

# WAREHOUSE / FLEX SPACE RAVENSWOOD CORRIDOR 1801 WEST BERTEAU



## SPECIFICATIONS:

Suite 100: ± 10,366 RSF and asking \$13.00 PSF MG

Suite B2: ± 3,042 RSF and asking \$8.50 PSF MG

Suite B5: ± 1,859 RSF and asking \$8.50 PSF MG

Additional Charges: Utilities

Minimum Lease Term: 3 years



## ATTRIBUTES:

- Ideal for light manufacturing, flex, and shop uses
- Suite 100 is street level and the B suites are lower level (no windows)
- First floor ceiling height is 25+ ft.
- Multiple overhead drive in doors
- Highly visible signage and branding opportunity on the east elevation of the building for suite 100.
- Bustling Ravenswood corridor location
- Close proximity to public transportation - two blocks from Montrose & Irving Park brown line stops.
- Walking distance to Ravenswood Metra stop at Lawrence.
- Conveniently located close to various food, grocery, and other neighborhood amenities.
- Rare infill north side warehouse - clear span space



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# WAREHOUSE / FLEX SPACE RAVENSWOOD CORRIDOR 1801 WEST BERTEAU



**SUITE 100**



**SUITE 100**



**SUITE B2**



**SUITE B5**



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