

FOR LEASE
11,880 SF to 25,216 SF



CHICAGO, IL

1540 SOUTH ASHLAND AVENUE

YEAR 1 INCENTIVE RATE

COMMENTS

- Year 1 Incentive Rate of \$8.00/SF NNN for Qualifying Deals
- Variety of Different Sized Suites and Layouts for Lease
- 1.0 miles from I-290 (Ashland Exit)
- 1.5 miles from I-55 (Damen Exit)
- 3 blocks from Pink Line (18th Street Stop)
- Professionally Owned and Managed
- Excellent Loading

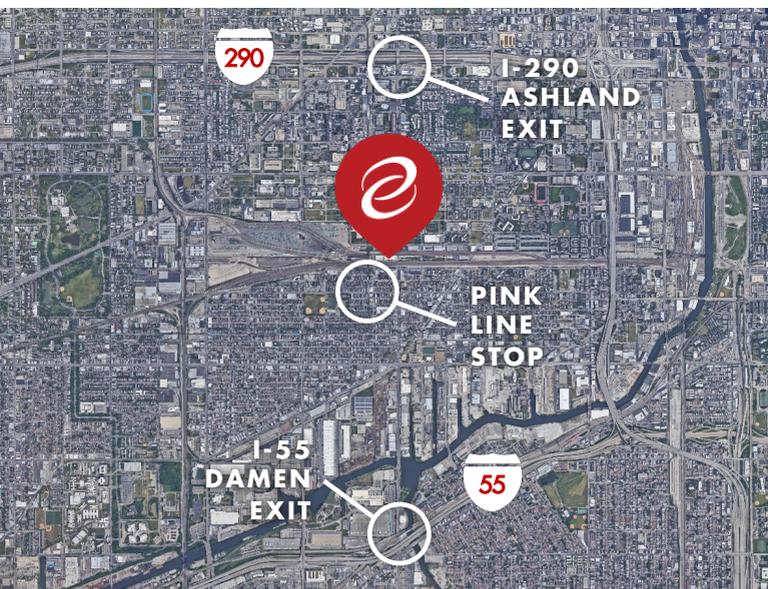
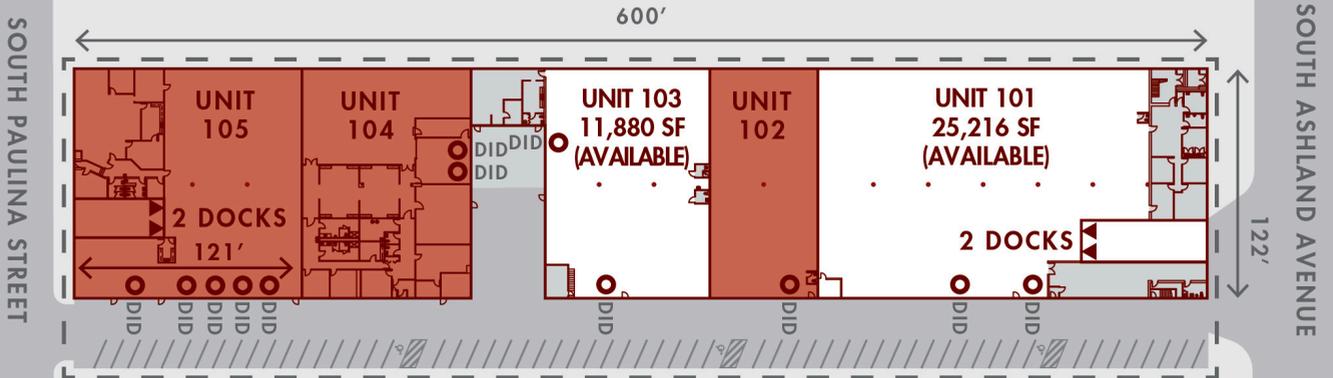
BUILDING DETAILS

Building Size	73,169 SF
Clear Height	16'
Parking Ratio	1 Stall per 1,000 SF
Suite 101 :	
• Total SF	25,216 SF
• Office SF	4,157 SF
• Loading	2 Docks, 2 Drive-In Doors
Suite 103 :	
• Total SF	11,880 SF
• Office SF	1,399 SF
• Loading	2 Drive-In Doors



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SUITE	TOTAL SF	OFFICE SF	LOADING	ASKING RATE
101	25,216	4,157	2 Docks 2 Drive-in Doors	Subject to Offer
102	10,714	1,197	1 Drive-in Door	Leased
103	11,880	1,399	2 Drive-in Doors	Subject to Offer
104	10,682	3,196	2 Docks 5 Drive-in Doors	Leased
105	14,677	3,304	2 Docks 5 Drive-in Doors	Leased

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