

west town office flex with parking

AVAILABLE FOR LEASE | 5,800 - 7,300 RSF

452
— NORTH —
CLAREMONT



LEAD LEASING ADVISOR

DAVE SCHRAUFNAGEL

Senior Director

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452 N. CLAREMONT, CHICAGO, IL 60612

5,800 - 7,300 RSF

\$19.00 / RSF, MG

Location

Chicago - West Town





**LOCATED NEAR THE
INTERSECTION OF
WESTERN AVE AND
HUBBARD ST.**



**2 BLOCKS FROM
WESTERN METRA
STOP**



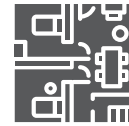
**WEST TOWN
NEIGHBORHOOD
LOCATION**



**4,000 SF GATED SIDE
LOT FOR STORAGE
OR PARKING FOR 12 +
VEHICLES**



**OFFICE SPACE WITH
CONTEMPORARY
BUILDOUT**



**5 DEDICATED PRIVATE
OFFICES, CONFERENCE
ROOM, BULLPEN,
KITCHENETTE**



**STAND-ALONE
OFFICE/FLEX
BUILDING**



**FLEX SPACE WITH
13' CEILINGS & 11'
OVERHEAD DOOR**

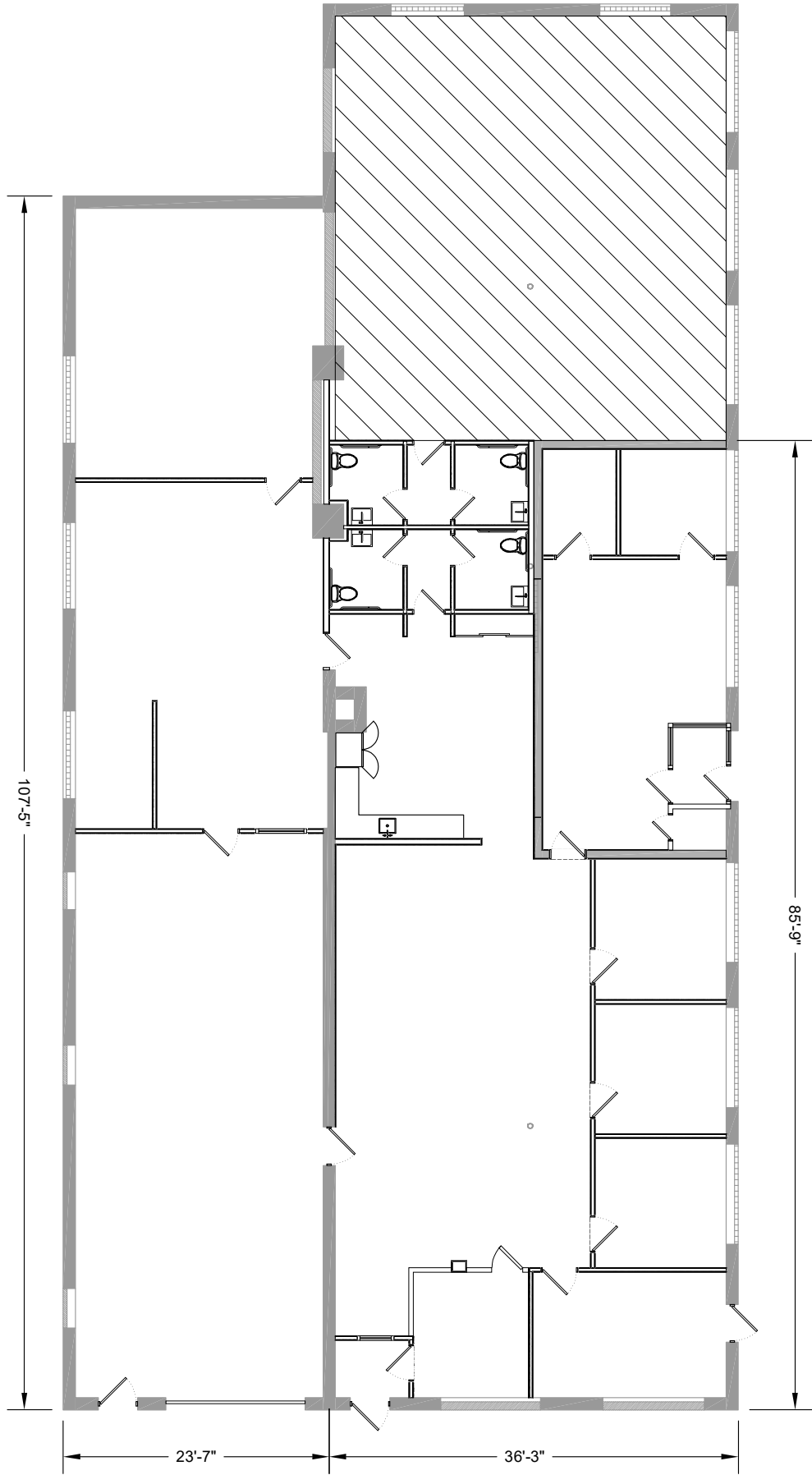


**3-PHASE ELECTRICAL
SERVICE, 400 AMPS
(X2)**

INTERIORS



FLOOR PLAN





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