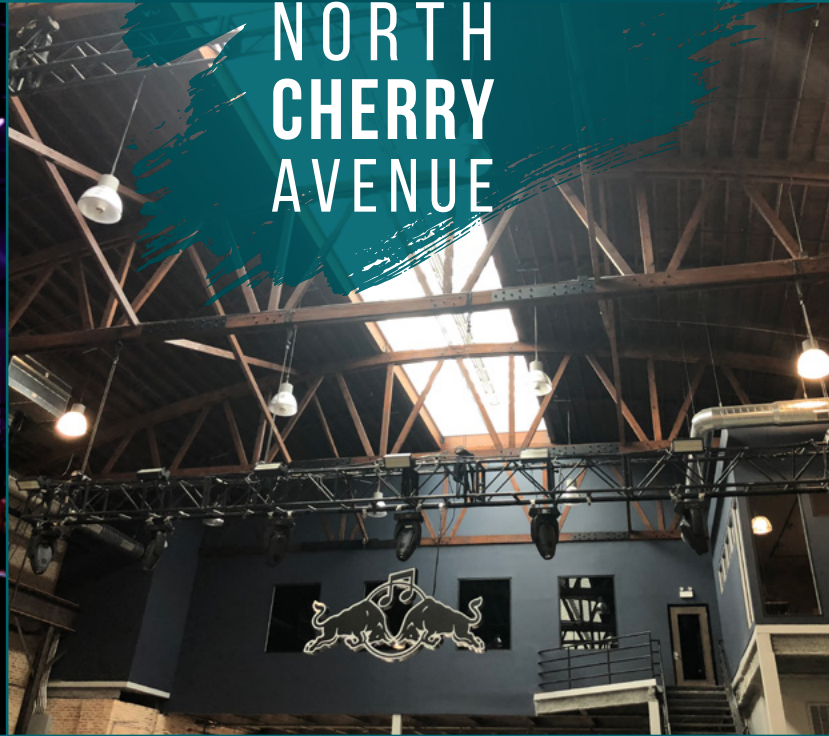


GOOSE ISLAND HIGHLIGHTS

- New Developments
- Amenities

RECENT EVENTS HELD AT

1365
NORTH
CHERRY
AVENUE



FOR MORE INFORMATION, CONTACT

MITCH ADAMS

+1 312 935 1469

mitch.adams@cbre.com

NICOLE MENTONE

+1 312 297 7658

nicole.mentone@cbre.com

CBRE

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