



# **FLEX BUILDING FOR LEASE**

**FLOORS 8 & 9  
AVAILABLE**

**46,400+/- SF  
(23,200+/- SF PER FLOOR)**



**2211-2233 S. THROOP STREET • Chicago, IL 60608**

# PROPERTY OVERVIEW

The subject property is located on Chicago's southwest side in the Pilsen neighborhood in the 25th Ward with Byron Sigcho-Lopez serving as the Alderman. This is a 9-story multi-tenant building with approximately 23,200 SF per floor. The property is located with access to I-55 via Damen, I-90 via Canalport. The building was built in 1926 by notable Chicago Architect, George C Nimmons. The building itself is roughly 100 years old and made up of warehouse, showroom, and studio space. The property features a secure 24/7 campus along with plenty of onsite parking, truck loading, and on-site management.

## OFFERING SUMMARY

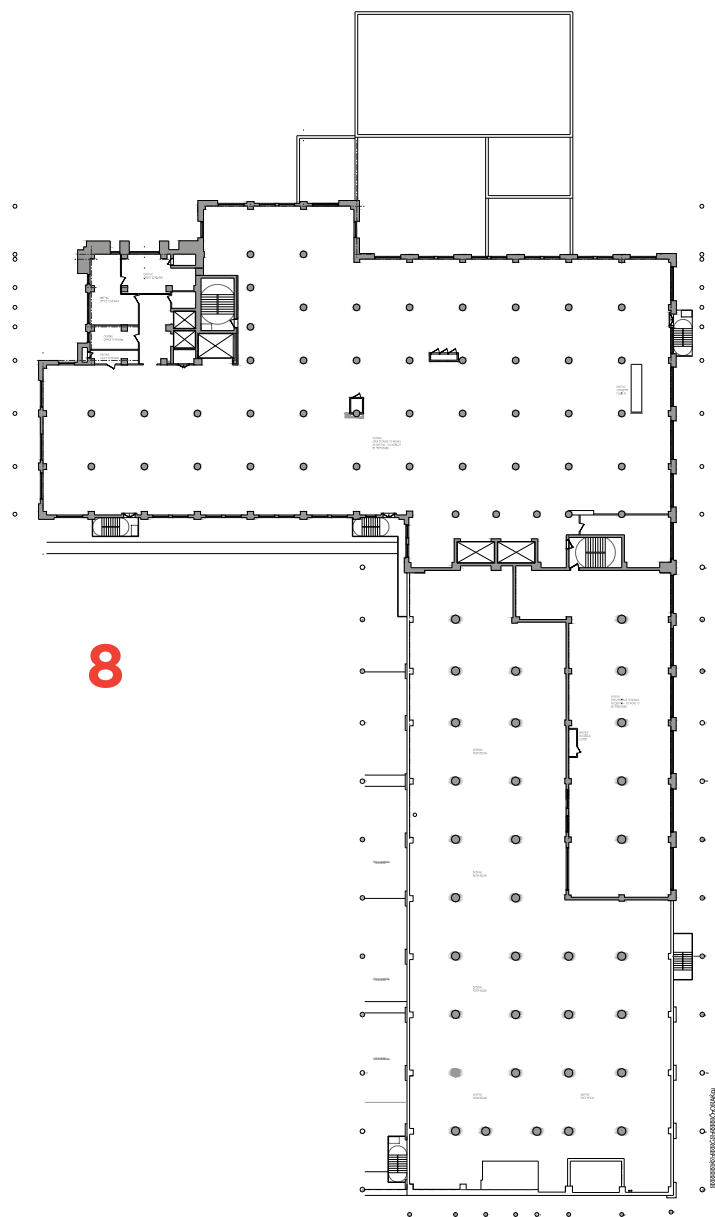
- Floors 8 and 9 available for lease
- Open floor plans
- Customize space to your requirements
- Fenced, secure 24/7 campus
- 4 freight /2 passenger elevators (management operated)
- Indoor truck loading
- On-site building management & 24 hour security
- Tenant package reception
- Potential tenants: Artist studios, photography studios, light office, light manufacturing/light assembly, storage/warehouse

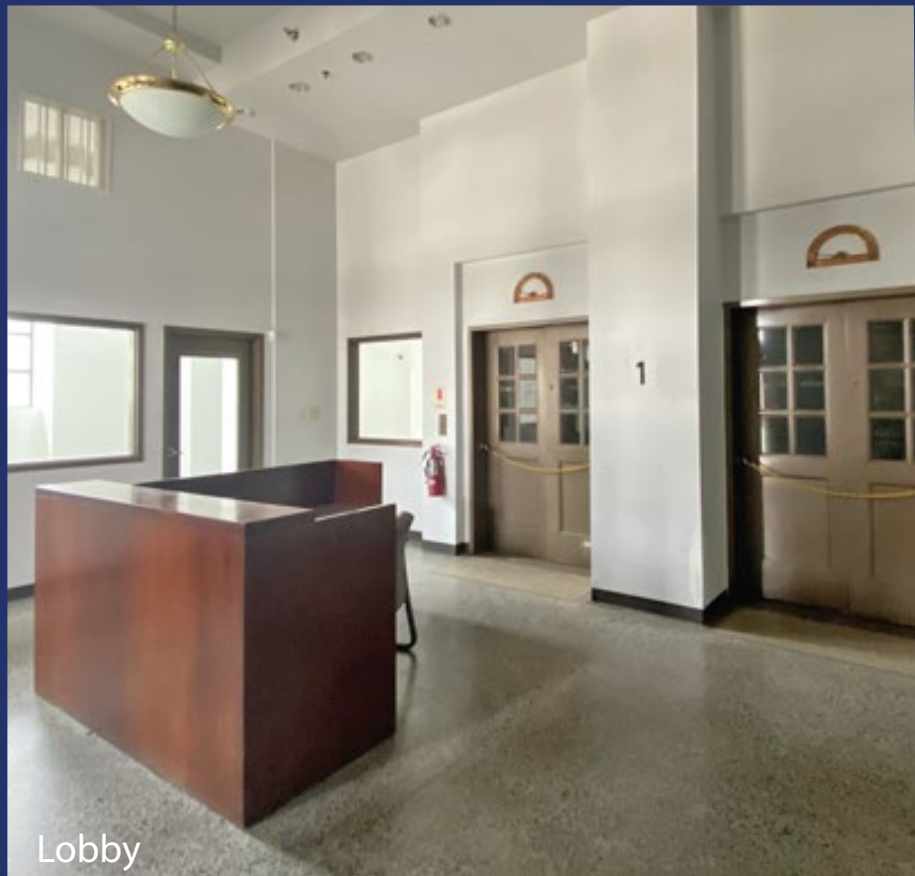
## PROPERTY HIGHLIGHTS

<b>Building Size:</b>	476,000 SF +/-
<b>Available Size:</b>	46,400+/- SF (23,200+/- SF per floor)
<b>Lot Size:</b>	11 Acres
<b>Ceiling Height:</b>	12'
<b>Loading:</b>	Exterior
<b>Sprinklers:</b>	Dry
<b>Zoning:</b>	PMD-11
<b>Lease Rate:</b>	\$15 PSF/MG

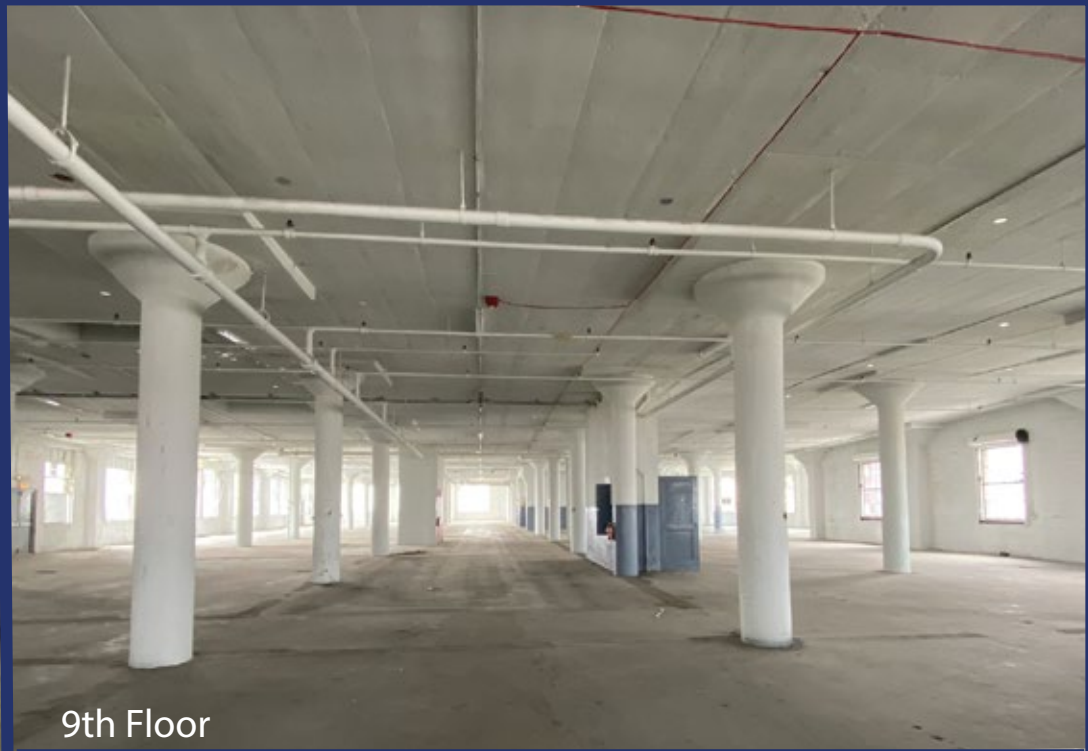


# GENERAL FLOORPLAN FOR FLOORS 8 & 9





Lobby



9th Floor



Freight Elevator



Freight Elevators

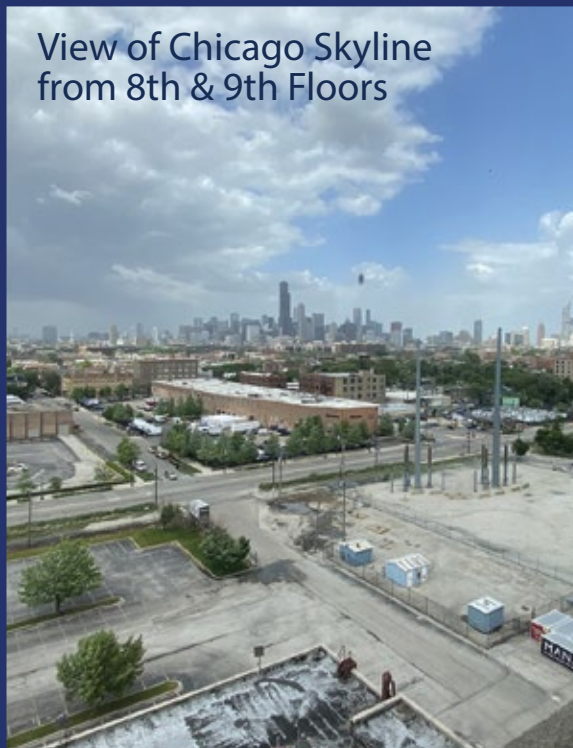


8th Floor



After -Hours Secured-Entrance

View of Chicago Skyline from 8th & 9th Floors



Passenger Elevators



After -Hours Lobby



Indoor Loading

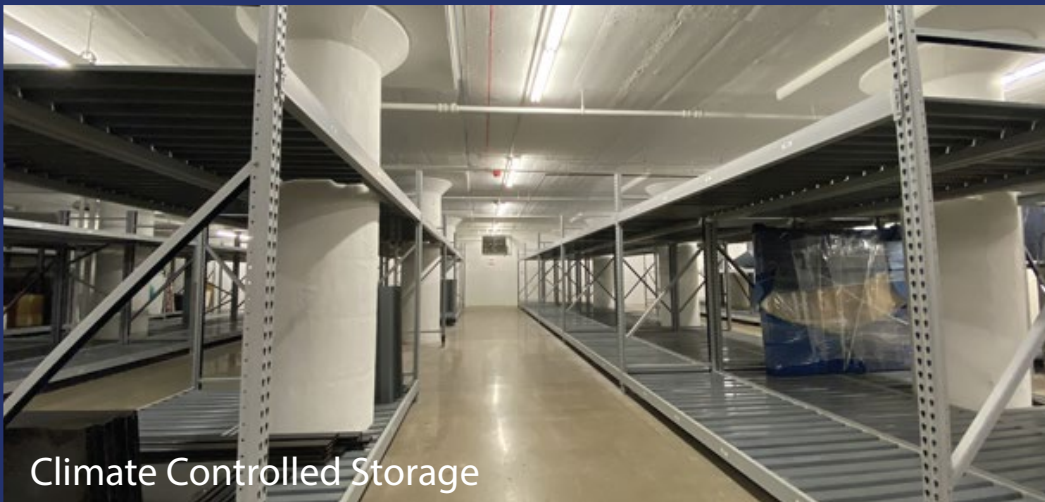
# OPTIONAL AMENITIES



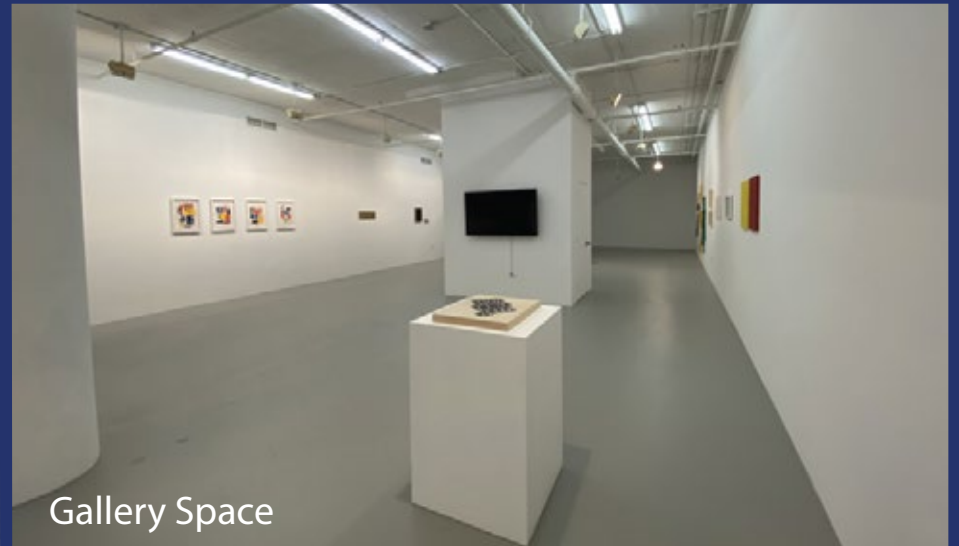
Break Area



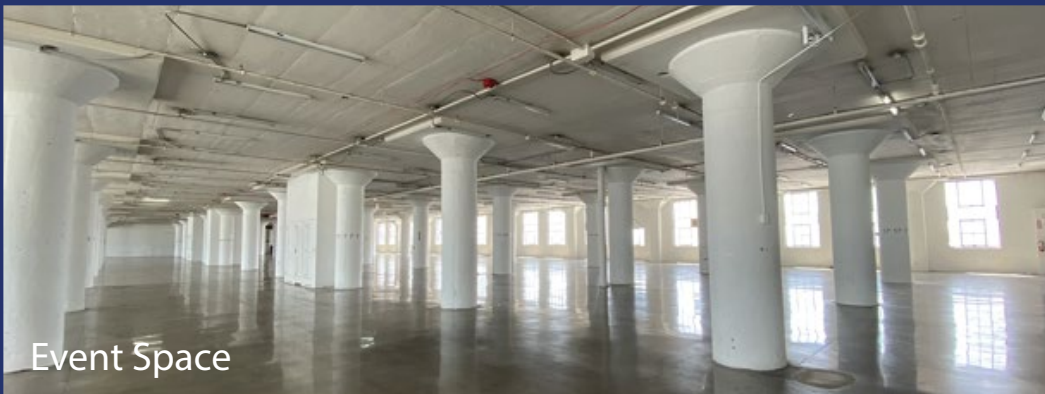
Gallery Space



Climate Controlled Storage



Gallery Space

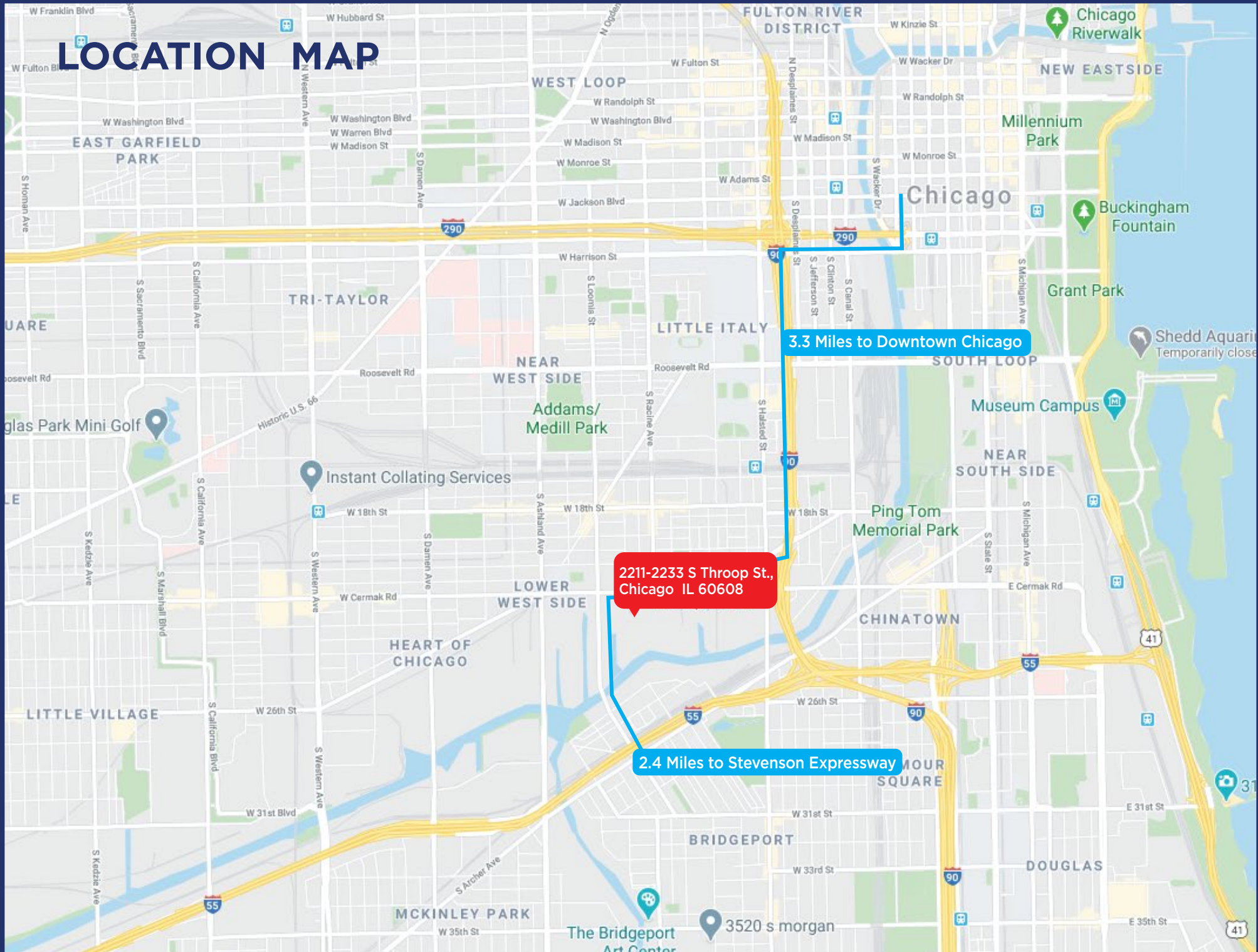


Event Space



Gallery Space

# LOCATION MAP



3.3 Miles to Downtown Chicago

2211-2233 S Throop St.,  
Chicago IL 60608

2.4 Miles to Stevenson Expressway



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