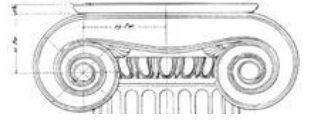


# THE LORD COMPANIES L.L.C.

Brokerage · Development · Investment · Consulting



- 1033 W. Van Buren -  
- Commercial Loft Office Space Available -



West Loop Lofts is a 7-story, 84,000 square foot timber loft building that is being redeveloped as loft office with 1st floor retail in the rapidly developing West Loop Gate area. The office rehab will provide tenants with quality loft office space with flexible floor plans and windows on all 4 sides. We can accommodate tenants from 1,000 to 25,000 square feet.





West Loop Lofts is located just off the southwest corner of Van Buren and Morgan, overlooking I-290. This site features a full highway interchange, bus lines, CTA stop and is walking distance to the Loop and Metra.

### PROPERTY DETAILS

- Tenant signage/visibility on Eisenhower
- Heavy timber loft space with 16' x 17' column spacing and 10'-12' ceilings
- 12,000 sq ft floor plates with windows on all 4 sides can accommodate tenants from 1,000 sq ft up to several floors.
- Twenty-four hour/seven day a week tenant controlled access
- Tenant controlled HVAC on separate systems
- Abundant parking available in adjacent parking lots
- Multiple electric power grids for redundancy
- High speed wiring including fiber optic backbone and multiple carriers for superior high speed internet access
- Antenna farm on roof with disk availability and point to point RF transmission capability to E. Port and Pilsen tech centers



### AVAILABLE SPACE

Office: 1,000 - 45,000 sq. ft.

### OFFICE LEASE RATE

\$15-\$18/ft, modified gross for building standard build-out; additional build-out may be amortized into lease rate depending on tenant credit quality.

### AVAILABILITY

30-90 days, depending on tenant build-out requirements



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*\*Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*