

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

# 1365 NORTH CHERRY AVENUE

- **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



**CH ROBINSON**  
1511 W. WEBSTER  
174,240 SF  
Sterling Bay

**FINKL SITE/  
LINCOLN YARDS**  
70+ Acres  
Sterling Bay

**MORTON SALT**  
1329-1357 N. ELSTON  
110,000 SF  
R2

**CHICAGO TRIBUNE**  
700 W. CHICAGO  
7.03 Acres  
Riverside

**1315 N BRANCH**  
3.3 Acres  
R2



**NORTH BRANCH  
RIVER CAMPUS**  
909 W. BLISS  
1.38 Acres  
R2

**T3**  
1017 W. DIVISION  
1.5 Acres  
Hines

**NORTH BRANCH  
RIVER CAMPUS**  
934 N. BRANCH  
2.92 Acres  
R2

**CHICAGO TRIBUNE**  
700 W. CHICAGO  
7.03 Acres  
Riverside

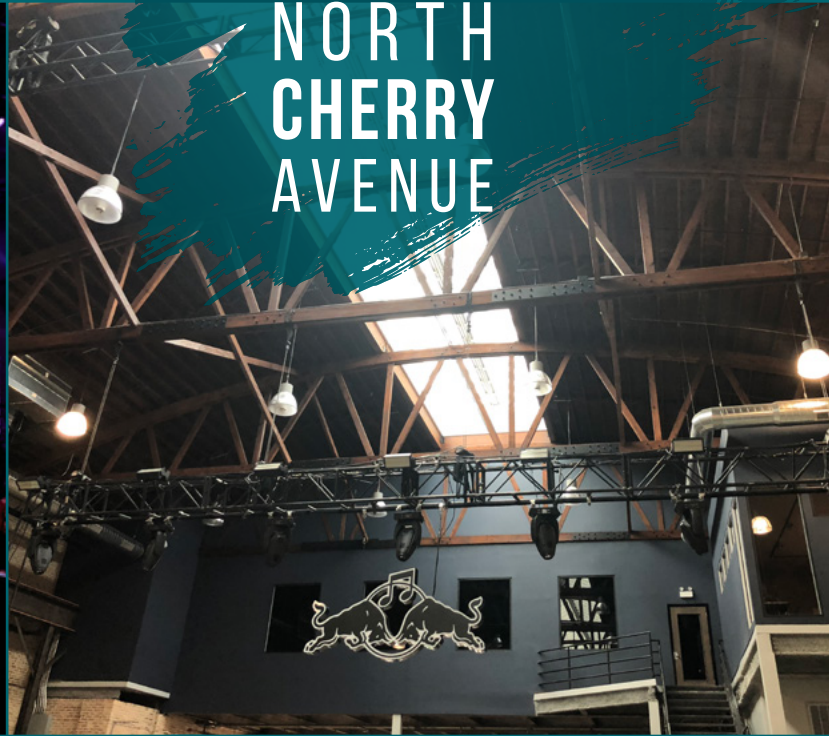
# GOOSE ISLAND HIGHLIGHTS

-  New Developments
-  Amenities



RECENT EVENTS HELD AT

1365  
NORTH  
CHERRY  
AVENUE



FOR MORE INFORMATION, CONTACT

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**CBRE**

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