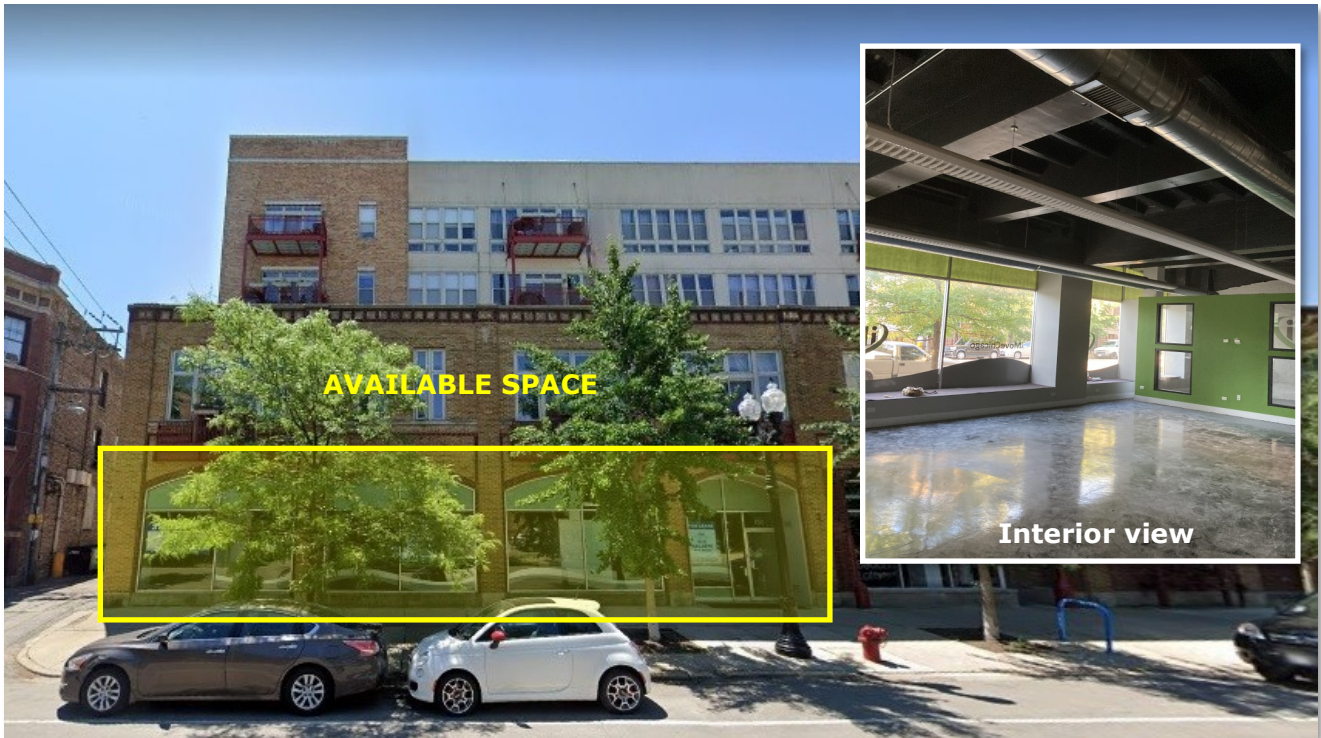


# STRAUSS

REALTY, LTD.

1225 W. MORSE AVE.  
CHICAGO, ILLINOIS 60626



For sale or lease. Ground floor commercial space in a 4-story modern condominium building, less than 1 mile north of Loyola University and its thriving Sheridan road campus town; steps to the beach and lakefront park. Sun-filled space is perfect for fitness studio, day care, medical center, retail, offices, or many other creative uses. Space includes large open area with floor to ceiling windows, plus enclosed private offices of varying sizes. 14' ceilings, exposed ductwork, two bathrooms. Easy proximity to public transportation. Up to 5 additional parking spaces could be made available for lease at additional cost.

**Lease Rate:** \$15/PSF  
**Lease Type:** NET  
**Space Size:** ±3,400 SF  
**Ceiling Height:** 14'  
**Zoned:** C1-3



DEBORAH SMITH

773-885-3254

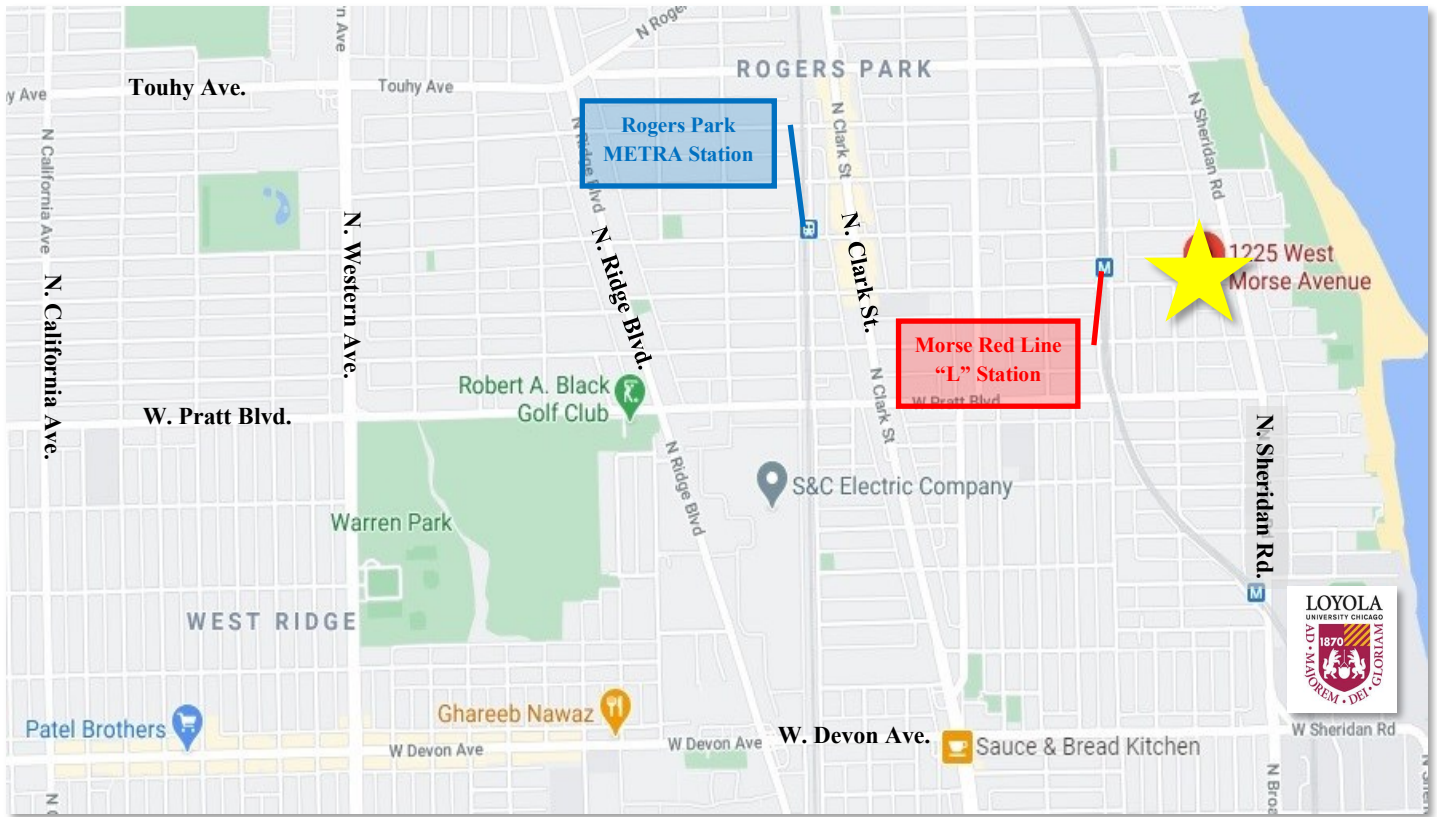
DEBORAH@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

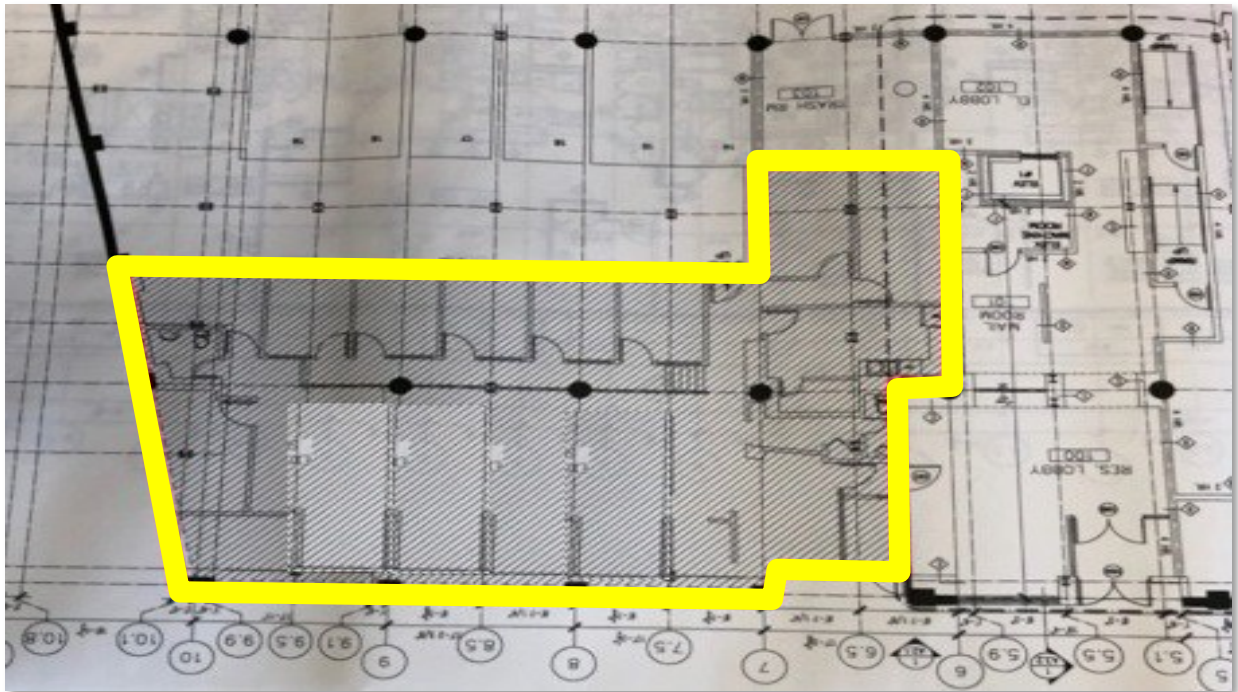
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### FLOOR PLAN



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