

Year 1 Incentive Rate



For Lease

Industrial Space

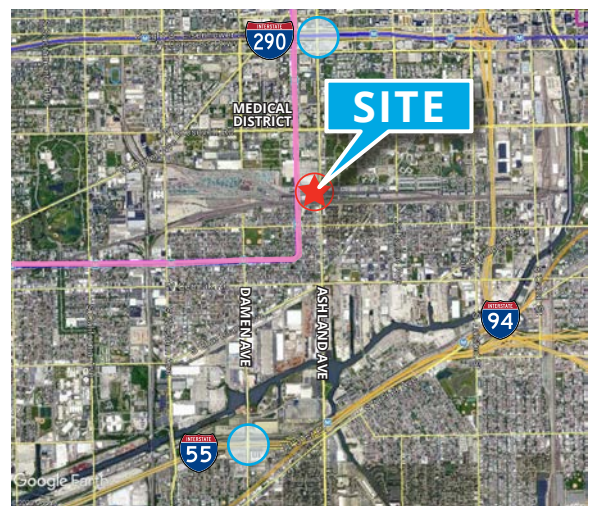
1540 South Ashland Chicago, IL 60608

- **Year 1 Incentive Rate: \$3.99 PSF Net (For Qualifying Deals)**
- Building Size: 73,169 SF
- Clear Height: 16'
- Parking: 0.83 per 1,000 SF (additional on-street parking available)
- Newly Renovated Move-in Ready Units
- 1.0 mile from I-290 (Ashland exit)
- 1.5 miles from I-55 (Damen exit)
- 3 blocks from Pink Line (18th St. Stop)

Contact us:

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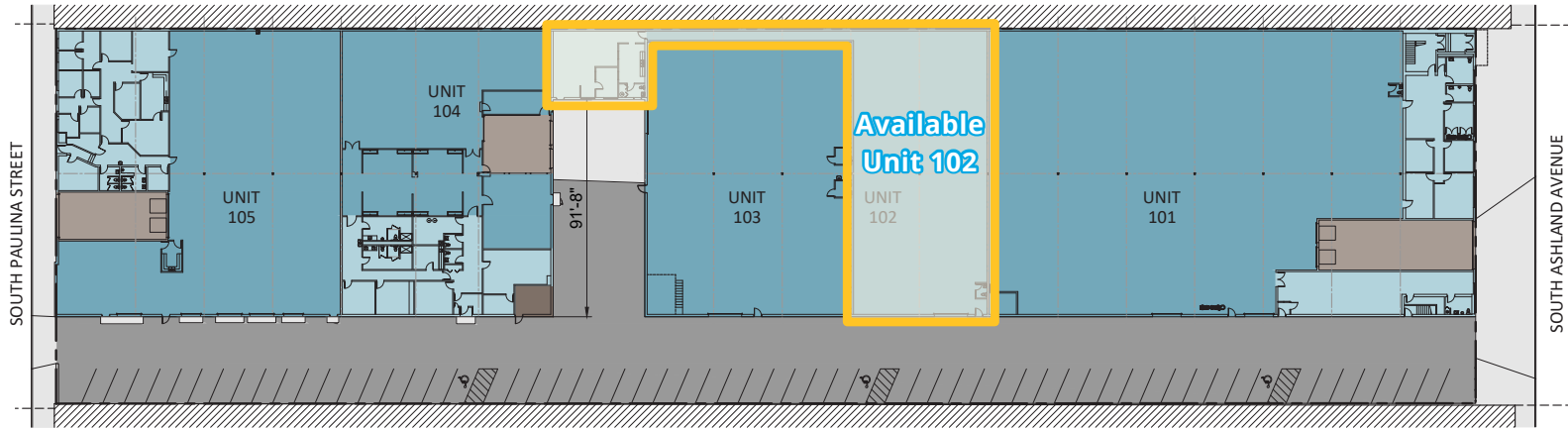


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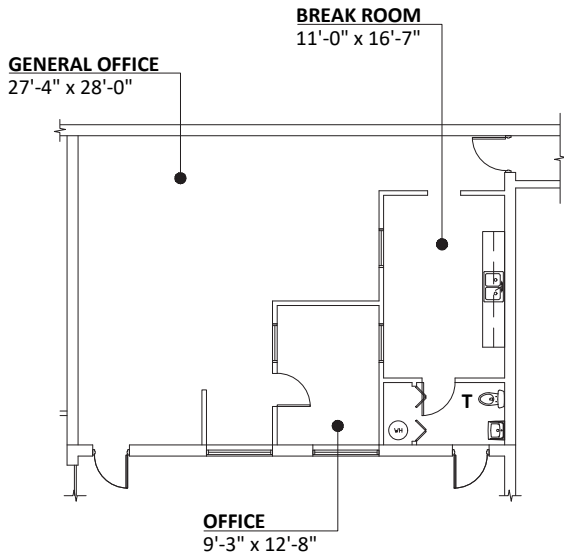
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Colliers
 6250 N. River Road | Suite 11-100
 Rosemont, IL 60018



Suite	Total SF	Office SF	Loading	Clear Height	Power
102	8,642 SF	1,380 SF	1 Drive-in Door	16'	225A@208/120v

UNIT 102 OFFICE
1,380 SF



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Legend

 Metra Stations

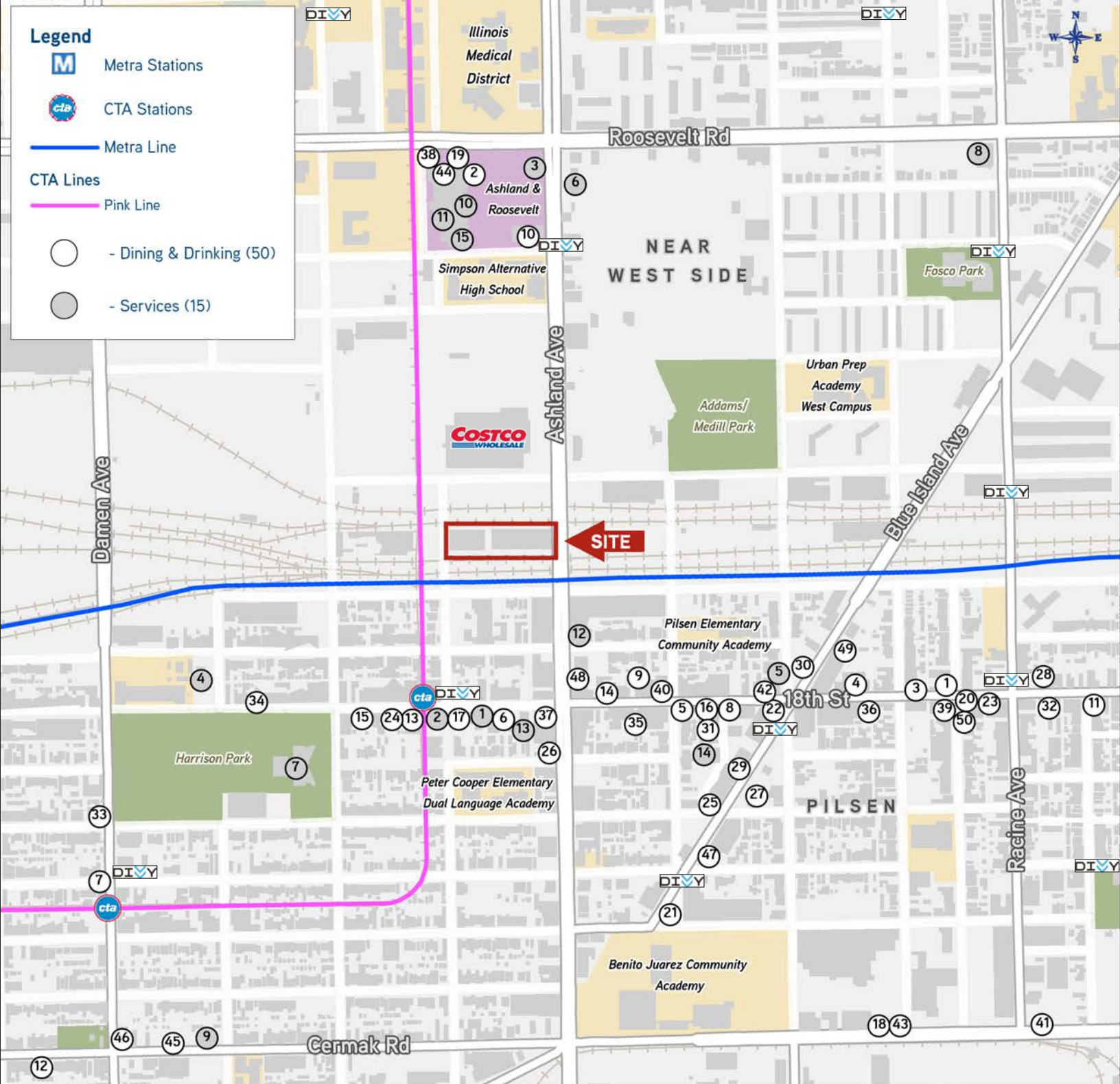
 CTA Stations


 Metra Line

CTA Lines
 Pink Line

 - Dining & Drinking (50)

 - Services (15)



 - Dining & Drinking

1. AZUL 18
2. BASKIN-ROBBINS
3. BENNY'S PIZZA
4. BIRRERIA REYES DE OCOTLAN
5. BOMBON
6. BREW BREW COFFEE & TEA
7. 'L' CAFECITO JUMPING BEAN
8. CAFE JUMPING BEAN
9. CANTON REGIO MEXICAN FOOD
10. CAPTAIN HOOKS FISH & CHICKEN
11. CARNITAS DON PEDRO
12. CARNITAS LA MICHOCACANA
13. CARNITAS URUAPAN RESTAURANT
14. CECINA GRILL
15. CHINA DRAGON
16. COYOTES RESTAURANT
17. DUNKIN' DONUTS
18. DUNKIN' DONUTS

19. DUNKIN' DONUTS
20. DUSEK'S RESTAURANT & BAR
21. FRAN'S BEEF
22. GIORDANO'S
23. HONKY TONK BBQ
24. INTERSECT COFFEE
25. LA ESPERANZA
26. LA MEJIKANA
27. LA MICHOCACANA PREMIUM
28. LA VACA MARGARITA BAR
29. LACASA DEL PUEBLO TAQUERIA
30. MC DONALD'S
31. MEMO'S HOT DOGS
32. MONNIE BURKE'S
33. PARKVIEW RESTAURANT GRILL
34. PIZZA NOVA
35. PL-ZEN
36. POLLO EXPRESS

37. SAVAS VEGA
38. SEE THRU CHINESE KITCHEN
39. SKY RESTAURANT
40. SLICE FACTORY
41. STEAK N EGGER
42. SUBWAY
43. SUBWAY
44. SUBWAY
45. T J'S RESTAURANT
46. TACUERUA LOS ALAMOS
47. TAQUERIA EL MILAGRO
48. TAQUERIA LOS COMALES
49. TAQUERIAS ATOTONILCO
50. THALIA HALL

 - Services

1. ASSOCIATED BANK
2. BANK OF AMERICA
3. BANK OF AMERICA
4. BLUE KANGAROO COIN LAUNDRY
5. BMO HARRIS BANK
6. CHASE BANK
7. CHICAGO PARK DISTRICT
8. CVS PHARMACY
9. FAMILY COIN LAUNDRY
10. GNC
11. JEWEL-OSCO PHARMACY
12. LIFE STORAGE
13. MB FINANCIAL BANK
14. PILSEN FITNESS CTR
15. TCF BANK