

4256 N. Ravenswood Chicago Il.



For Lease
Starting at
\$400 / month

Ravenswood Center

- **30,000 SF wonderfully renovated building**
- **Retail spaces with dramatic 15' ceilings great for boutiques, restaurants or other retail uses.**
- **Office spaces available in either shared office environment for those with single office needs, or ranging from 637 – 16,500 SF for other uses.**
- **Ceiling heights range from 10' – 15'**
- **Located in heart of Ravenswood corridor**
- **Easy access to El and Metra**
- **Significant Parking available**
- **Zoning is M-1.**

For more information, please contact:

Rob Federighi
312-284-0211
rob@chicagobroker.com

ChicagoBroker.com
162 West Hubbard St.
Suite 300
Chicago, IL 60610



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.

Ravenswood Center

- Retail and office spaces available
- Rents starting as low as \$400 per month
- Ample Parking Available
- Located in hot Ravenswood corridor
- Easy El and Metra access



STUDIO RENDERING

ARTIST INTERPRETATION

Contact Rob Federighi
312-284-0211
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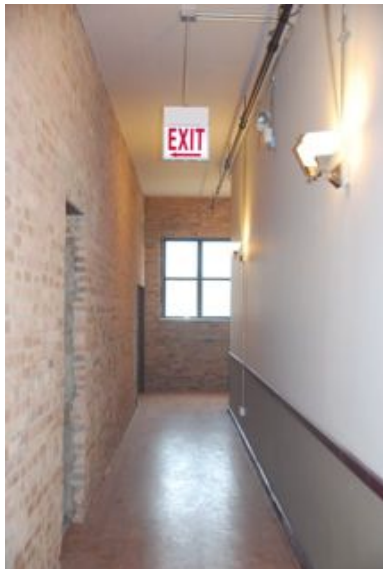
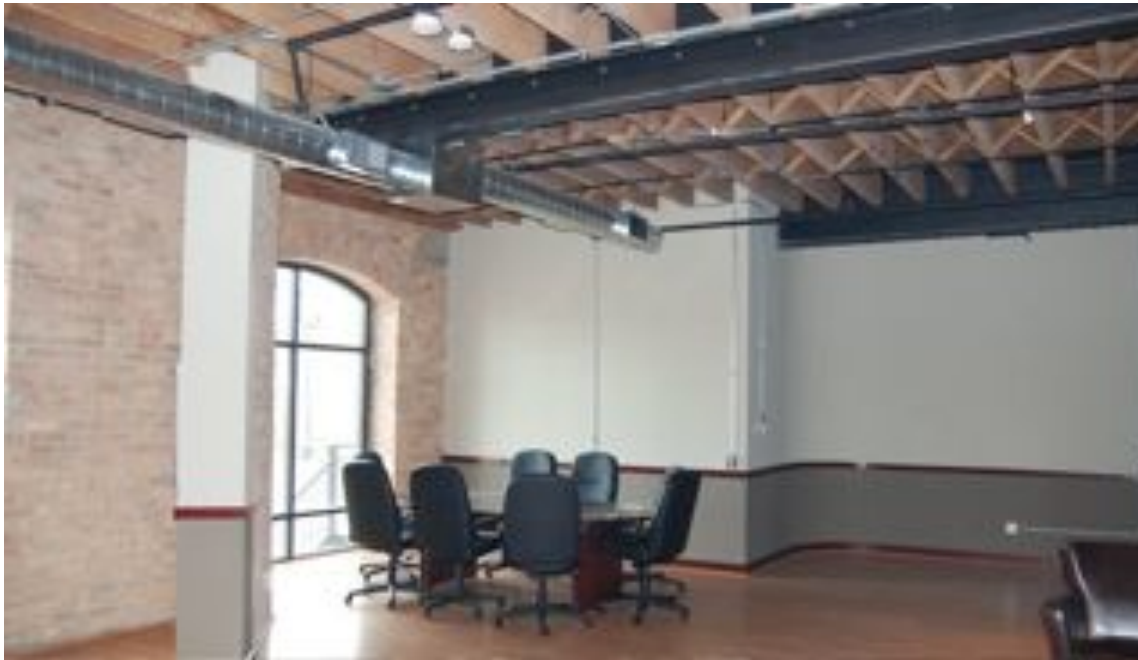


4256 N. Ravenswood



The building features a mix of restored historic elements along with modern upgrades.

- Common areas are wonderfully renovated with attractive trim and wood floors.
- New glass entry doors to each office throughout the building.
- Some offices maintain the nostalgic feel with old steel doors and skylights.



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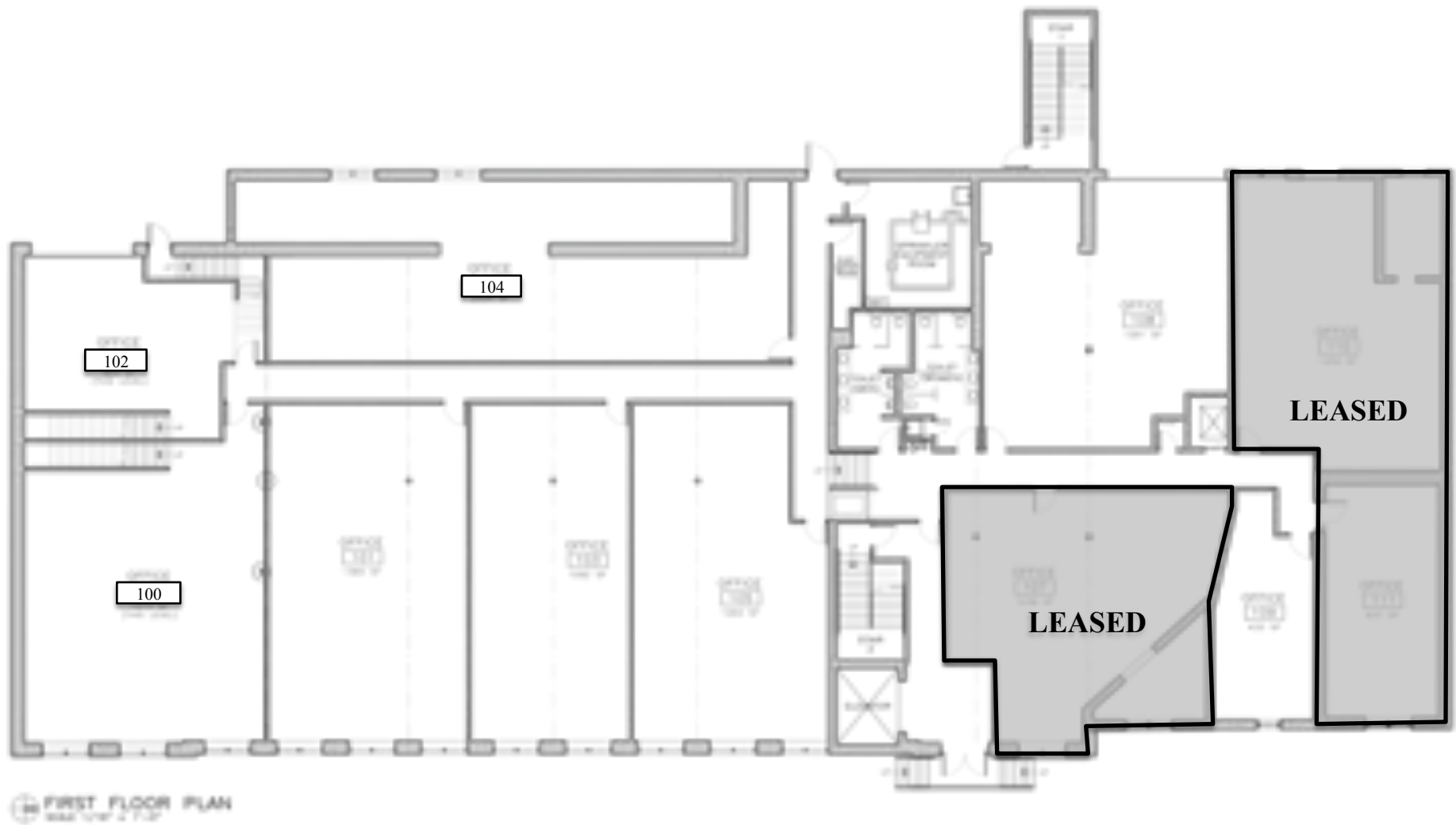
4256 N. Ravenswood Rental Rate Chart



** All spaces include
one parking space
in West parking lot.*

Type	Unit	Square Feet	Rate
Office	102	1,545	\$2,095 / month
	104	2,005	\$2,690 / month
	108	1,359	\$1,856 / month
	109	433	\$850 / month
	110 LEASED	1,251	\$1,716 / month
	111 LEASED	637	\$923 / month
	201 LEASED	1,149	\$1,485 / month
	202	1,665	\$2,251 / month
	203 LEASED	1,375	\$1,876 / month
	205 LEASED	1,168	\$1,609 / month
	206	1,250	\$1,715 / month
	207	949	\$1,326 / month
Retail	100	3,156	\$5,867 / month NET
	101	1,365	\$2,602 / month NET
	103	1,093	\$2,103 / month NET
	105	1,264	\$2,417 / month NET

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FIRST FLOOR PLAN

This floorplan indicates the general size and configuration of the space and is for marketing purposes only. All dimensions and features are approximate and subject to change without notice



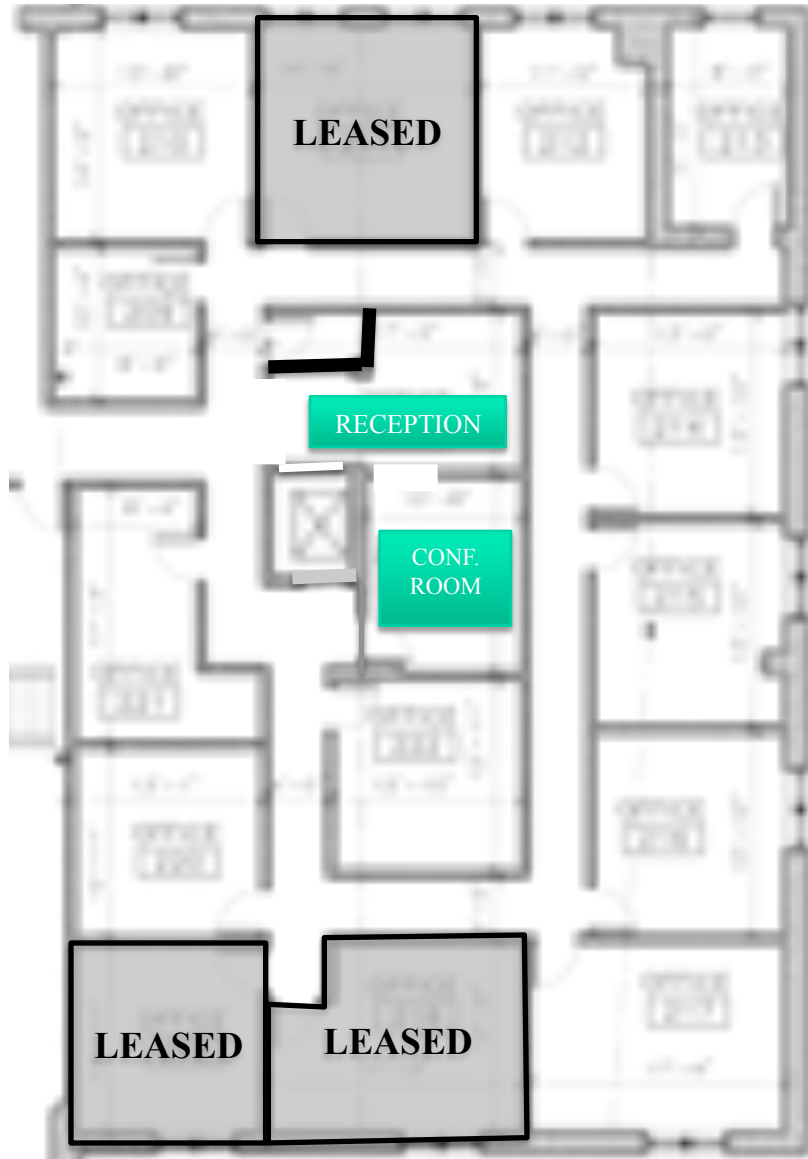
**Ravenswood Center
Shared Office Suites**

*See Next Page
For Details*

⊕ SECOND FLOOR PLAN

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4256 N. Ravenswood Share Office Space, 2nd Floor



Suite	SF	Mo. Rate
209	106	\$400
210	182	\$700
211 LEASED	210	\$750
212	166	\$625
213	115	\$450
214	180	\$675
215	180	\$675
216	180	\$675
217	226	\$800
218 LEASED	208	\$750
219 LEASED	169	\$600
220	169	\$600
221	162	\$565
222	158	\$550

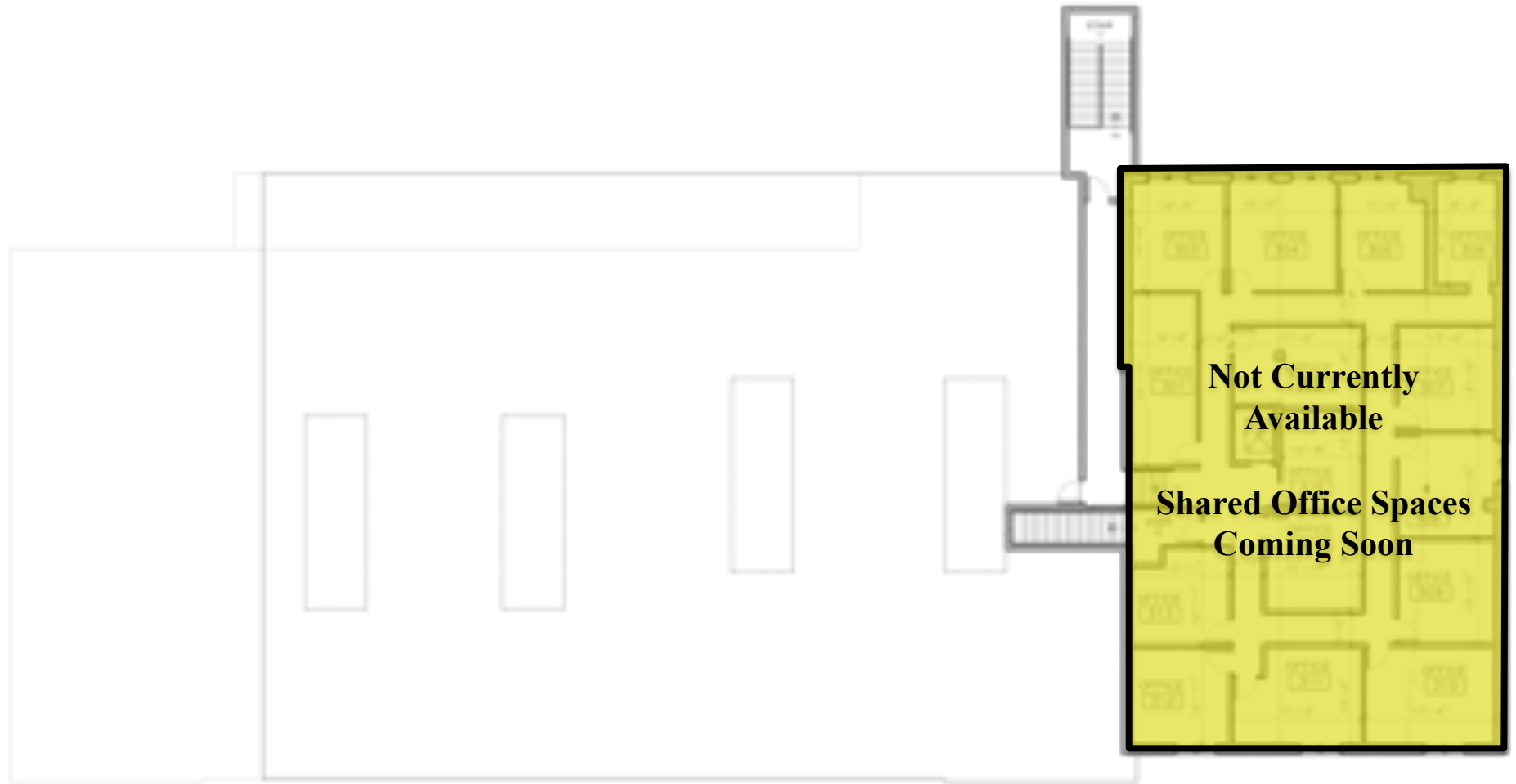
Rent includes:

Taxes and operating expenses on the building, electric, heat and air conditioning

Available for additional fee:

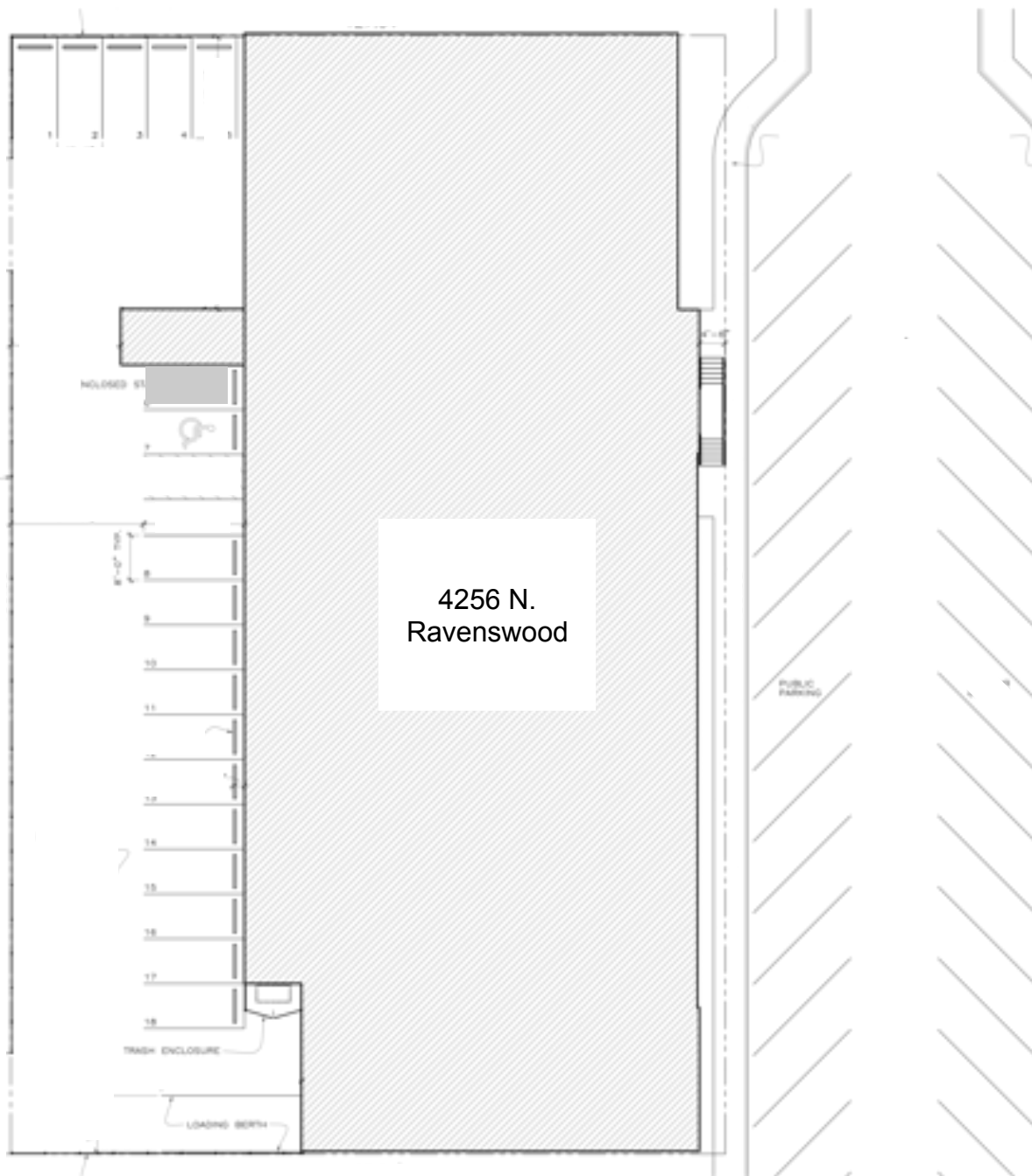
Telephone, Internet, Receptionist Services

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THIRD FLOOR PLAN

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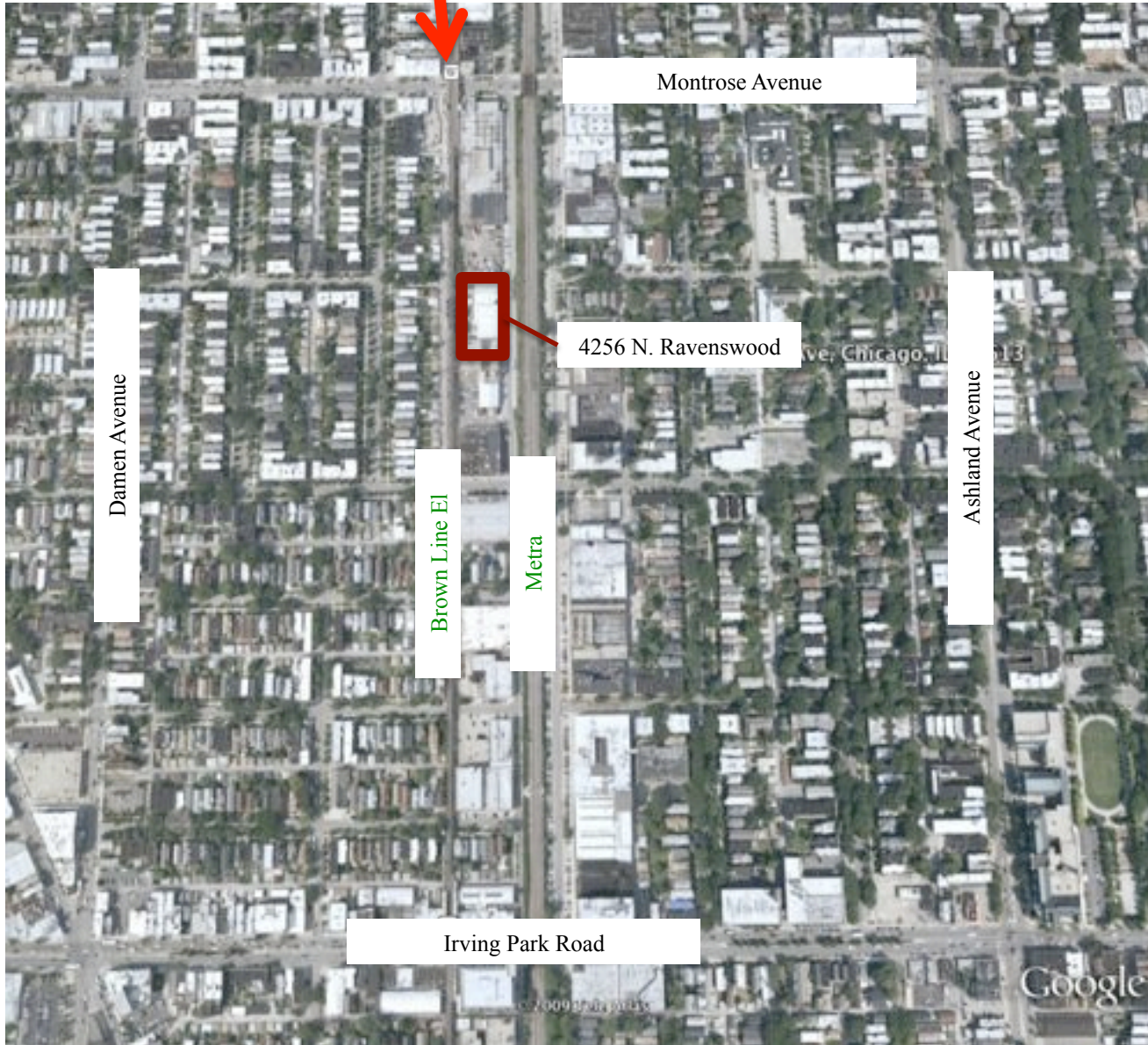


Parking Options:

1. Open parking along Ravenswood
2. Fee Parking in West parking lot

4256 N. Ravenswood

Brown Line El Stop
One block North



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