

## STUNNING LOFT/CREATIVE SPACE FOR LEASE

**±10,432 RSF - DIVISIBLE**  
**\$9.95 PSF MODIFIED GROSS**



- THE SLOAN VALVE WORK SHOP LOFTS- 78,000 SF TOTAL BUILDING ON 67,518 SF LAND
- **AVAILABLE SPACE: ±10,432 RSF (DIVISIBLE) NEWLY RENOVATED LOFT WITH AMAZING NATURAL LIGHT**
- BUILDING FULLY RENOVATED IN 2020 WITH COMMON AREA WASHROOMS, CONFERENCE ROOMS, KITCHENS, BREAK ROOMS, AND OUTDOOR COURTYARD
- 100+ CAR PARKING—NEWLY PAVED, FENCED & GATED
- 1 DOCK
- 2 FREIGHT ELEVATORS
- 12' - 14' CLEAR CEILING HEIGHT
- 3,200 AMPS/480 VOLT, 3-PHASE
- ZONING PMD-9
- PIN#16-10-404-029-0000



DEBORAH SMITH

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4220 W. MONTROSE AVE.

CHICAGO, ILLINOIS 60641

PHONE: 773-736-3600

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KITCHEN



ELEVATOR



SKYLIGHTS



OUTDOOR COURTYARD



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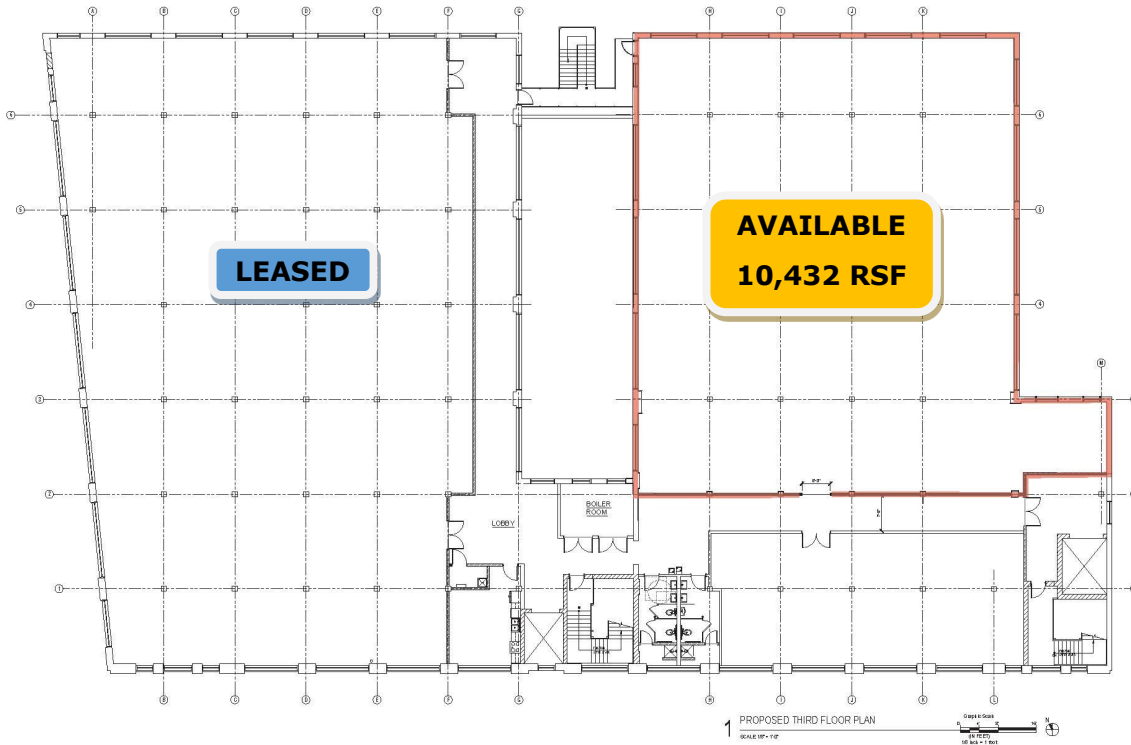
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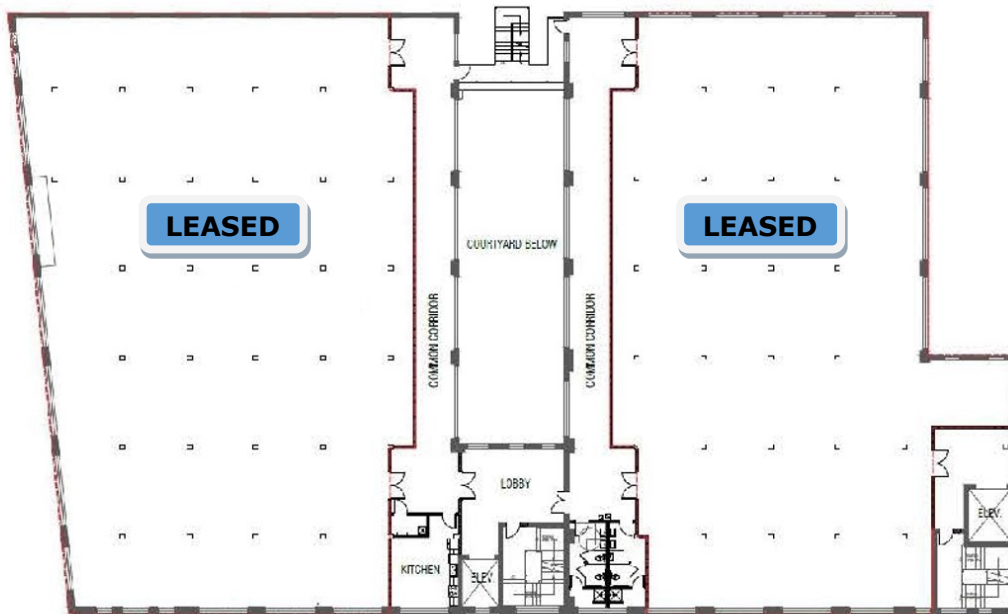
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### THIRD FLOOR—FLOOR PLAN



### SECOND FLOOR—FLOOR PLAN



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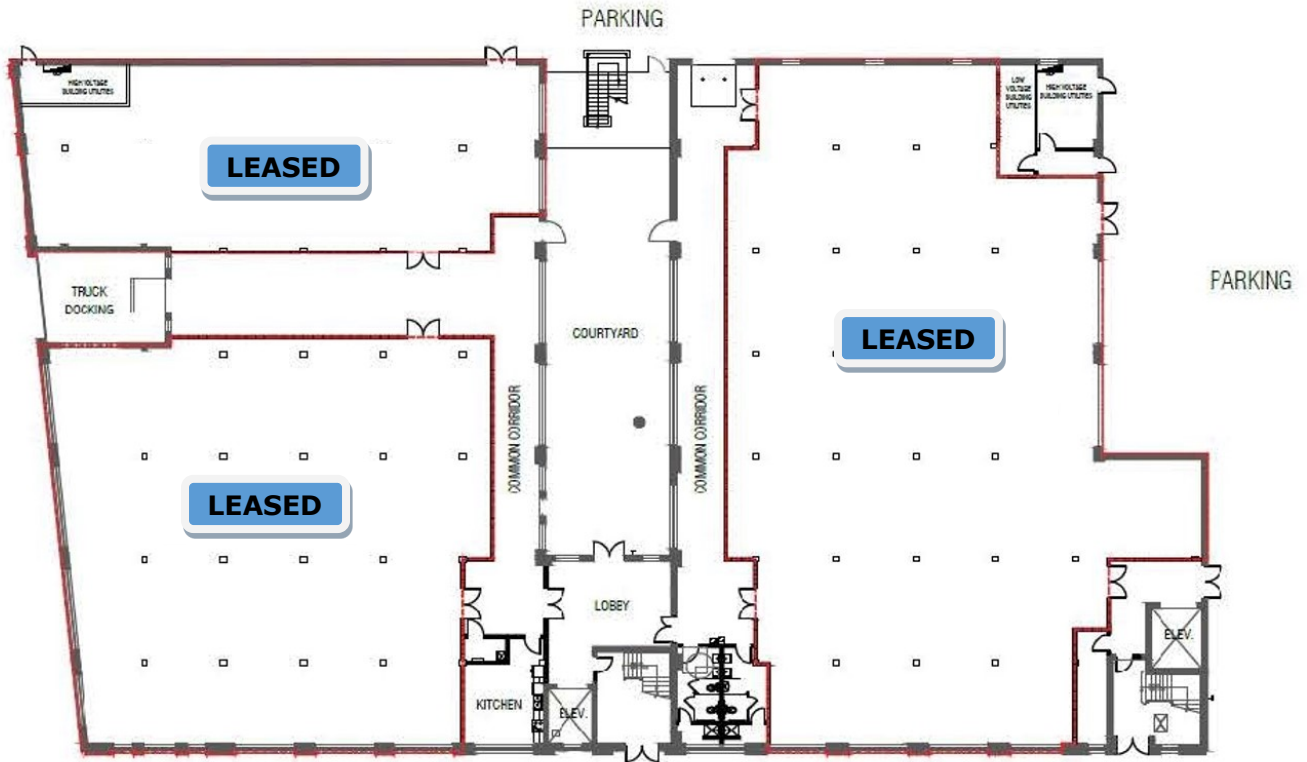
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# STRAUSS

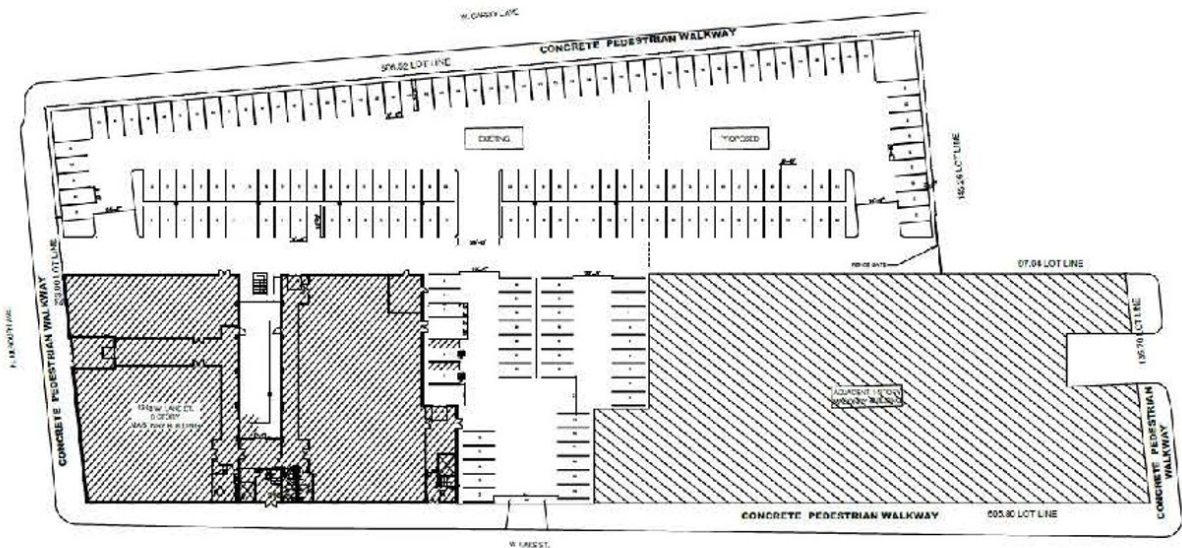
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4348 W. LAKE ST.  
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## MAIN FLOOR PLAN



## PARKING PLAN



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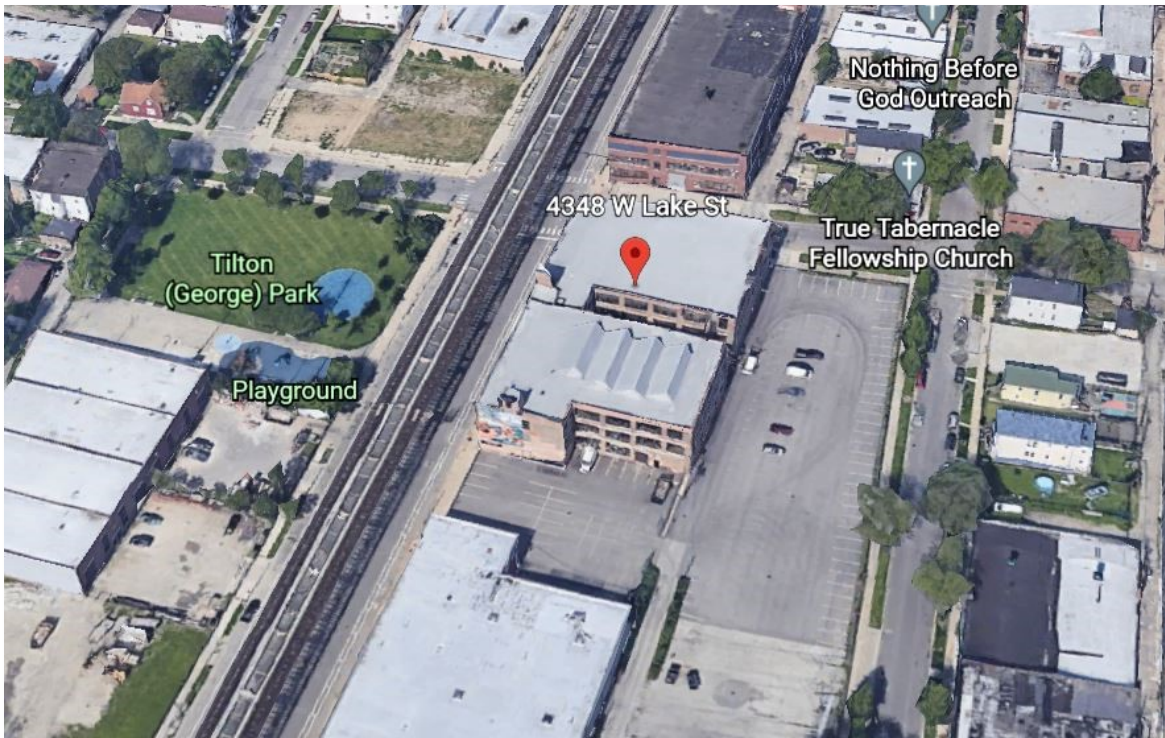
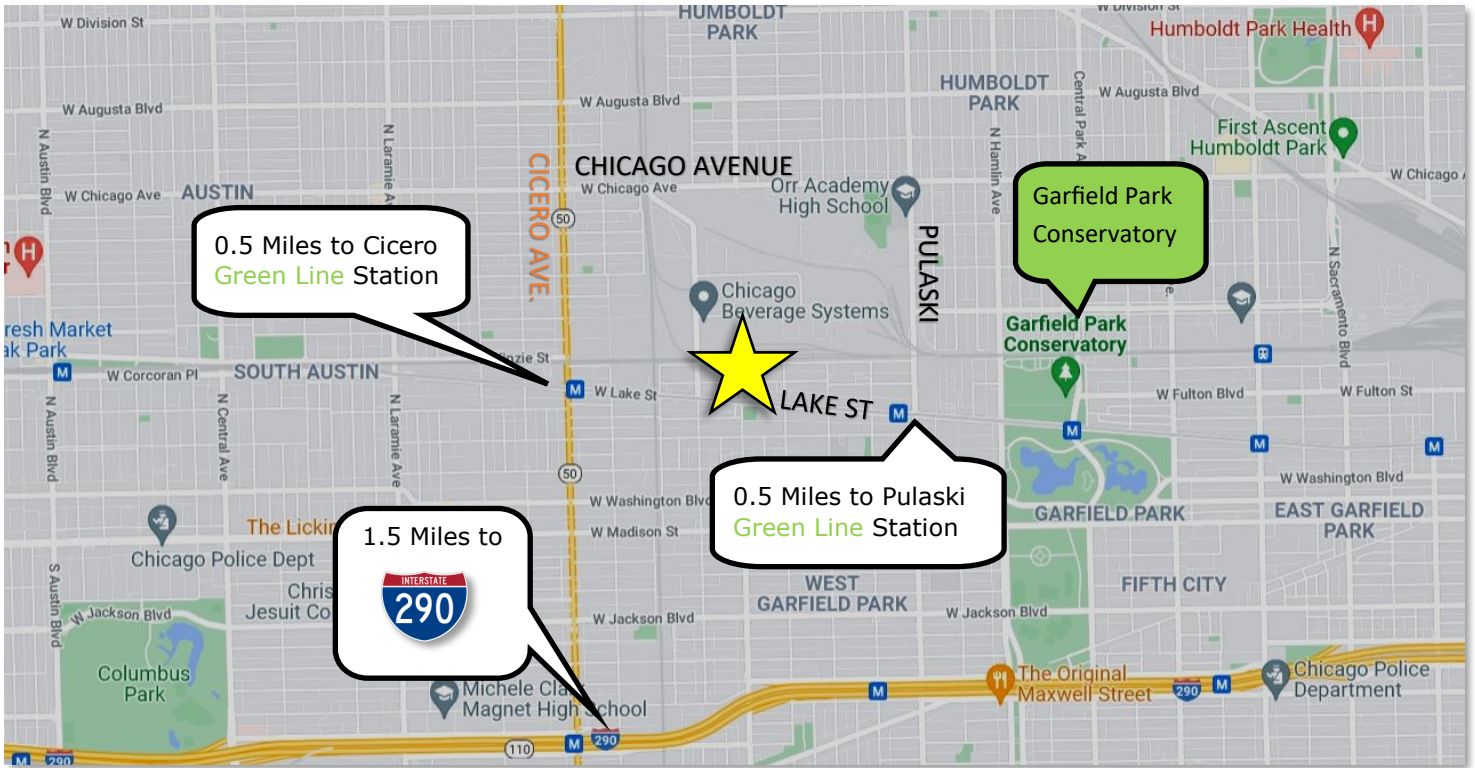
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### LOCATION



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