

1900

W. HUBBARD
S T R E E T



1900

FOR LEASE

1900 W. Hubbard Street

NelsonHill is pleased to present 1900 W. Hubbard Street, a part two-story, 17,500 SF, industrial flex warehouse for lease. The property is located within the thriving Kinzie Corridor district and in close proximity to downtown Chicago.

OFFERING

AVAILABLE	11,361 SF
ASKING	\$14 - \$18 PSF MODIFIED GROSS
2016 TAXES	\$39,260.62/\$2.24 PSF

SPECIFICATIONS

AVAILABLE SPACE(S)	OPTION A: 8,125 SF OPTION B: 3,236 SF TOTAL: 11,361 SF
OFFICE	2 PRIVATE, 1 CONFERENCE ROOM, OPEN WORK BULL-PEN
PARKING	13,414 SF LOT
ADJACENT LOT	3,692 SF
LOADING	1 DRIVE-IN-DOOR: 12' X 11'10", 1 RECESSED LOADING DOCK: 14'4" X 11'8" 1 INTERIOR DRIVE-IN-DOOR
ZONING	PMD-4
CEILING HEIGHT	11'8"-14' WAREHOUSE



PROPERTY EXTERIOR



AERIAL WESTBOUND



AERIAL EASTBOUND



THE MAKER'S DISTRICT



CTA PINK/GREEN LINE- ASHLAND

- 15 MIN WALK
- 4 MIN BIKE
- 0.7 MILES

CTA BLUE LINE- CHICAGO AVE.

- 26 MIN WALK
- 8 MIN BIKE
- 1.2 MILES

CTA BLUE LINE- GRAND AVE.

- 30 MIN WALK
- 10 MIN BIKE
- 1.4 MILES

BUS

- 65 - GRAND AVENUE
- 50- DAMEN AVENUE
- 9 - ASHLAND AVENUE



I-290 DAN RYAN EXPRESSWAY

- 8 MIN DRIVE, 1.1 MILES

I-90/94 EISENHOWER EXPRESSWAY

- 10 MIN DRIVE, 1.2 MILES



NEAREST DIVVY

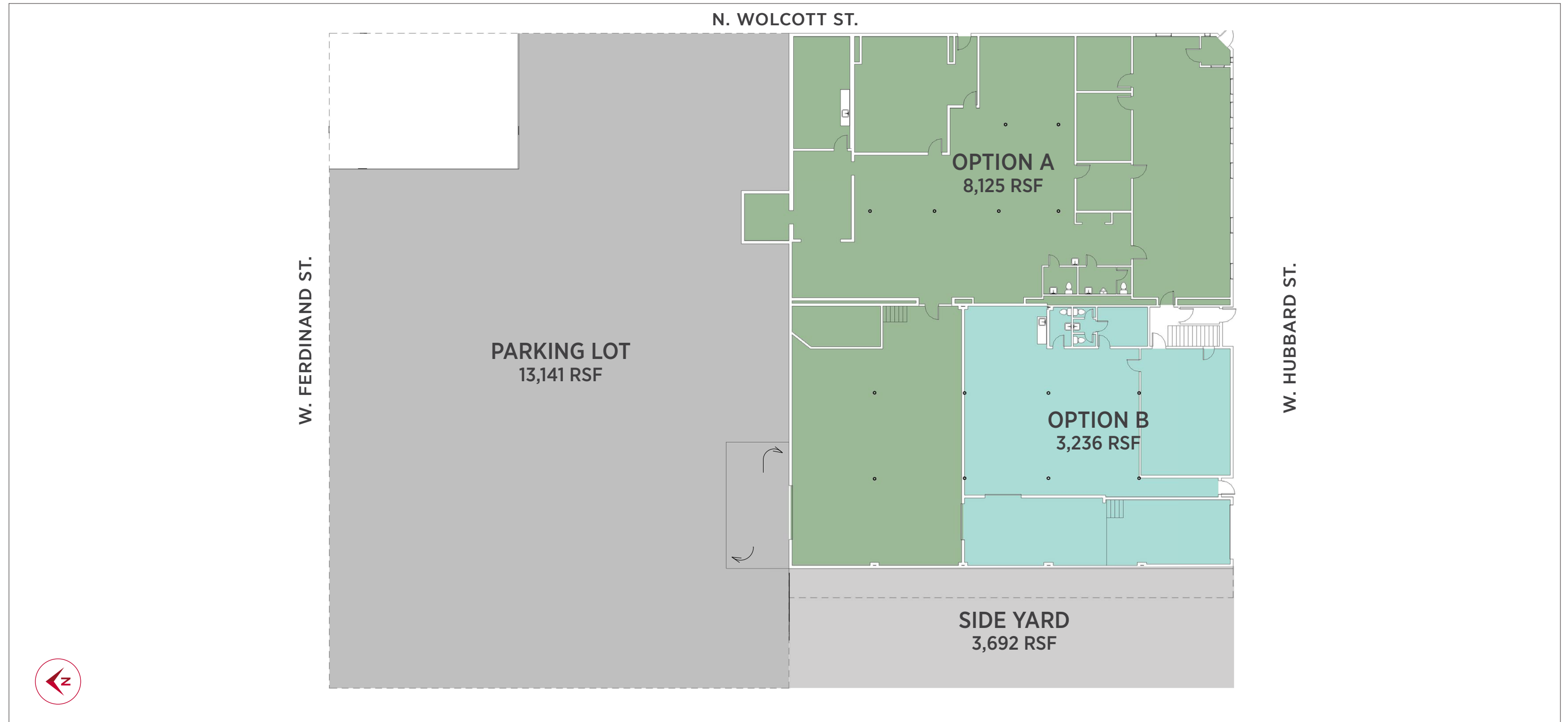
- WOOD ST. & HUBBARD ST.
- DAMEN AVE. & GRAND AVE.

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.

FLEX WAREHOUSE SPACE FOR LEASE

1900 W. Hubbard Street

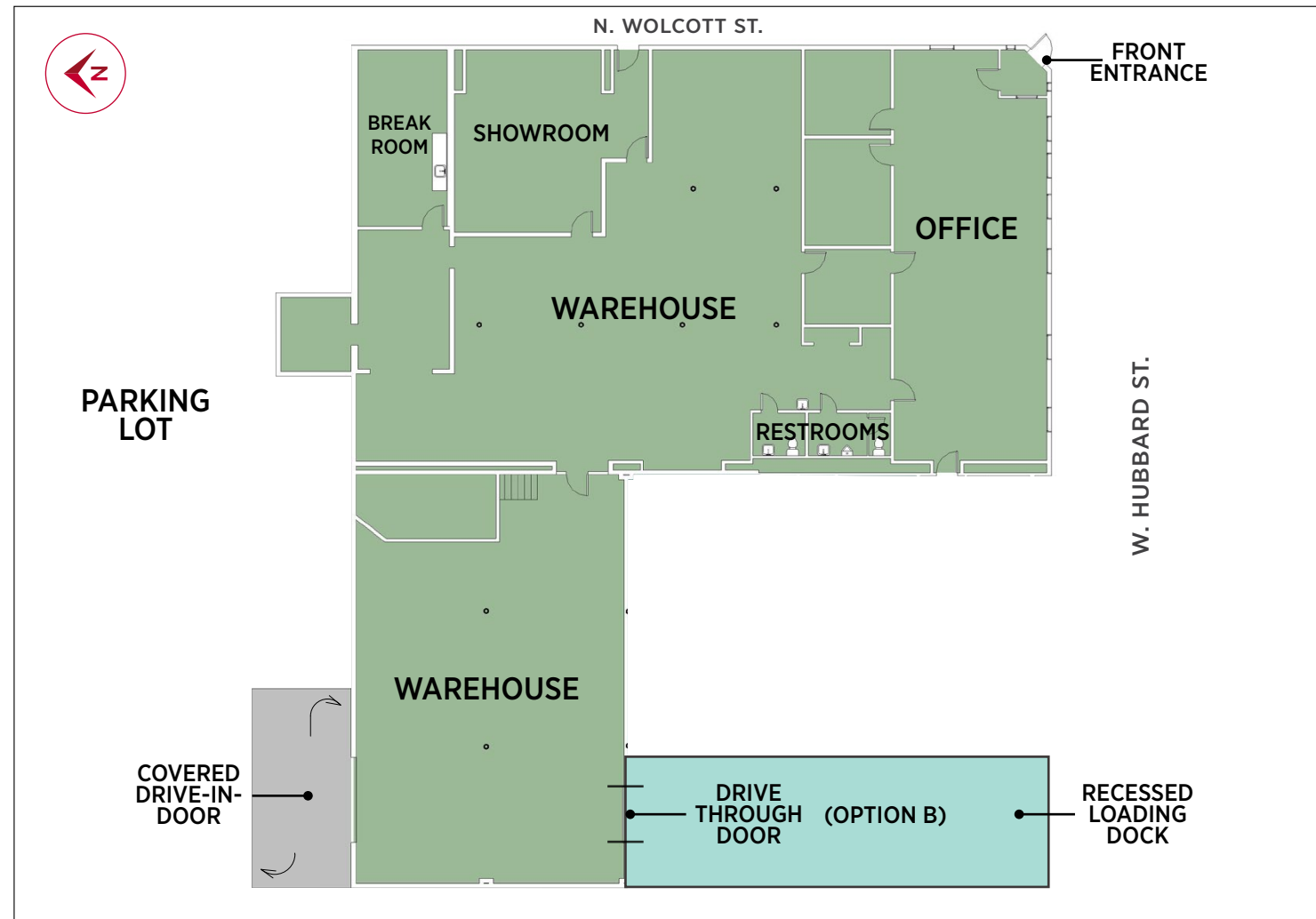
SITE PLAN



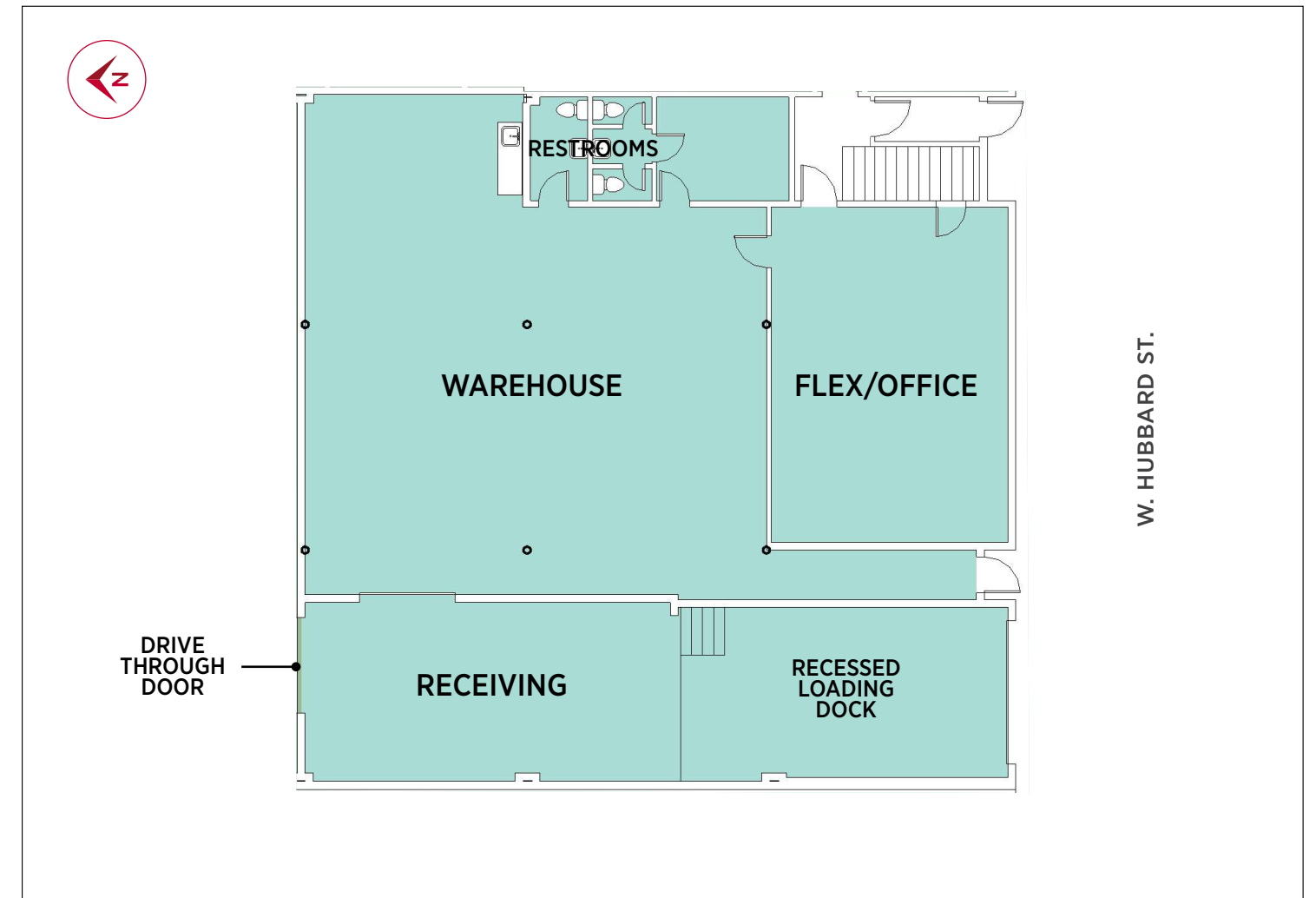
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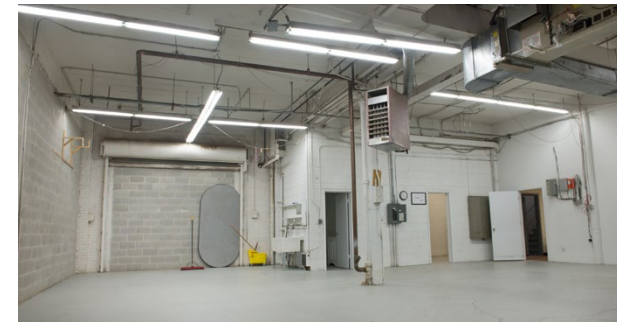
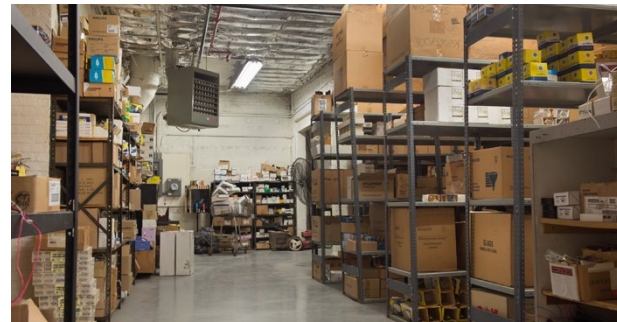
OPTION A



OPTION B



TOTAL SPACE	8,125 RSF
FRONT OFFICE	1,680 SF
WAREHOUSE/SHOWROOM	6,445 SF
DRIVE-IN-DOOR	12' X 11'10"
CEILING HEIGHT	11'8" - 14' WAREHOUSE



TOTAL SPACE	3,236 RSF
POTENTIAL OFFICE SPACE	567 SF
WAREHOUSE SPACE	2,669 - 3,236 SF
RECESSED LOADING DOCK	14'4" X 11'8" CLEAR
CEILING HEIGHT	14' WAREHOUSE



KINZIE CORRIDOR

**FLEX
WAREHOUSE
FOR LEASE**



CONTACT

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Creating Maximum Value in Real Estate

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