



AVAILABLE FOR LEASE

346
N. JUSTINE ST.

CHICAGO, IL

For more information, please contact:

Howard Caplan

Director

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346 N. JUSTINE CHICAGO, IL 60607

Loft/Flex/Office | For Lease

PROPERTY FEATURES

Lease Rates:	\$2,000 - \$13,750 per month (Gross; MG)
Building Size:	97,600 SF
Zoning:	PMD 4-A - Planned Development
Elevators:	Passenger & freight
Parking:	On site
Utilities:	Metered separately
Ceiling Heights:	10' to 12'
Submarket:	Kinzie Corridor

PUBLIC TRANSPORTATION

- 2 blocks to CTA Green & Pink Line trains at Ashland & Lake
- 1 mile to the CTA Blue Line Chicago Avenue Station at Chicago & Milwaukee

SUITE 200



ROOF DECK



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LOCATION DESCRIPTION

- In the Fulton Market District
- Justine is one block east of Ashland
- Minutes to the Loop & all major expressways
- 2 blocks to CTA Green & Pink Line trains
- Walk to restaurants, breweries & music venues

EXTERIOR DESCRIPTION

- Masonry construction

INTERIOR DESCRIPTION

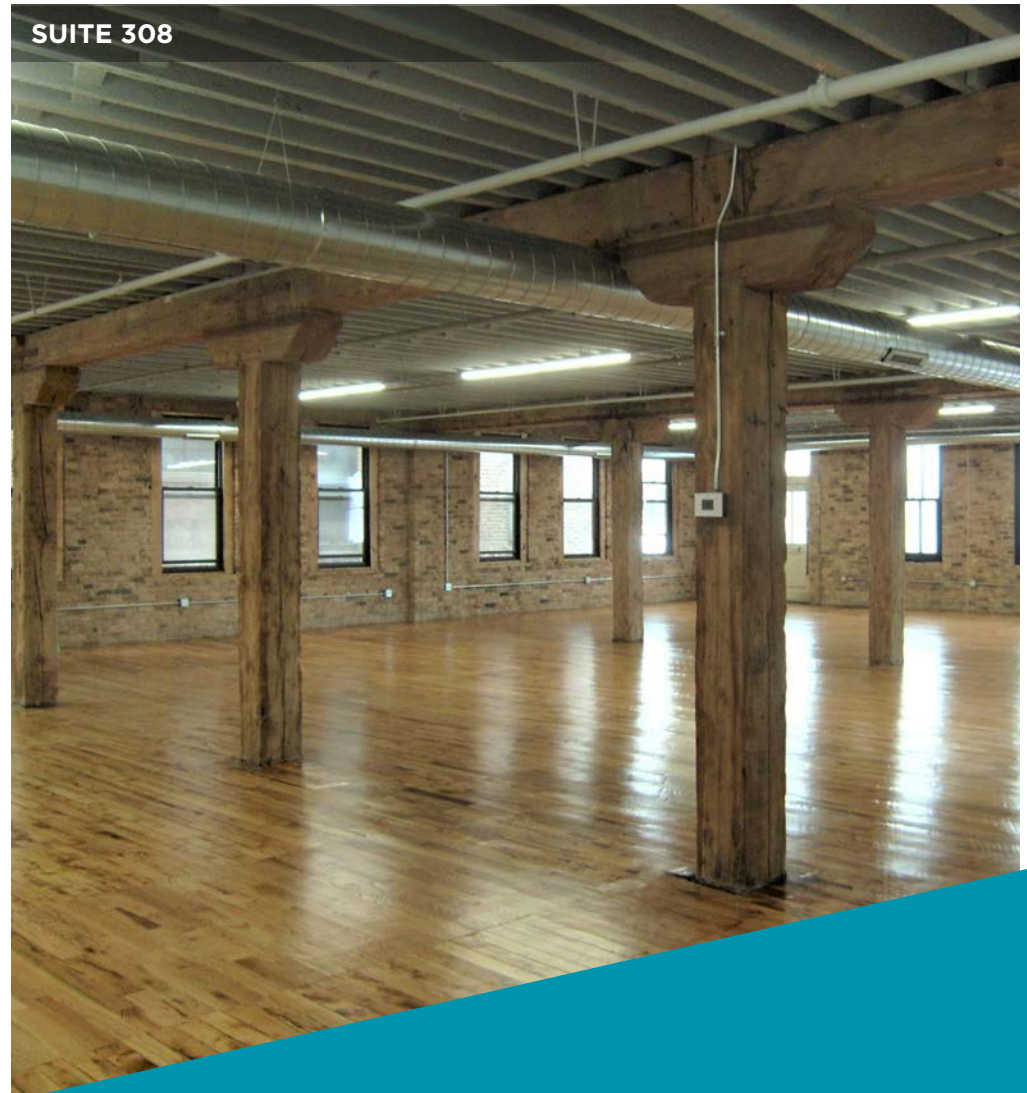
- Thermal pane windows, sandblasted walls & sanded floors

PARKING DESCRIPTION

- Parking on site

LOADING DESCRIPTION

- 2 truck-level docks

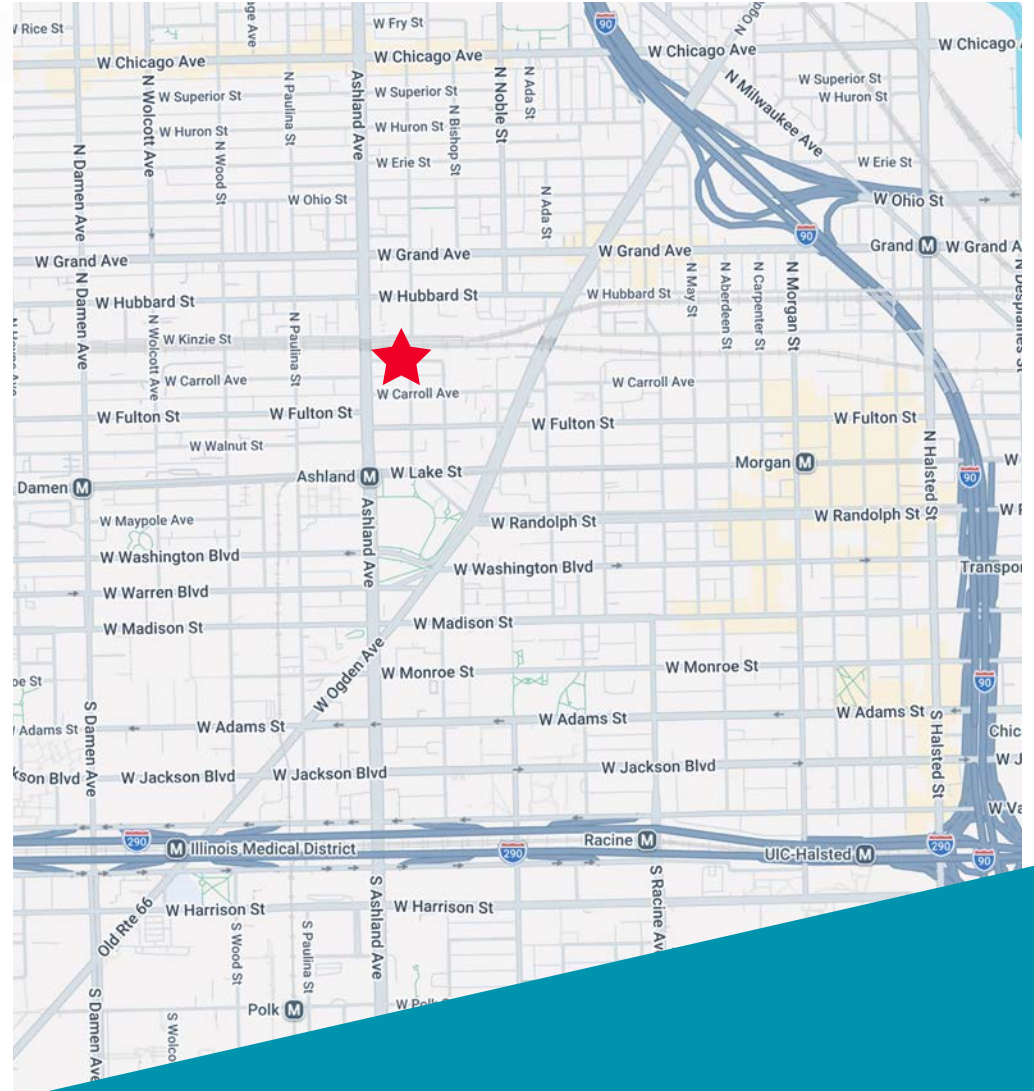


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PROPERTY HIGHLIGHTS

- 7 story sandblasted loft building
- All units are metered separately for utilities
- Passenger & freight elevator
- Interior & exterior docks
- Parking on site
- Rooftop deck available to all tenants
- Use as creative loft, office, studio or warehouse



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
First Floor	11,000 SF	Modified Gross	\$15.00 SF/yr	• Open space with lot's of windows • 13' clear ceiling • Truck dock • Includes 6 spaces in the parking lot • Sublease available until 9.30.2026
308	4,200 SF	Modified Gross	\$5,500 per month	• New lighting & electric • Sandblasted walls & sanded floors • Kitchenette • Includes three spaces in the parking lot
504	7,350 SF	Modified Gross	\$17.00 SF/yr	• Skylights • Sandblasted • 2 bathrooms • Includes five spaces in the parking lot
506	5,200 SF	Modified Gross	\$17.00 SF/yr	• Sand-blasted • 2 Bathrooms • Kitchenette • Includes 3 Parking Spaces
7th Floor	3,000 SF	Modified Gross	\$5,000 per month	• 7th floor(private floor) • 360 degree views • Full kitchen • Includes two spaces in parking lot

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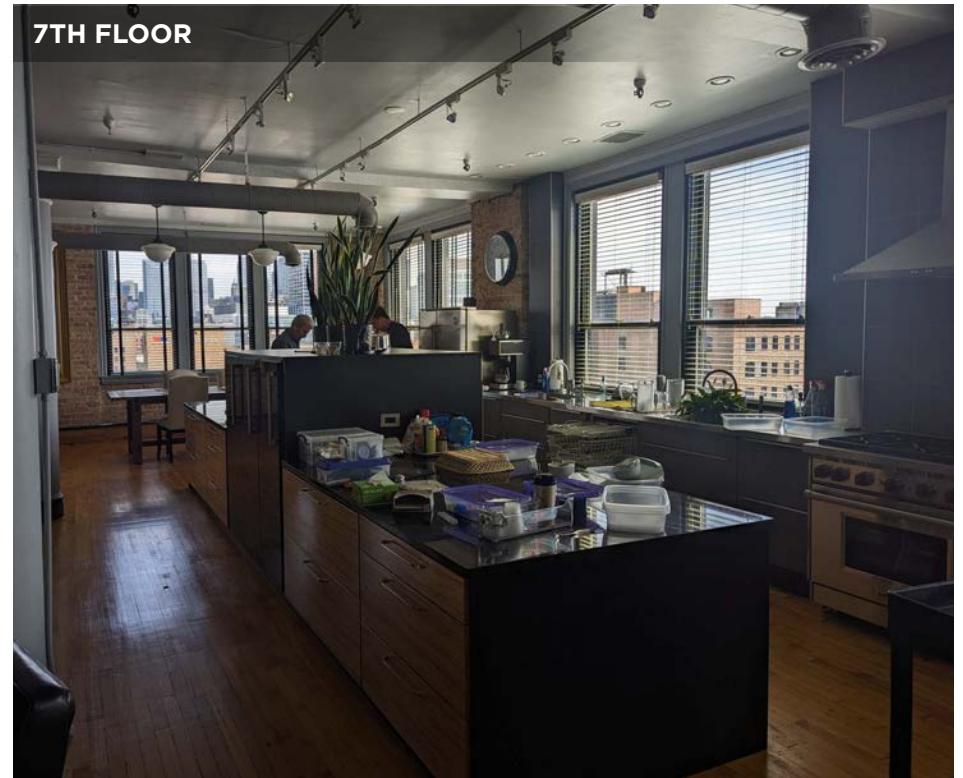
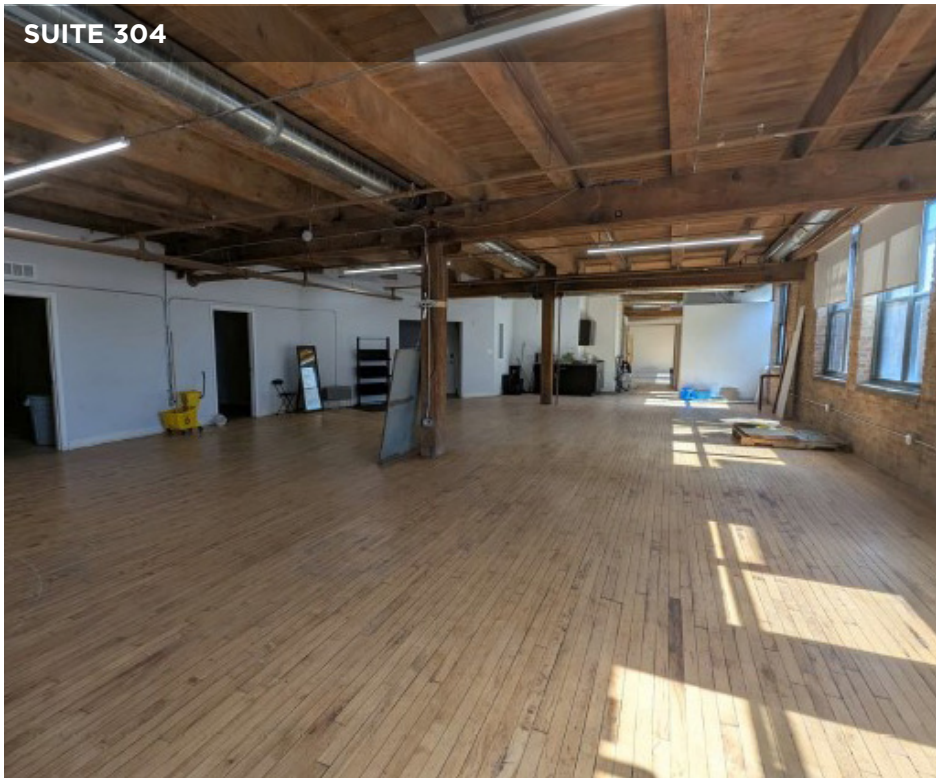
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
302	2,400 SF	Modified Gross	\$3,600 per month	• Sand-blasted walls + sanded floors • Private bathroom • Office + conference room • 2 Parking spaces in lot
200	2,800 SF	Modified Gross	\$4,000 per month	• Loft space on the second floor--sandblasted with N and E exposure • Ideal office, service or showroom use • Two private bathrooms • Includes two spaces in the parking lot
410	4,150 SF	Modified Gross	\$4,900 per month	• Flex space on the fourth floor • Recently sandblasted • New wood floors, kitchenette & lighting • Includes three spaces in the parking lot
304	5,025 SF	Modified Gross	\$6,900 per month	• Sandblasted • Existing Office Buildout • 2 Bathrooms • 3 Parking Spots
Lower Level	4,000 SF	Modified Gross	\$2,000 per month	• Includes one parking spot

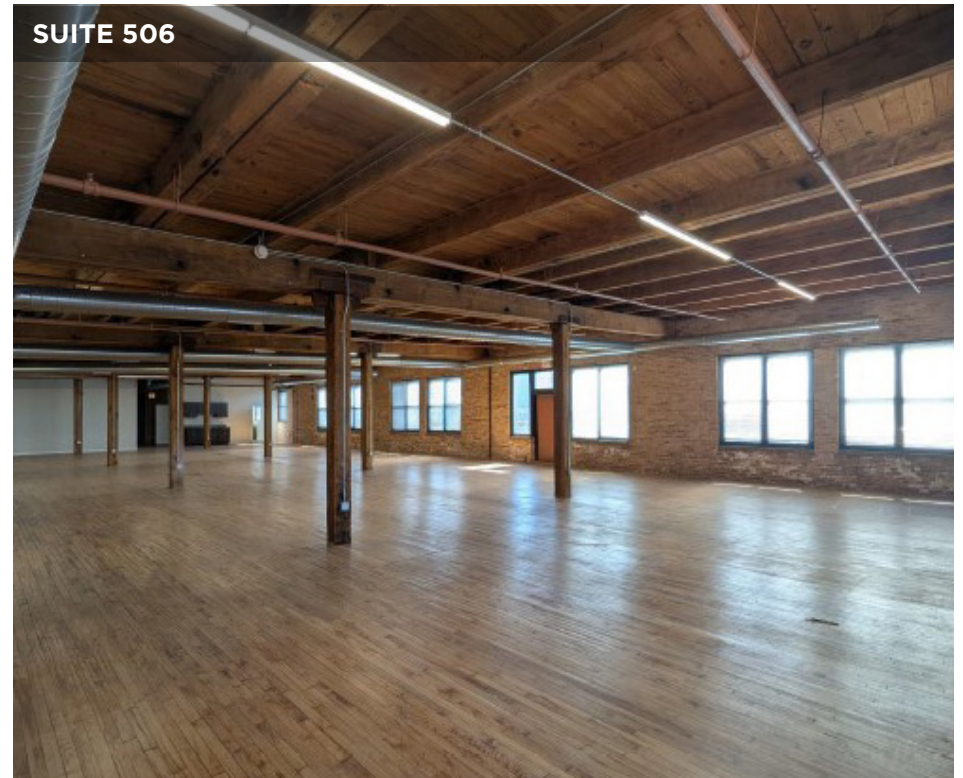
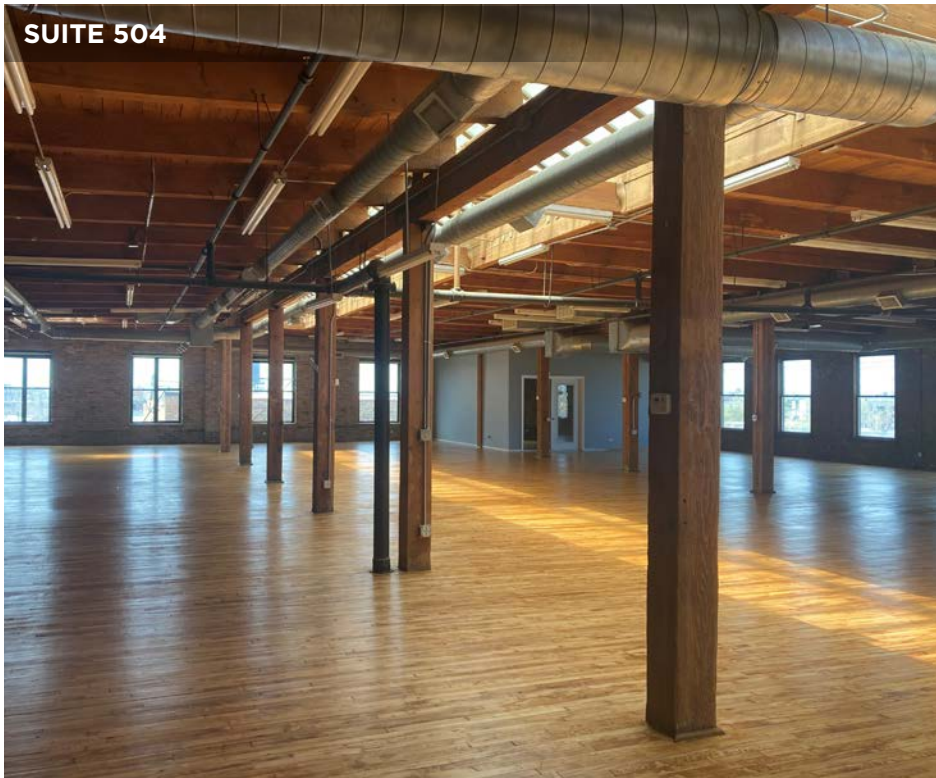
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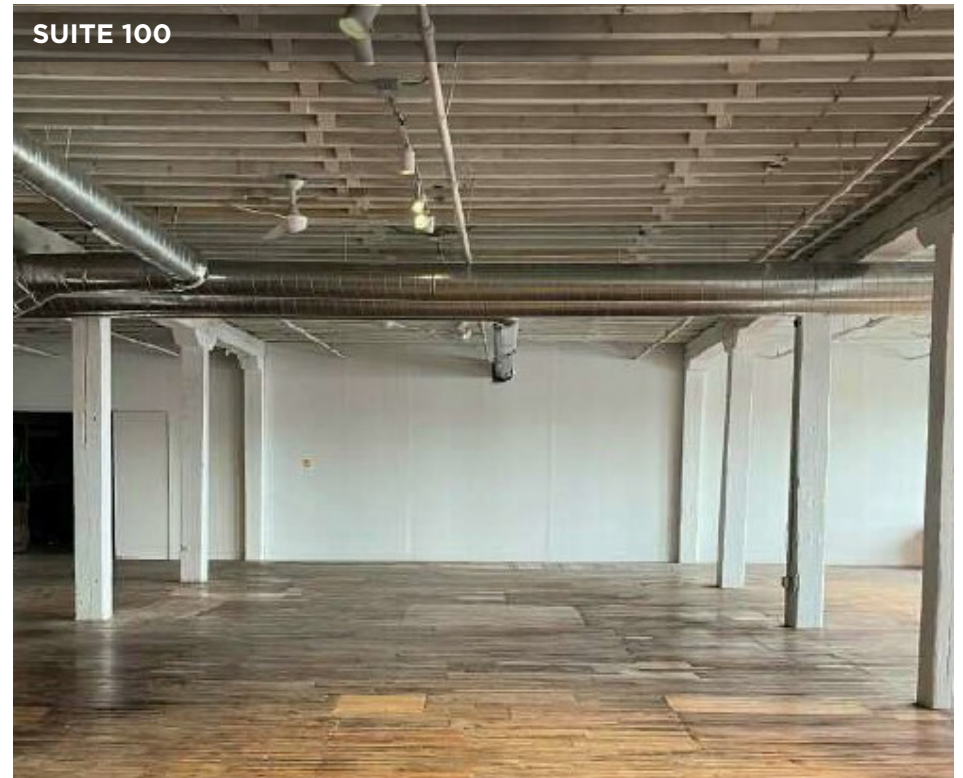
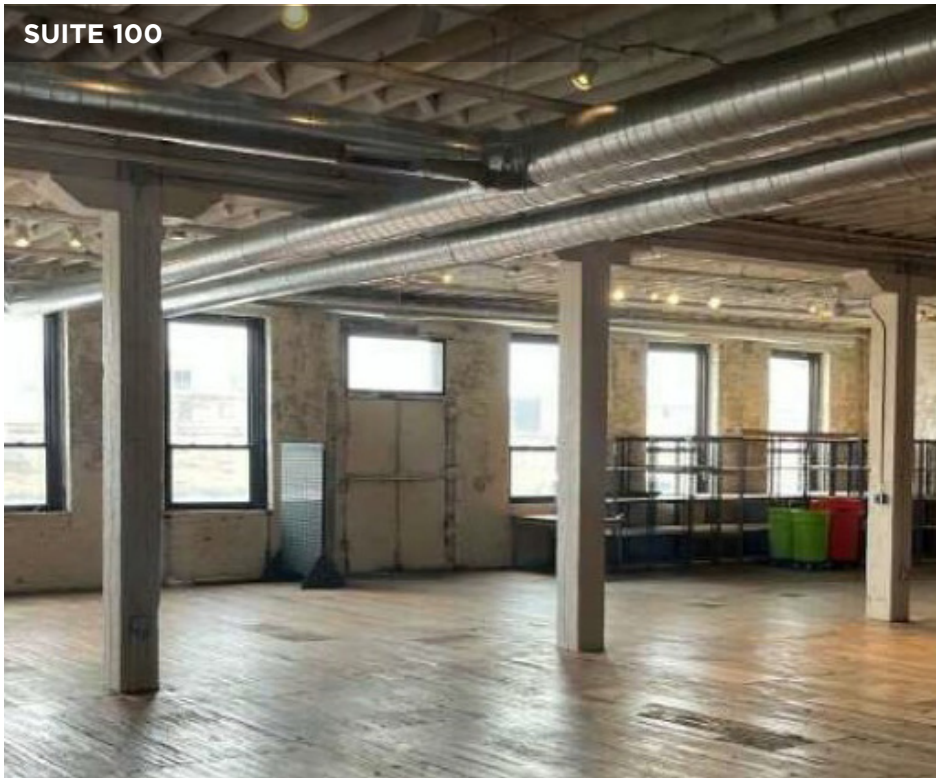
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