

FLEX SPACE | FOR SUBLEASE

401 N WOOD STREET

CHICAGO, IL



CONTACT

STEVE AARONSON

Director

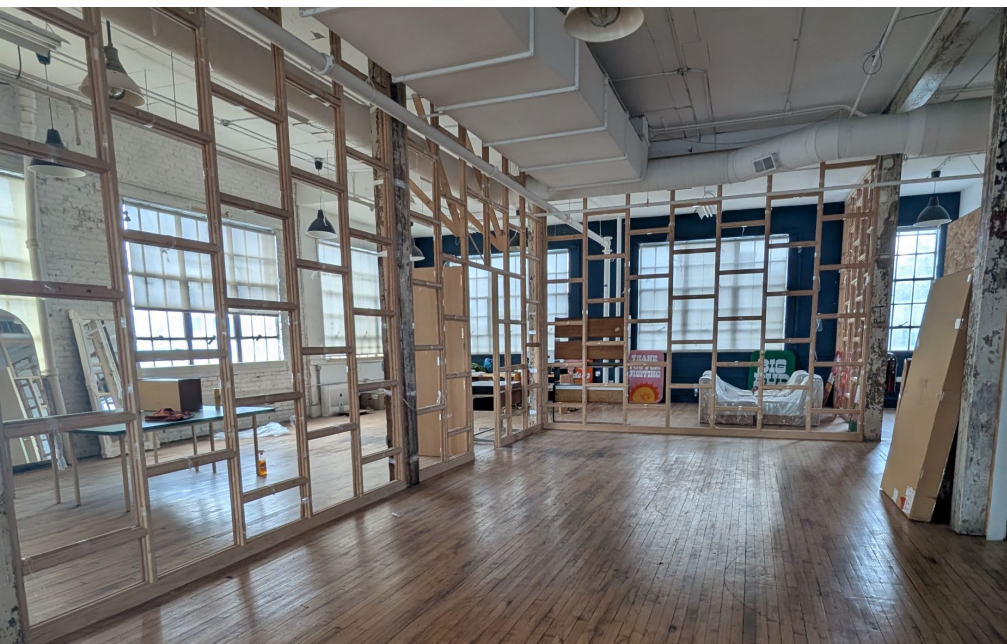
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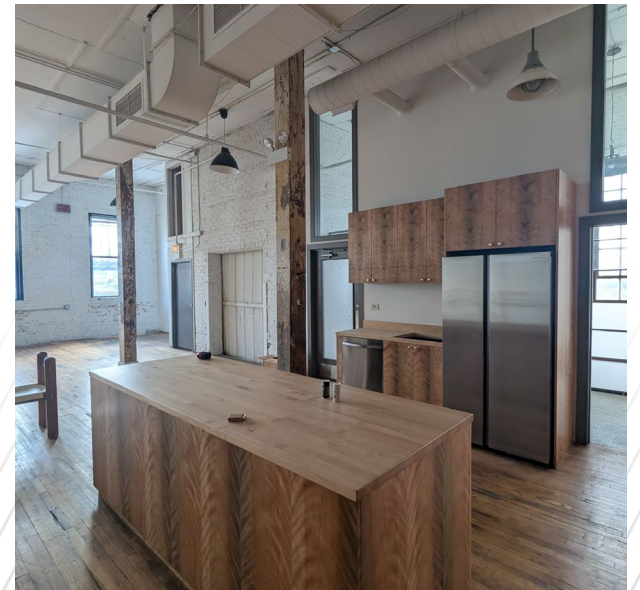
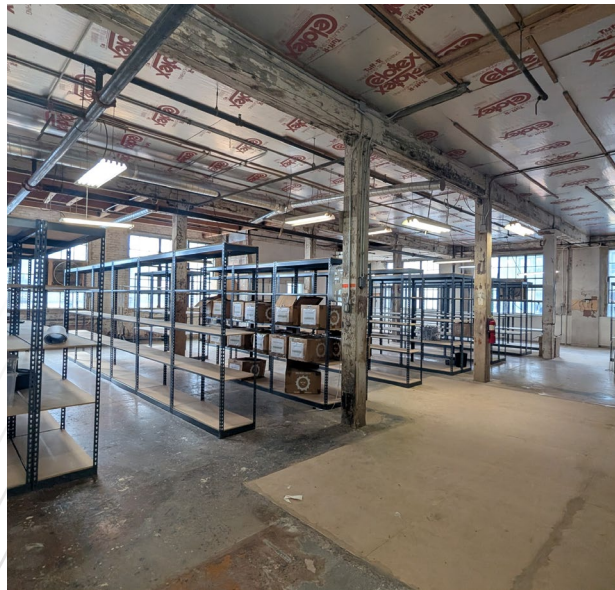
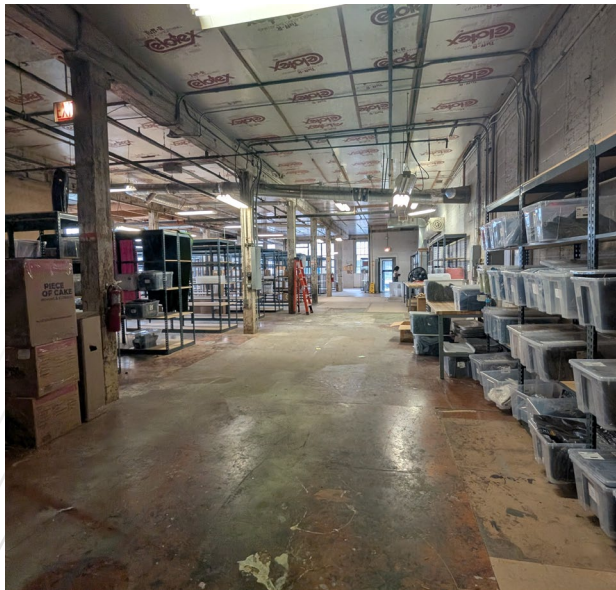
PROPERTY FEATURES

11,250 square feet on two stories available for lease in Kinzie Industrial Corridor.

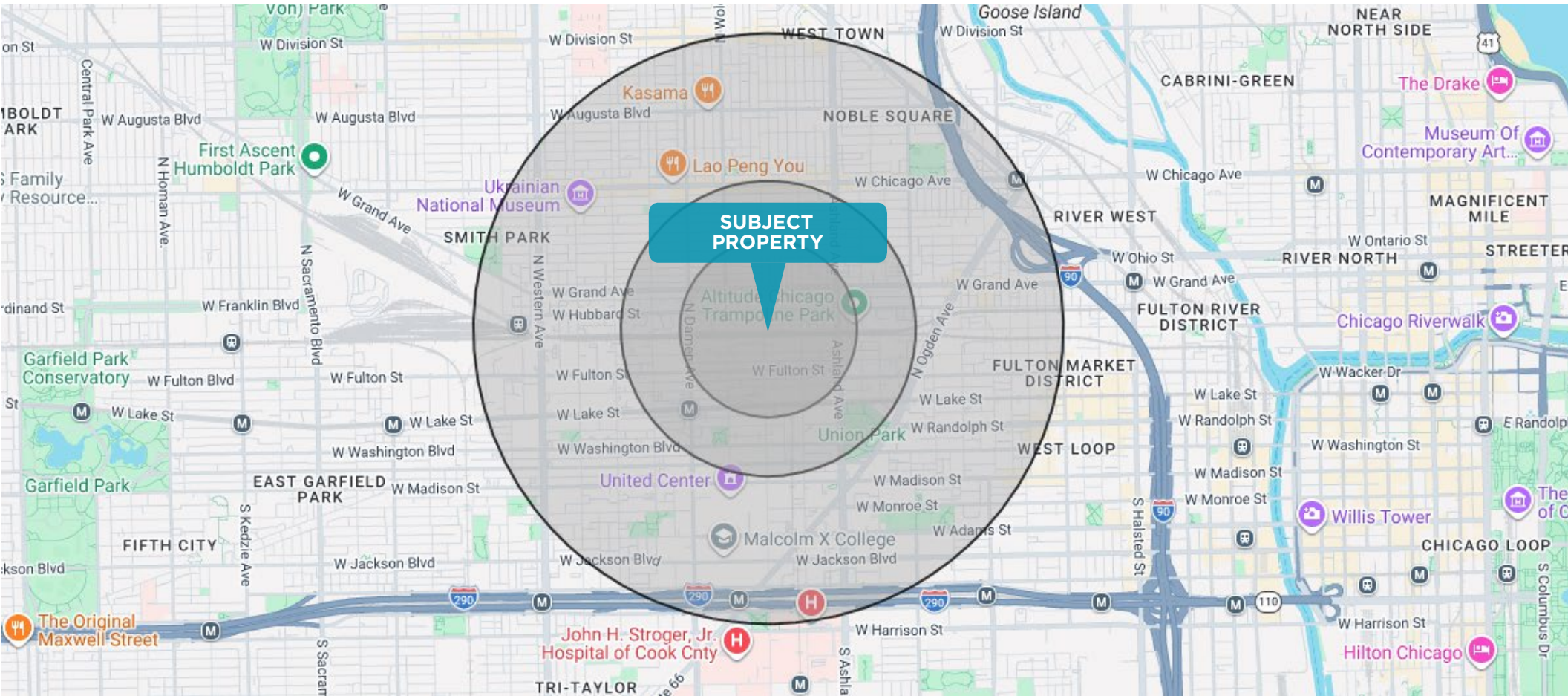


Building Size:	11,250 SF
Space Available:	11,250 SF
Lot Size:	6,501 F
Loading:	1 Dock
Zoning:	PMD-4
Sublease Expiration:	January 31, 2028
Lease Rate:	\$12.00 SF/yr (Gross)

- Amenities include a 1,237 square foot single story loading doc, gas heat, high ceilings, heavy floor load, heavy power, and a freight elevator
- Exposed brick walls with huge open window line provides abundant natural light
- Great flex-space for a creative loft, warehouse + logistics, manufacturing and office
- Public-transit friendly
- Just minutes to downtown Chicago and under 1 mile to both I-90 and I-290 Expressways



LOCATION MAP



	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	1,504	8,786	47,070
Average Age	36	36	36
Average Age (Male)	35	36	36
Average Age (Female)	37	37	36
HOUSEHOLDS & INCOME			
Total Households	682	4,085	23,773
# of Persons per HH	2.2	2.2	2
Average HH Income	\$137,060	\$155,096	\$166,839
Average House Value	\$754,793	\$730,081	\$703,308

Demographics data derived from AlphaMap

DEMOGRAPHICS



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