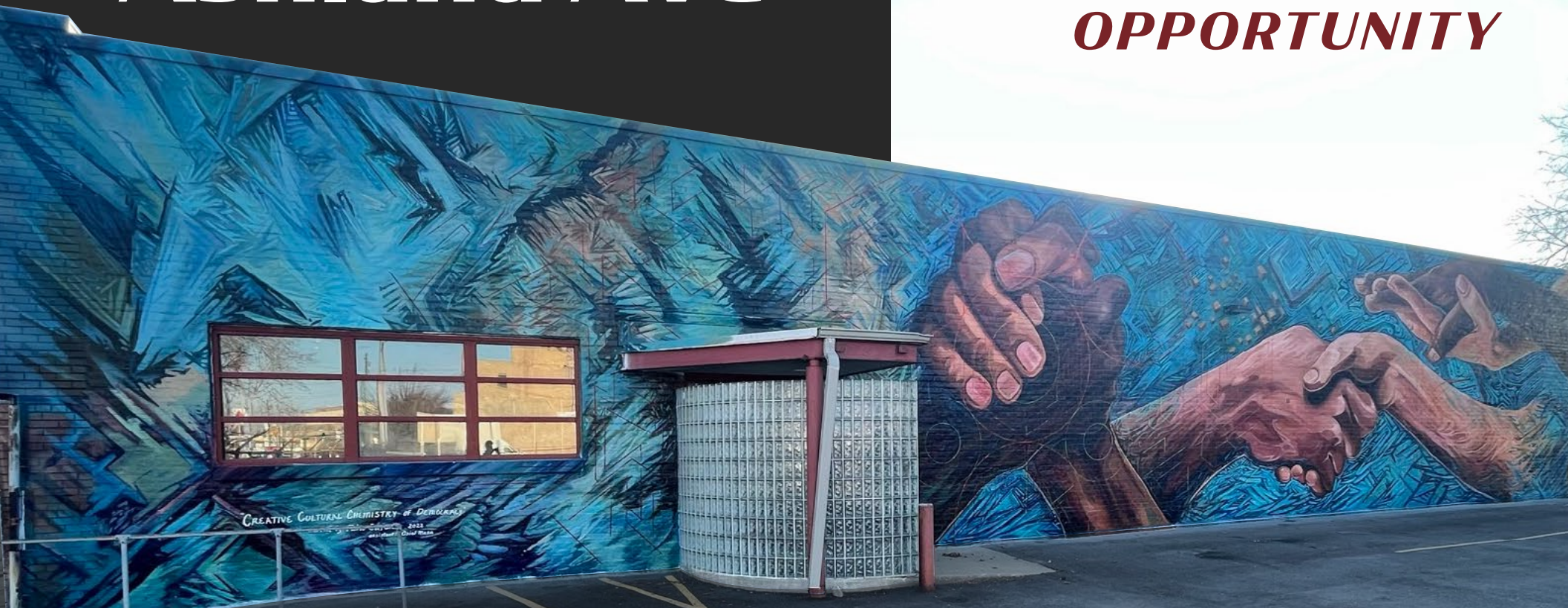


400 N Ashland Ave

**HIGHLY VISIBLE,
GENERATIONAL
LEASING
OPPORTUNITY**



**20,520
SQ FT**

**AMPLE PARKING &
OUTDOOR STORAGE**

**±2.41
ACRES**

**AVAILABLE FOR LEASE IN
CHICAGO'S KINZIE CORRIDOR**

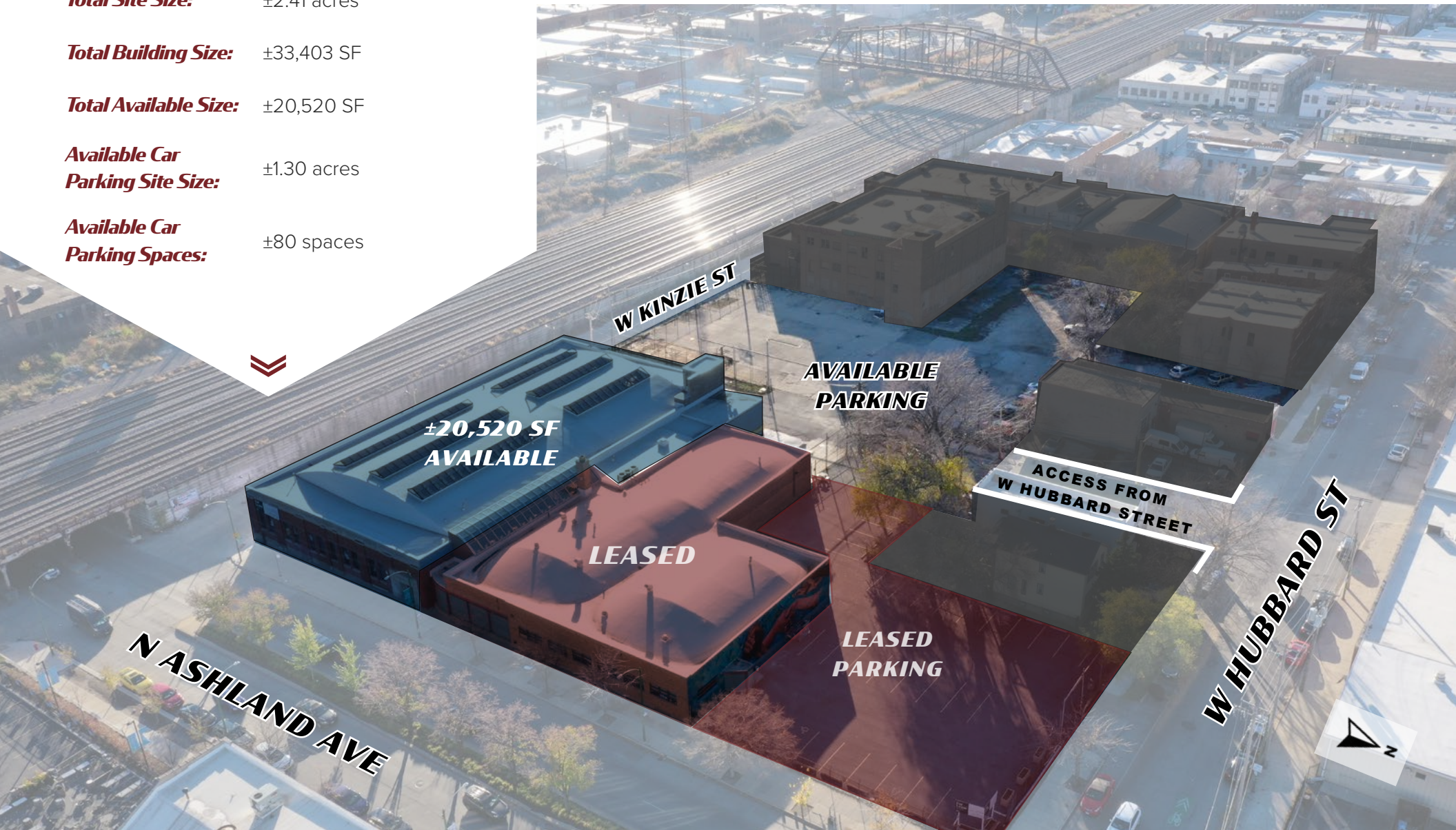
 **TAKE VIRTUAL TOUR**

 **ML REALTY
PARTNERS**

CBRE

UNMATCHED ASHLAND AVENUE VISIBILITY WITH ± 80 CAR PARKING

- Total Site Size:** ± 2.41 acres
- Total Building Size:** $\pm 33,403$ SF
- Total Available Size:** $\pm 20,520$ SF
- Available Car Parking Site Size:** ± 1.30 acres
- Available Car Parking Spaces:** ± 80 spaces





Total Building Size:	±33,403 SF
Total Site Size:	±2.41 acres
Total Available Size:	±20,520 SF
Existing Office Space:	±2,100 SF
Clear Height:	13'2" - 14'6"
Loading:	2 interior docks
Secured Parking:	±80 spaces
Asking Lease Rate:	Subject to offer

Ideal for



Last Mile Ecommerce



Headquarters



Lab & Life Sciences



High Tech Manufacturing

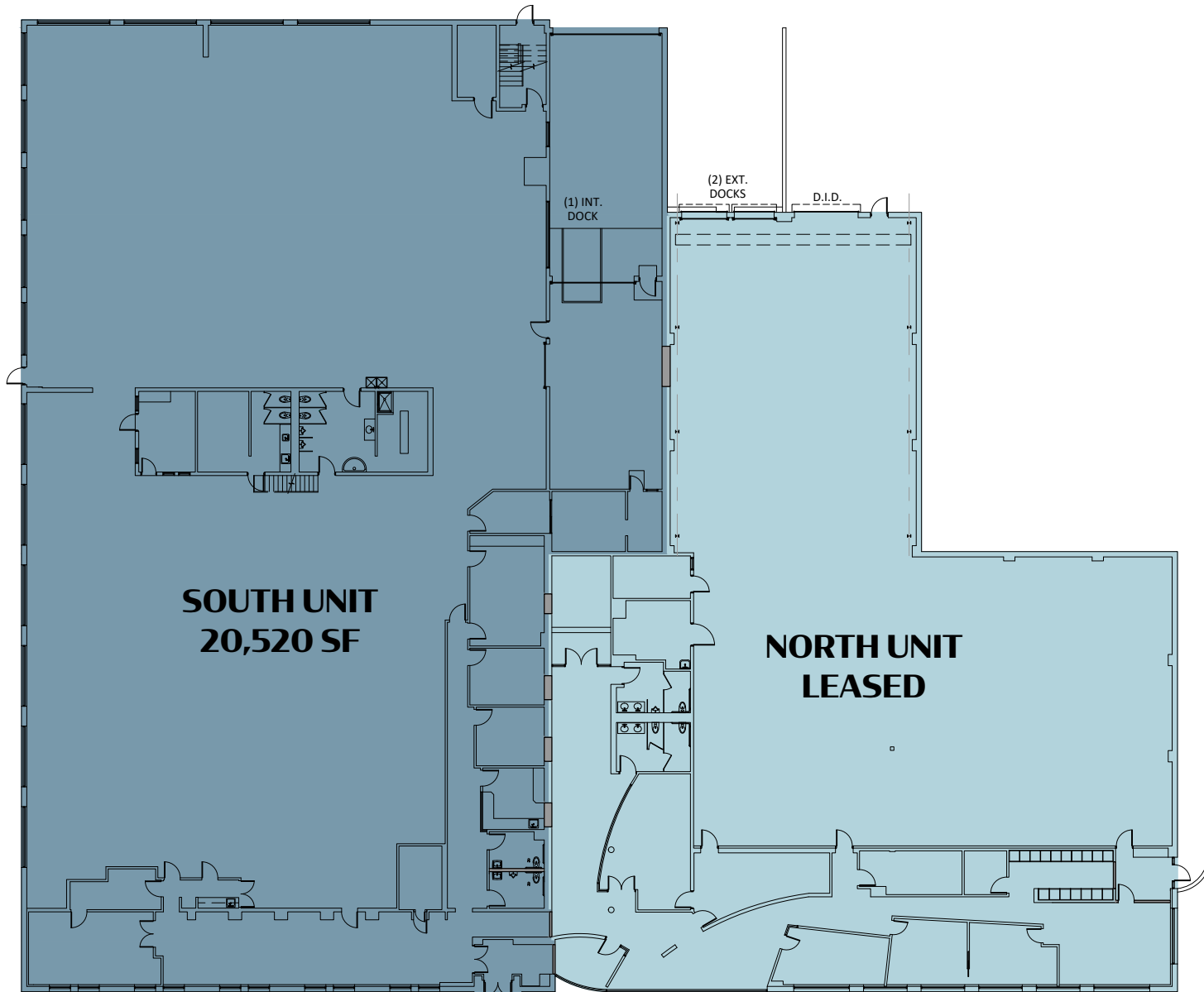


Showroom/Creative



Ghost Kitchens

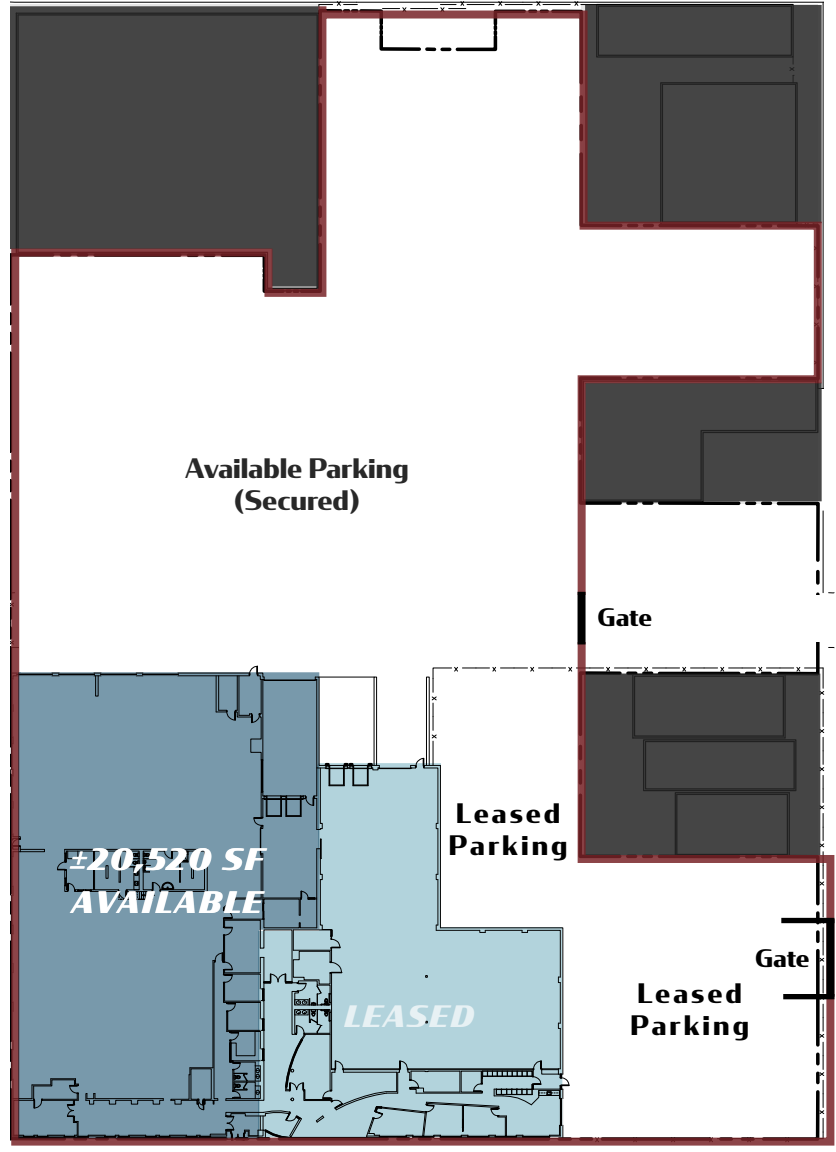
ASHLAND AVE VISIBILITY



SITE PLAN

METRA
MILWAUKEE
DISTRICT
NORTH LINE
(MDN)



W KINZIE ST



N ASHLAND AVE



NEWLY RENOVATED

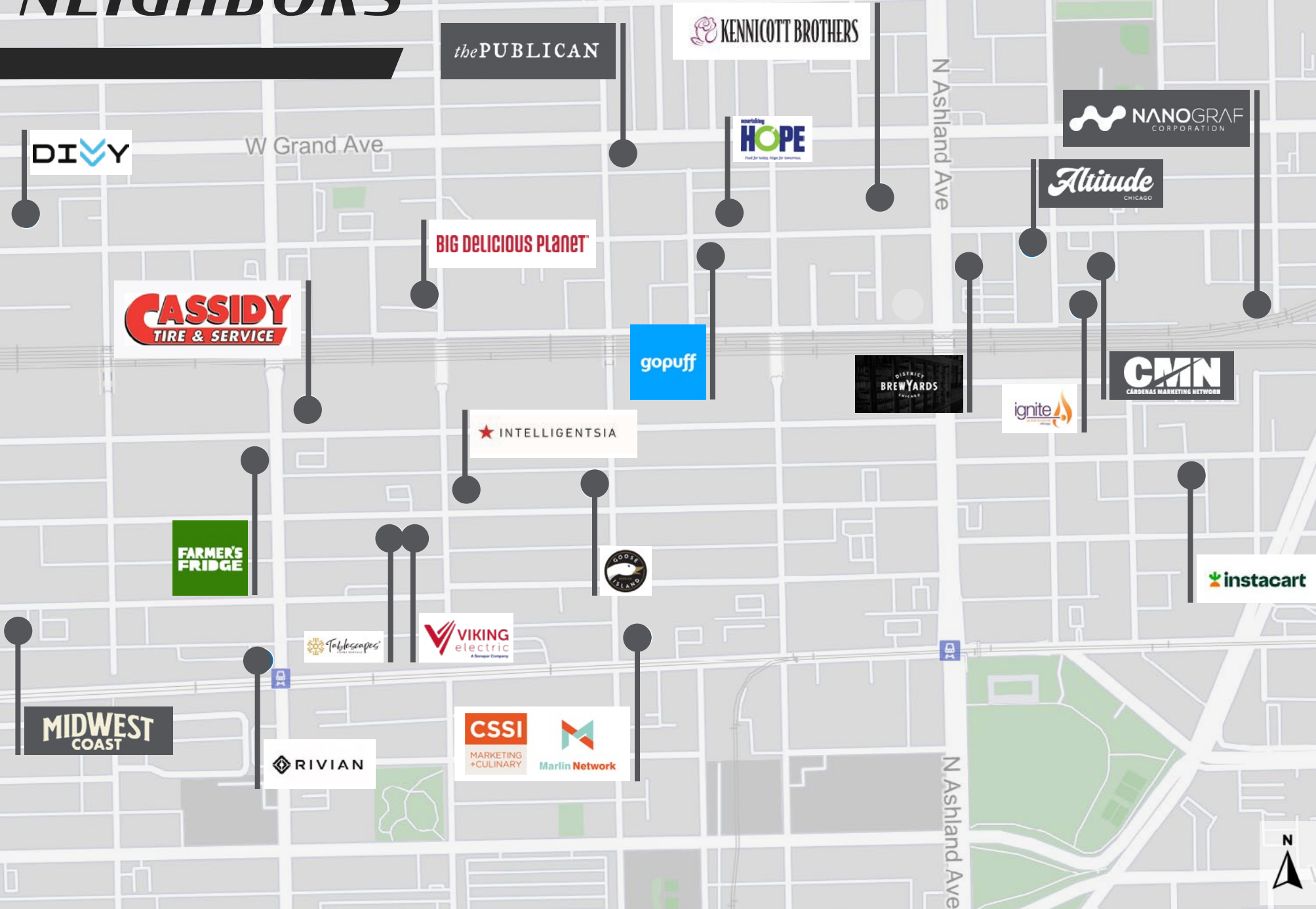
-  New Roof
-  New Skylights
-  Sandblasted Wood Trusses & Ceiling
-  Reinforced Bow-truss
-  Painted Warehouse
-  Parking Lot Paved & Striped

CREATIVE SPACE
WITH ABUNDANT
NATURAL LIGHT

**BRICK & TIMBER BUILDING WITH
EXCELLENT NATURAL LIGHT**

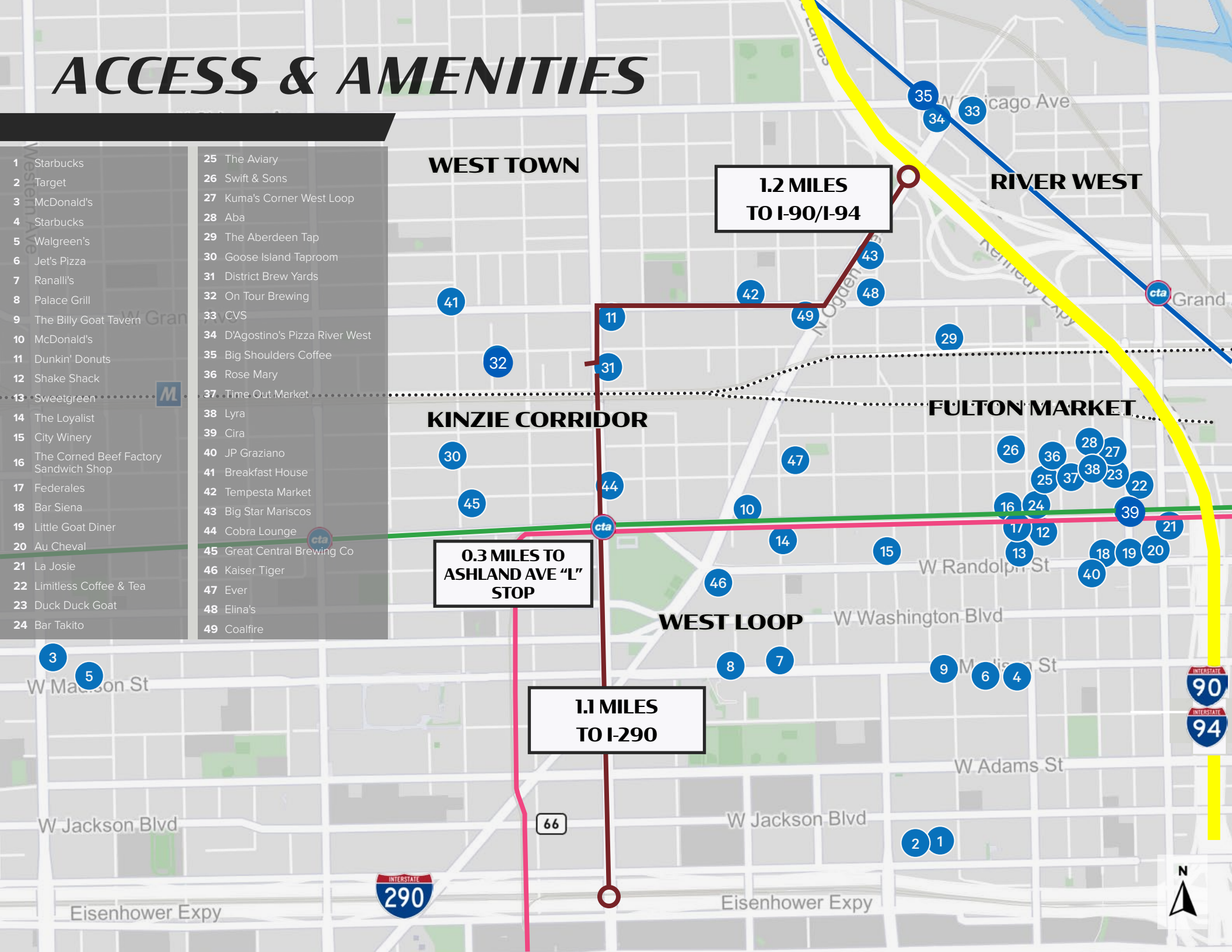


MEET THE NEIGHBORS



ACCESS & AMENITIES

- | | |
|--|----------------------------------|
| 1 Starbucks | 25 The Aviary |
| 2 Target | 26 Swift & Sons |
| 3 McDonald's | 27 Kuma's Corner West Loop |
| 4 Starbucks | 28 Aba |
| 5 Walgreen's | 29 The Aberdeen Tap |
| 6 Jet's Pizza | 30 Goose Island Taproom |
| 7 Ranalli's | 31 District Brew Yards |
| 8 Palace Grill | 32 On Tour Brewing |
| 9 The Billy Goat Tavern | 33 CVS |
| 10 McDonald's | 34 D'Agostino's Pizza River West |
| 11 Dunkin' Donuts | 35 Big Shoulders Coffee |
| 12 Shake Shack | 36 Rose Mary |
| 13 Sweetgreen | 37 Time Out Market |
| 14 The Loyalist | 38 Lyra |
| 15 City Winery | 39 Cira |
| 16 The Corned Beef Factory Sandwich Shop | 40 JP Graziano |
| 17 Federales | 41 Breakfast House |
| 18 Bar Siena | 42 Tempesta Market |
| 19 Little Goat Diner | 43 Big Star Mariscos |
| 20 Au Cheval | 44 Cobra Lounge |
| 21 La Josie | 45 Great Central Brewing Co |
| 22 Limitless Coffee & Tea | 46 Kaiser Tiger |
| 23 Duck Duck Goat | 47 Ever |
| 24 Bar Takito | 48 Elina's |
| | 49 Coalfire |





400 N Ashland Avenue

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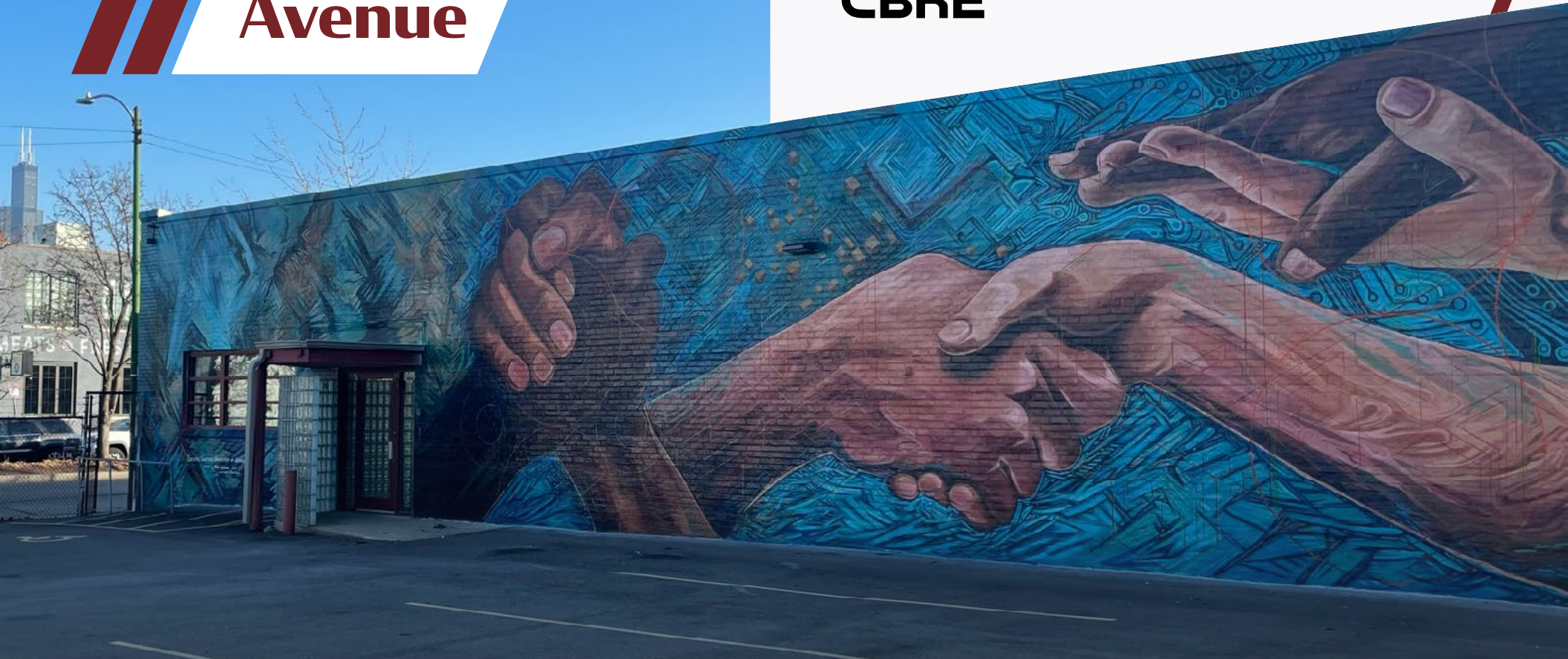
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