



4055 W. Peterson Ave. (Suite 106) **(Chicago, IL 60646)**

AVAILABLE FOR LEASE

- OFFICE SPACE
- ±1,930 SQUARE FEET
- ZONING: M2-1
- LEASE: GROSS
- TERM: 2-7 YEARS
- RATE: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease, ±1,930 square feet of office space. The space has a foyer (for a coffee station and waiting area), an open area, four (4) private offices, a conference room, and a large storage closet. Tenants can customize some finishes (such as paint, flooring, etc.). The building has a large parking lot, a pylon sign for tenants, an elevator, a secure mail station, bathrooms and kitchens on each floor, daily janitorial services, storage closets for rent, a courtyard, an on-site taproom, and more! The property is on the busy Peterson ave., very close to the expressway (I-94), in the wonderful Sauganash neighborhood. Nearby, there is a Starbucks, Dunkin’ Donuts, Jersey Mike’s, Chase Bank, and more.

HIGHWAY PROXIMITY	ADA-COMPLIANT BUILDING	ON-SITE TAPROOM
SIGNAGE	ELEVATOR	AVAILABLE STORAGE
PARKING	DAILY JANITORIAL SERVICES	BUILD-TO-SUIT SPACE

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