

2501 W. Washington Boulevard

CHICAGO, IL 60612 | NEAR WEST SIDE

For Lease

OFFICE & FLEX INDUSTRIAL



BUILDING INFORMATION

LEASE RATE:	\$13-\$17 / SF MG
CAM:	\$0.90 PSF
AVAILABLE SPACE:	Up to ±6,060 SF
BUILDING SIZE:	±68,000 SF
FLOORS:	5
CEILING HEIGHT:	9'7" Clear - 12'1" Slab to Slab
PARKING:	78 Spaces (Up to 200 Available)
ZONING:	M1-1
ELEVATORS:	1 Passenger, 1 Freight
LOADING:	3 Exterior Loading Docks

SITE HIGHLIGHTS

- ▶ New windows on all four sides of building flood the space with abundant natural light
- ▶ Walking distance to CTA Green Line & Blue lines, Metra station and multiple Divvy stations
- ▶ Individual climate control for each floor
- ▶ Secured fenced parking in lot
- ▶ Exterior & Interior signage / branding opportunities
- ▶ Custom turn-key buildouts
- ▶ New ownership has invested large capital to completely redevelop the building to a loft office / flex space

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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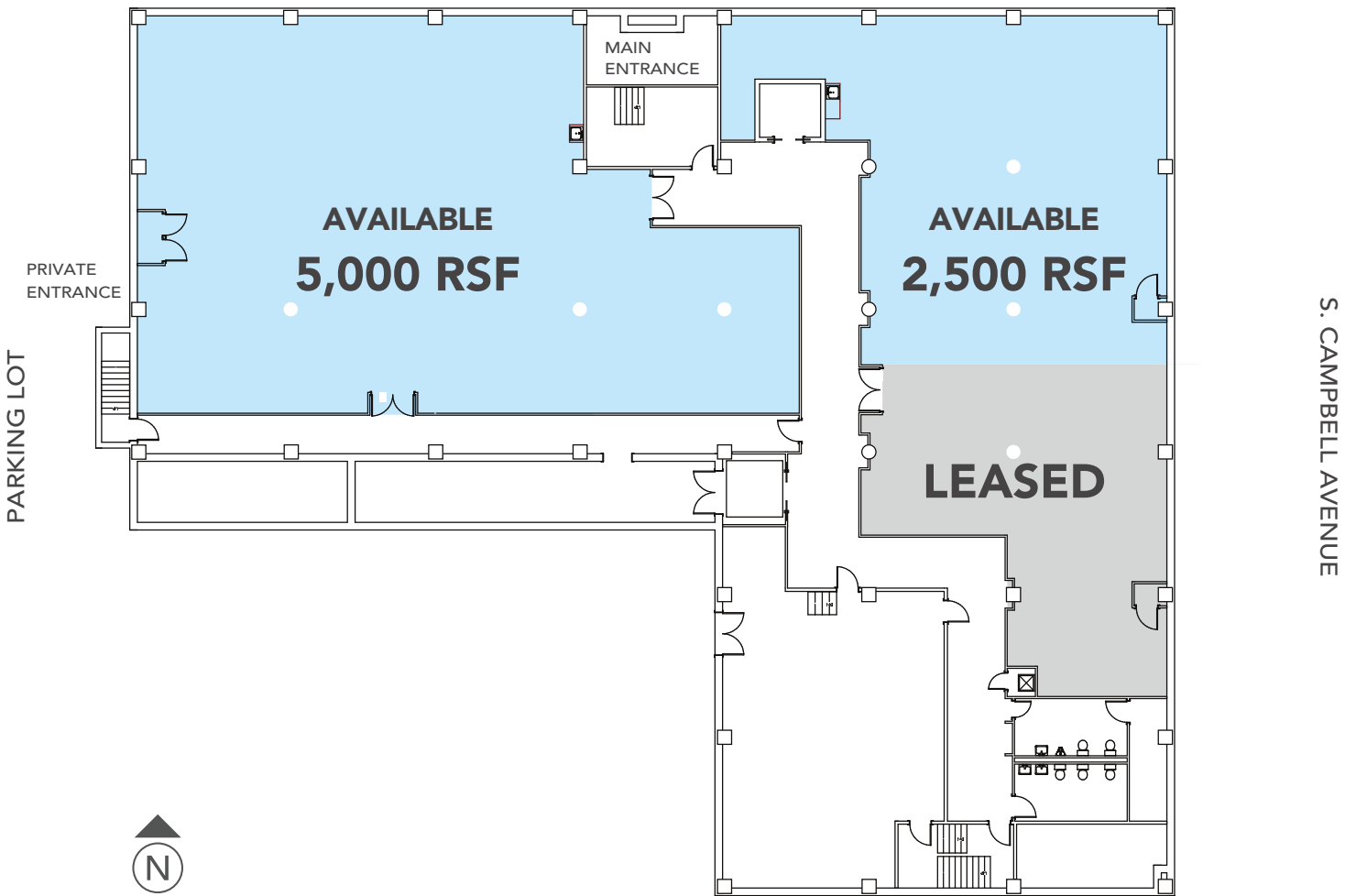
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1ST FLOOR SITE PLAN

W. WASHINGTON BOULEVARD



1ST FLOOR INFORMATION

LEASE RATE:	\$13 / SF MG
AVAILABLE SPACE:	±5,000 SF & ±2,500 SF
FEATURES:	Private entrance

ALLEY

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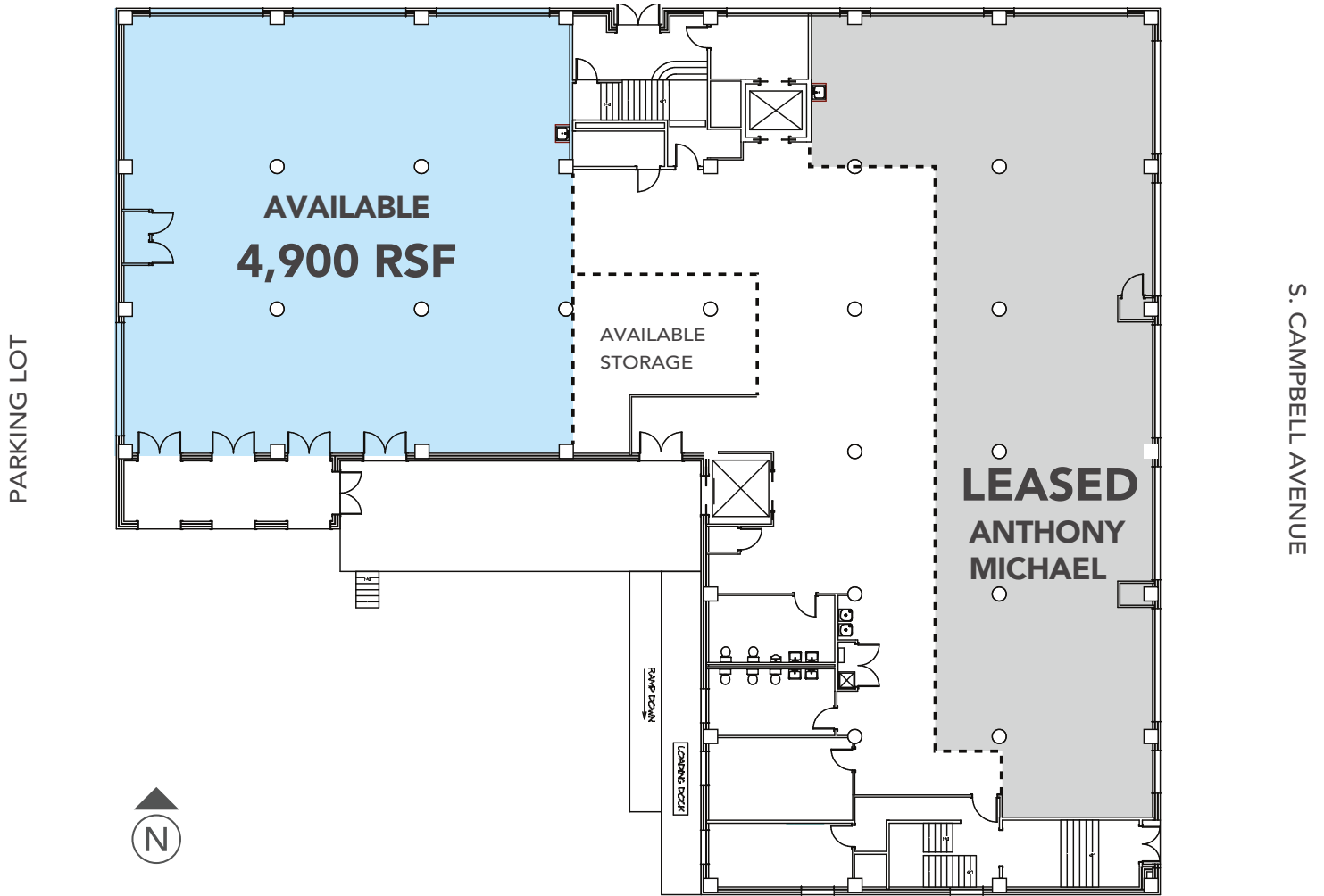
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2ND FLOOR SITE PLAN

W. WASHINGTON BOULEVARD



2ND FLOOR INFORMATION

LEASE RATE: \$16 / SF MG

AVAILABLE SPACE: ±4,900 SF

ALLEY

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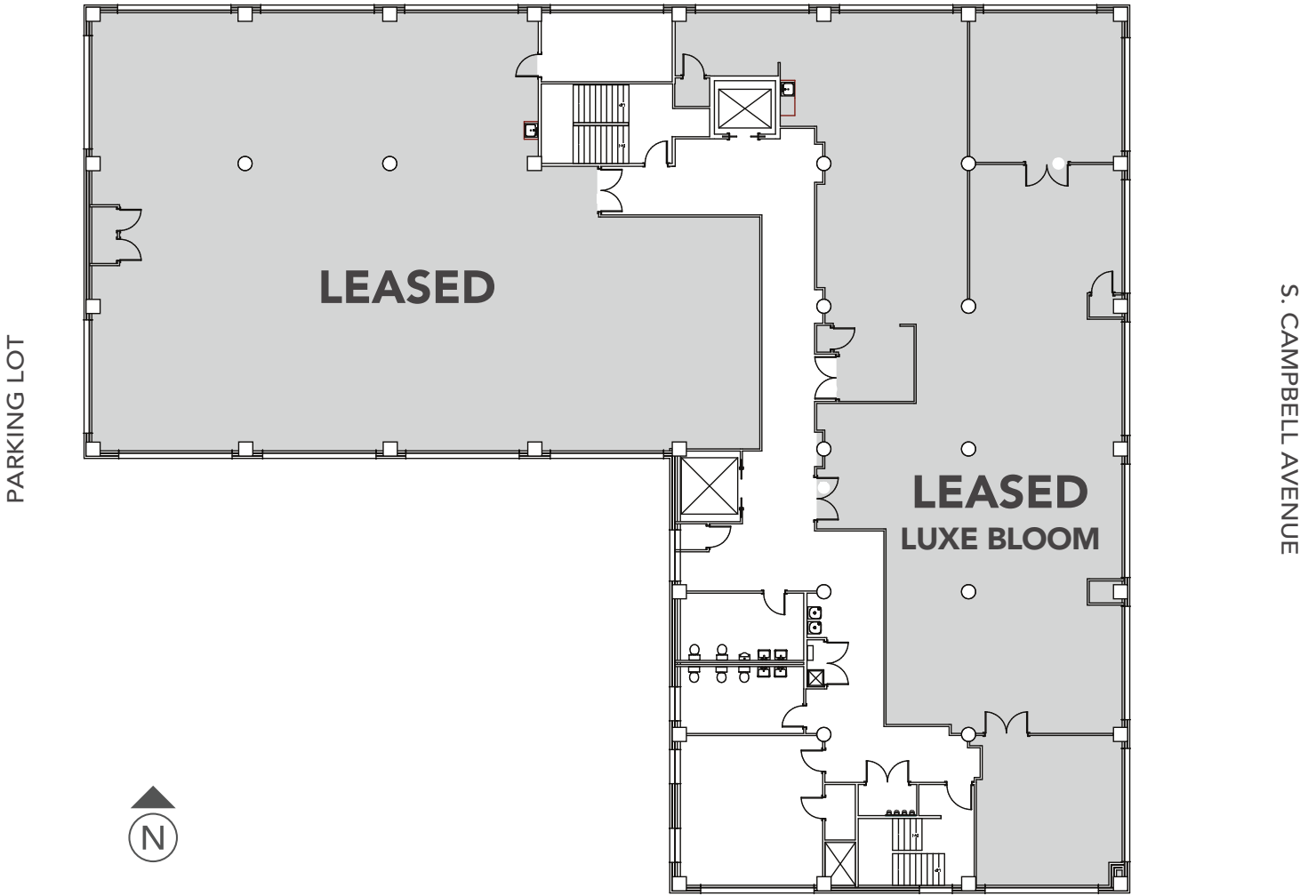
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For Lease

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3RD FLOOR SITE PLAN

W. WASHINGTON BOULEVARD



3RD FLOOR INFORMATION

FULLY LEASED

ALLEY

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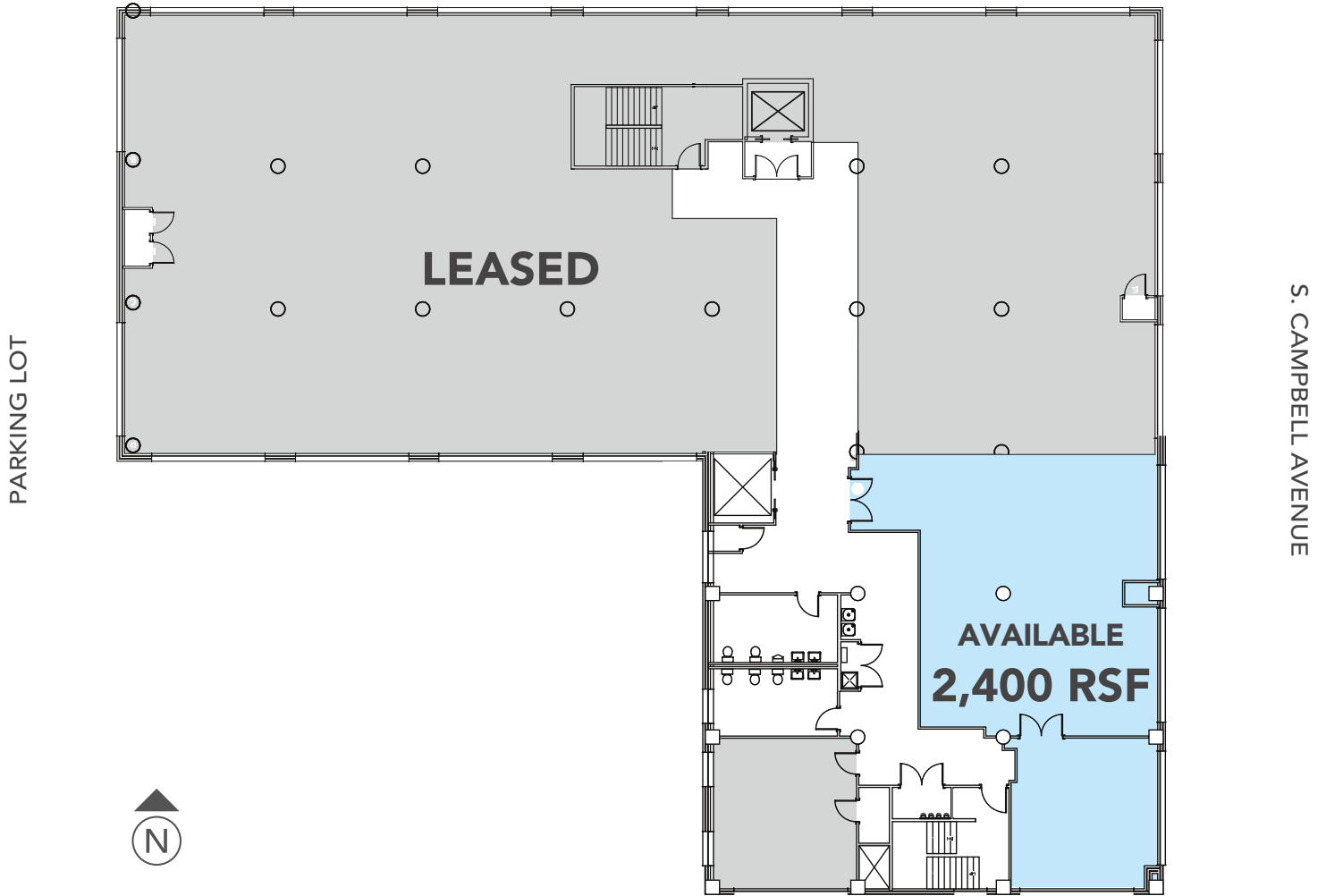
4TH FLOOR SITE PLAN

VIRTUAL
TOUR
AVAILABLE

bit.ly/2CnUnJ9



W. WASHINGTON BOULEVARD



4TH FLOOR INFORMATION

LEASE RATE:	\$17 RSF MG
AVAILABLE SPACE:	±2,400 SF
FEATURES	Direct access to loading docks Storage space available

ALLEY

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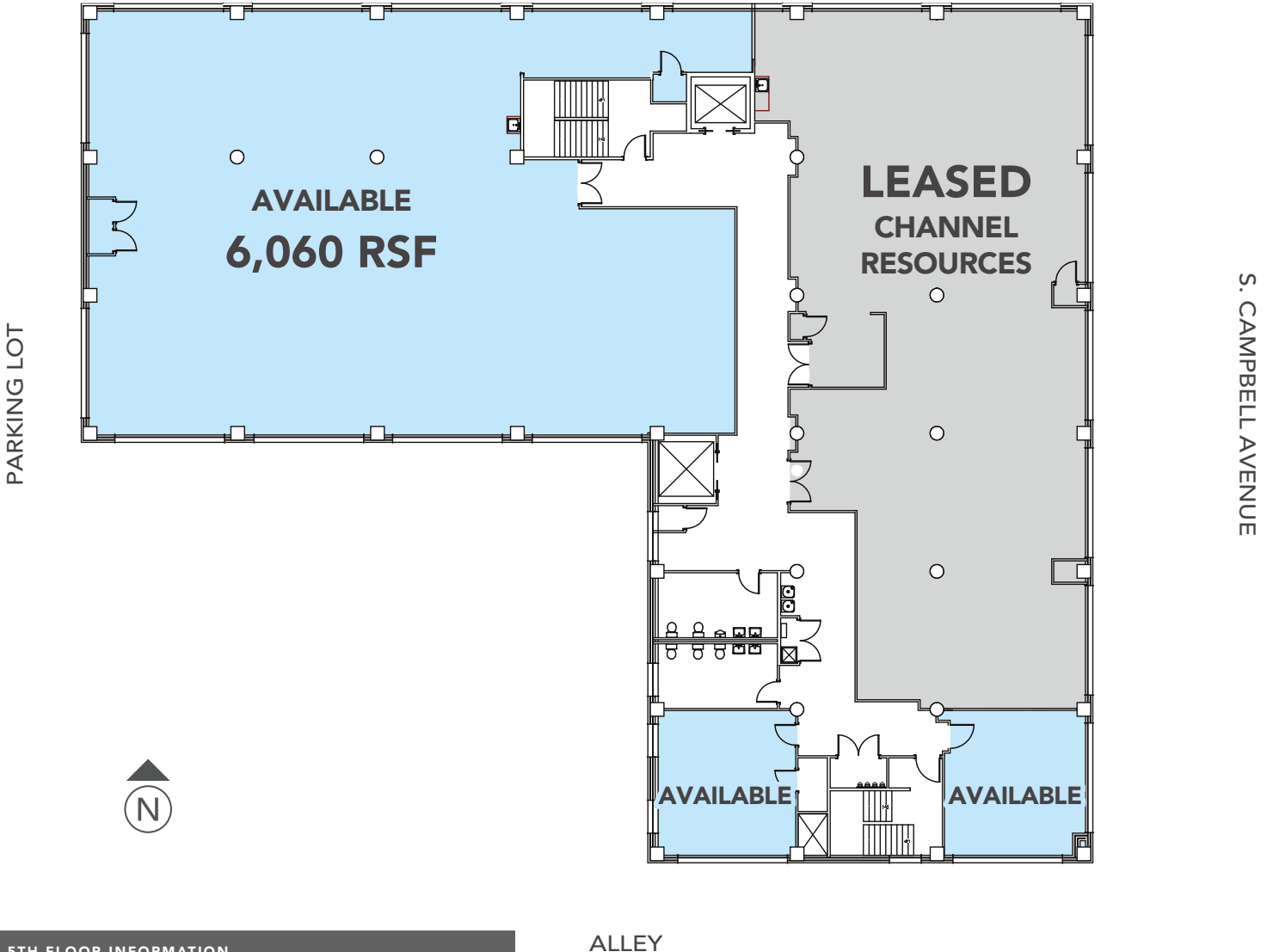
5TH FLOOR SITE PLAN

VIRTUAL
TOUR
AVAILABLE

bit.ly/2Y0nji1



W. WASHINGTON BOULEVARD



5TH FLOOR INFORMATION

LEASE RATE: \$17 RSF MG

AVAILABLE SPACE: ±6,060 SF

FEATURES Open plan

ALLEY

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CONCRETE LOFT



CONCRETE LOFT

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