



Largest Sublease in Chicago North/Goose Island Immediate Availability

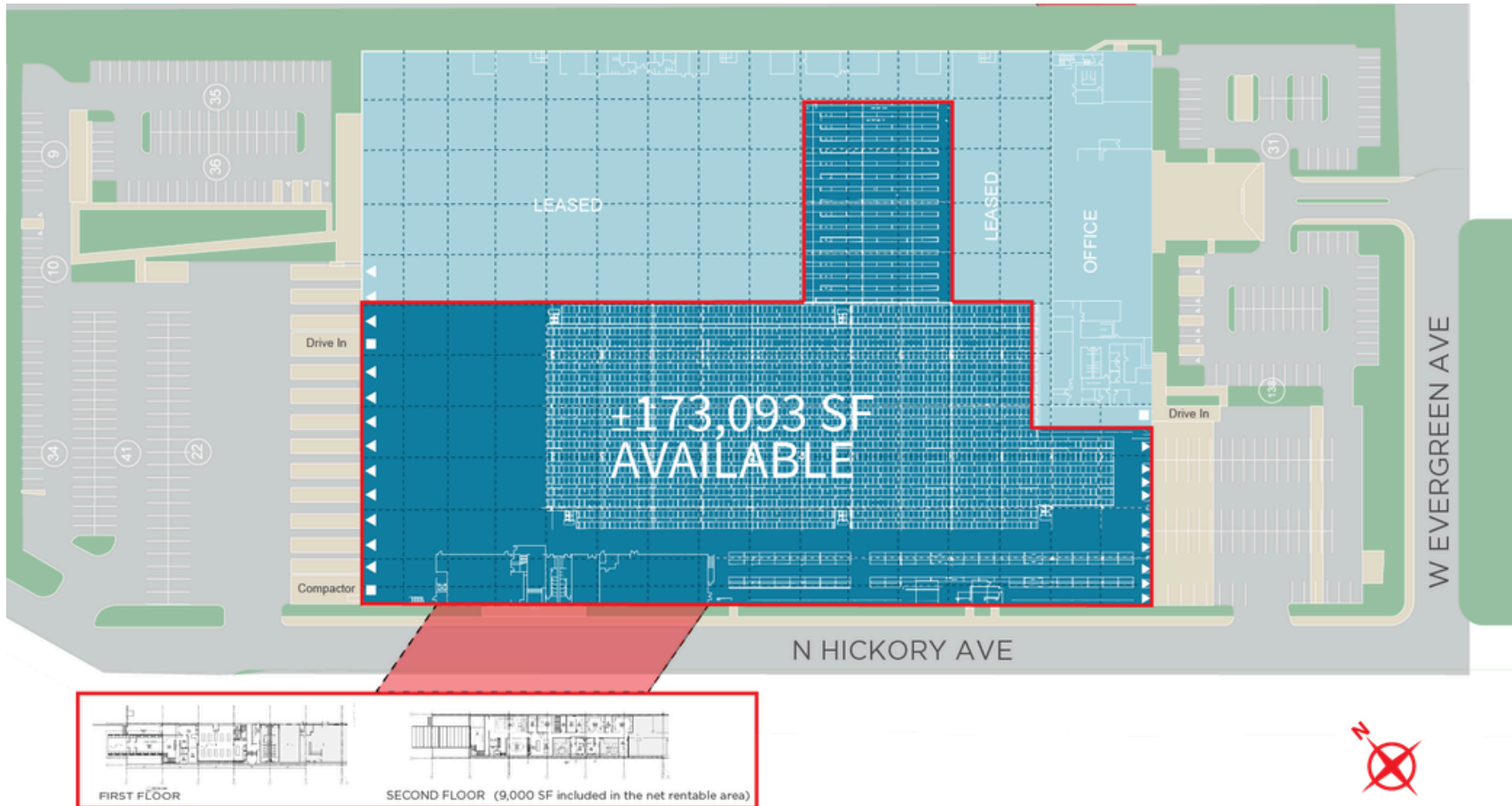
1333 N Hickory Avenue, Chicago, IL 60642

+/-173,093 SF (Divisible to 81,600 SF)

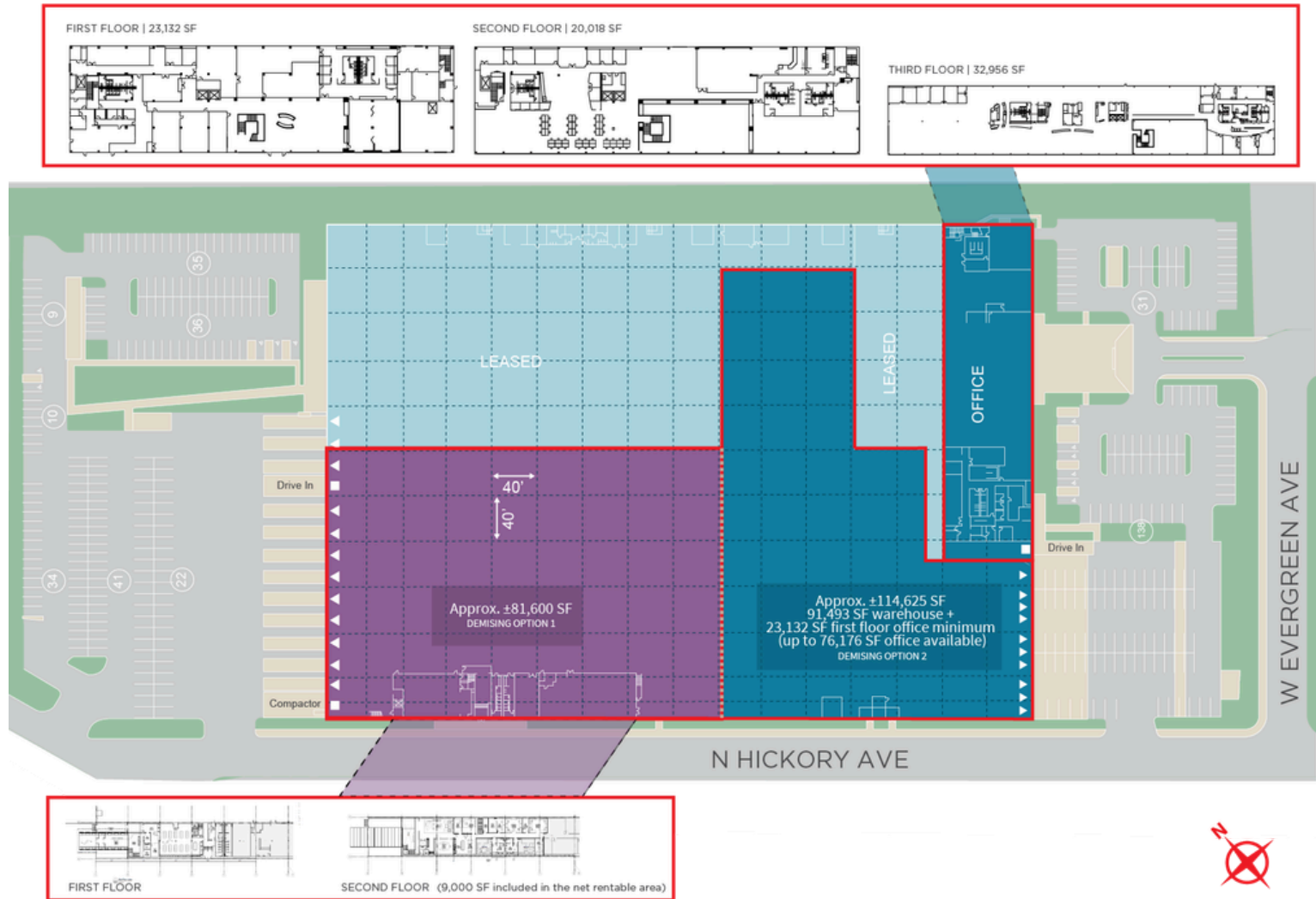
Property Overview

Specifications

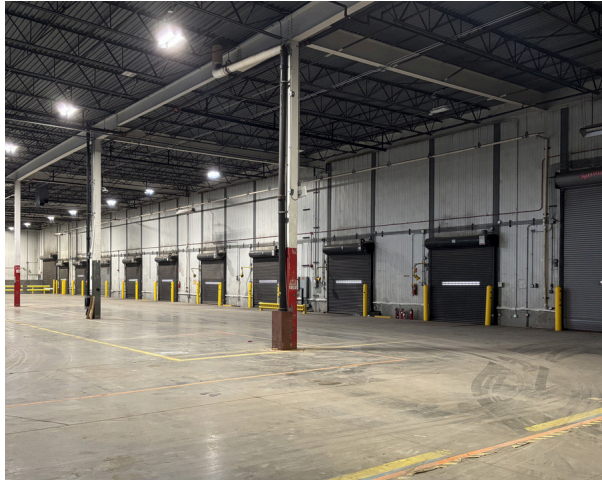
- Superior infill/last-mile location with CBD proximity
- PMD3 zoning
- +/-173,093 s.f. available (divisible)
- 9,000 s.f. office
- Flexible demising options
- 24' - 32' ceiling height
- 10 docks / 1 drive in door
- Column spacing 40'w x 40'd
- Asking rate: Subject to Offer/SF + NNN's (2026 ~\$4.46/SF RET + \$1.75/SF MGMT/CAM/INS)
- **Sublease through 12/31/2029**



Demising Option



Building Photos



1333 N Hickory Avenue,
Chicago, IL 60642

-----	I-90 Exit at Rte. 64	1.2 mi
-----	I-90 Exit at W Division St.	0.7 mi
-----	I-90 Exit at W Augusta Blvd.	1.3 mi
-----	I-90 Exit at W Ohio St.	2.2 mi



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