

OFFERING SUMMARY

LEASE RATE:	\$12.50 - \$16.00 PSF (MG)
BUILDING SIZE:	120,000 SF
AVAILABLE SF:	1,500 - 4,000 SF
LOT SIZE:	2 Acres
ZONING:	M2-3
MARKET:	Pilsen

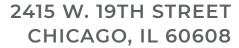
PROPERTY OVERVIEW

The Machine Shop is a 120,000 SF heavy timber loft flex industrial building, fully redeveloped and improved to accommodate the needs of innovative companies serving downtown Chicago. Please visit the website for more info: www.machineshop2415.com.

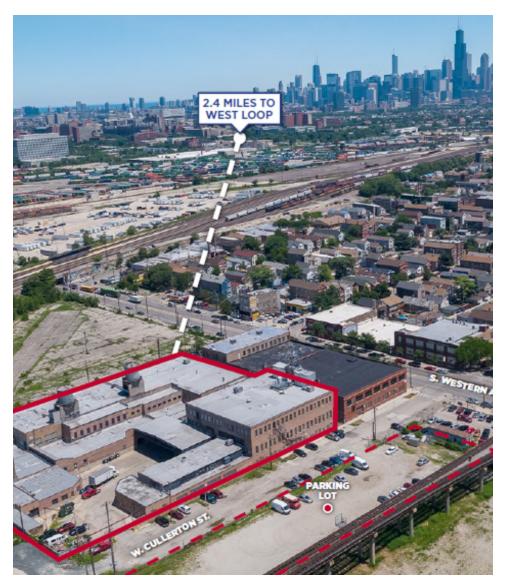
PROPERTY HIGHLIGHTS

- · Newly renovated with new restrooms, kitchens and new windows
- · All new HVAC systems
- · Office Build-Outs Available to Suit
- · Parking Available on-site
- · Excellent Downtown Service Location One Block away from the CTA Pink Line Stop













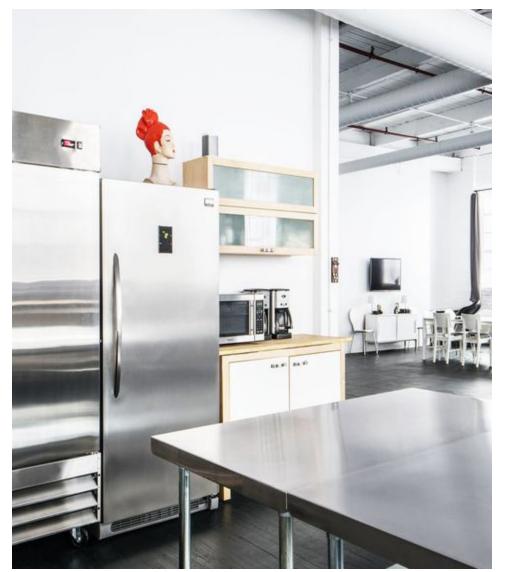


PRINCIPAL 312 267 1101 MARK@NELSONHILL.COM

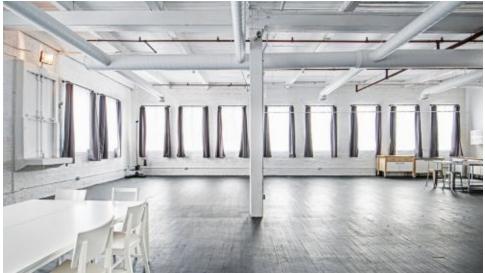
MARK NELSON, SIOR MIKE NELSON, SIOR



FOR LEASE







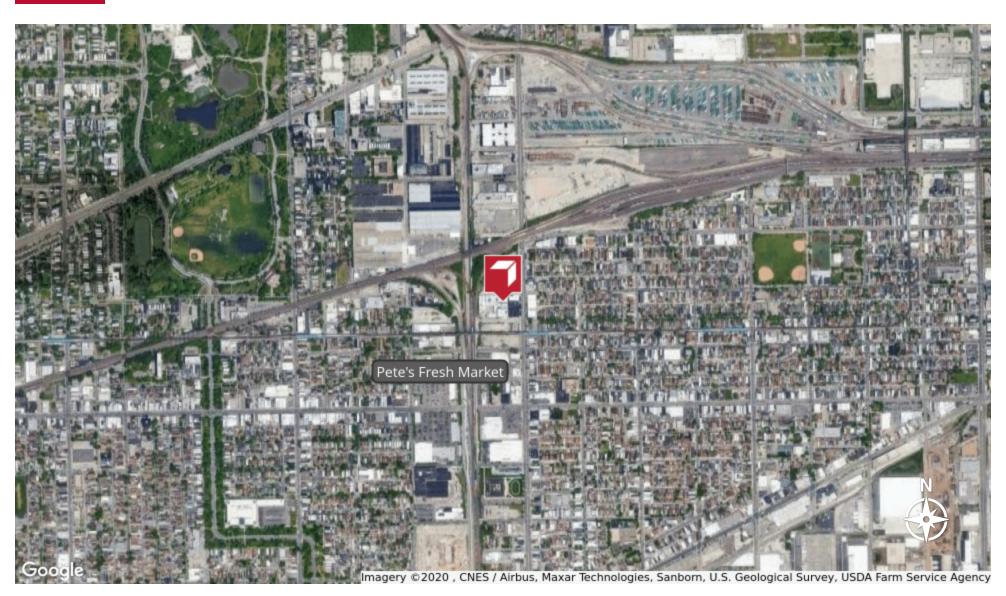


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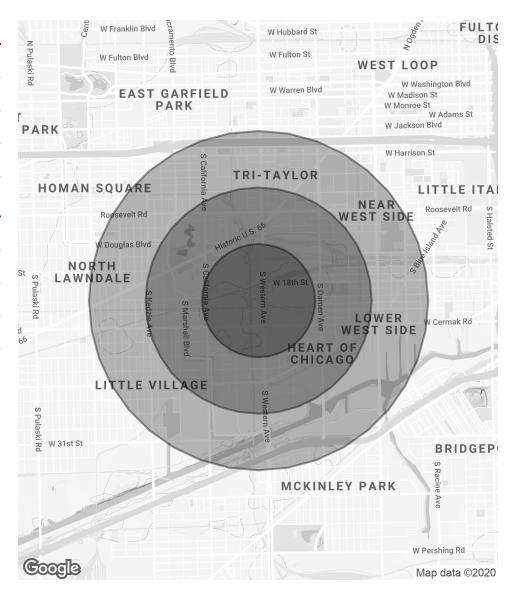


2415 W. 19TH STREET CHICAGO, IL 60608

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	14,724	58,296	133,847
AVERAGE AGE	31.5	30.0	31.7
AVERAGE AGE (MALE)	32.3	30.3	32.3
AVERAGE AGE (FEMALE)	30.7	29.6	31.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES

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TOTAL HOUSEHOLDS	6,514	27,173	69,807
# OF PERSONS PER HH	2.3	2.1	1.9
AVERAGE HH INCOME	\$187,788	\$140,708	\$122,868
AVERAGE HOUSE VALUE	\$733,417	\$701,563	\$599,536

^{*} Demographic data derived from 2010 US Census





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