

**FOR LEASE**  
**10,208 SF to 25,216 SF**



**CHICAGO, IL**

# 1540 SOUTH ASHLAND AVENUE

## COMMENTS

- 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    | 10,208 SF                 |
| • Office SF   | 202 SF                    |
| • Loading     | 2 Drive-In Doors          |

Brokered by:

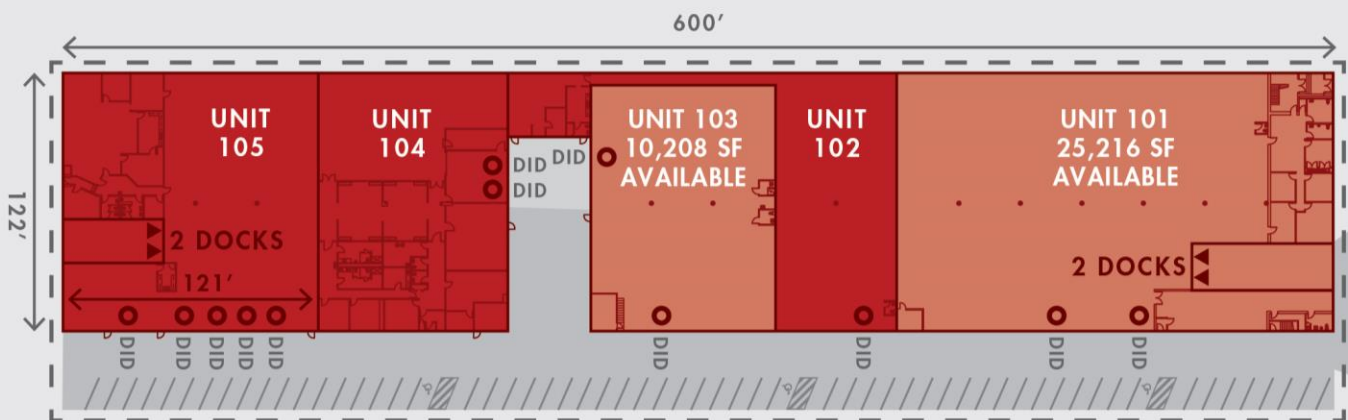


Owned & Managed by:

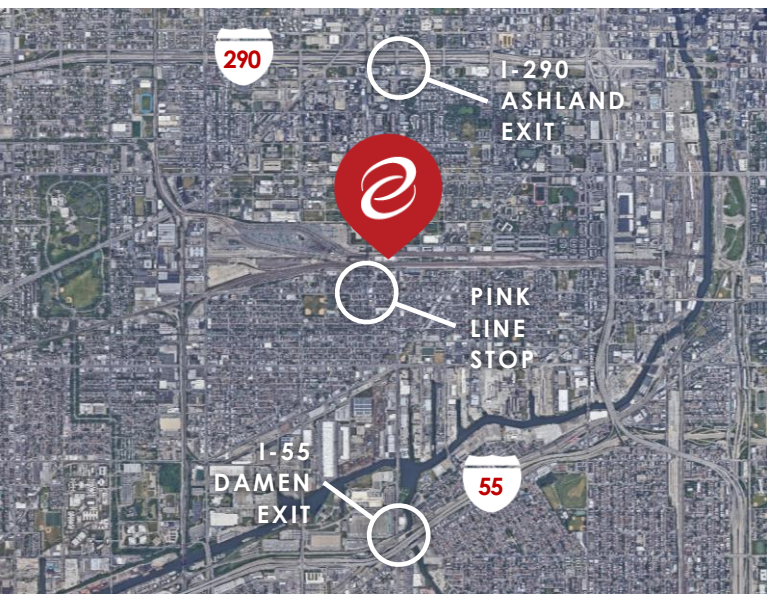


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SOUTH ASHLAND AVENUE



| SUITE | TOTAL SF | OFFICE SF | LOADING                     | ASKING RATE      |
|-------|----------|-----------|-----------------------------|------------------|
| 101   | 25,216   | 4,157     | 2 Docks<br>2 Drive-in Doors | Subject to Offer |
| 102   | 8,642    | 1,197     | 1 Drive-in Door             | Leased           |
| 103   | 10,208   | 202       | 2 Drive-in Doors            | Subject to Offer |
| 104   | 10,682   | 3,196     | 2 Docks<br>5 Drive-in Doors | Leased           |
| 105   | 14,677   | 3,304     | 2 Docks<br>5 Drive-in Doors | Leased           |

**SEAN AUSTIN**

Colliers  
Sean.Austin@Colliers.com  
847-230-1666

**ALEX KRITT**

Colliers  
Alex.Kritt@Colliers.com  
847-698-8537

**MATT KNOFF**

Venture One Real Estate  
MattK@VentureOneRE.com  
847-325-4308

