

6,998 RSF
FOR LEASE
REMAINING

327^N ABERDEEN

CBRE



327^N ABERDEEN



6,998 RSF on the Lower Level



Excellent Fulton Market
corner location



Located 3 blocks from Morgan
Street CTA Station



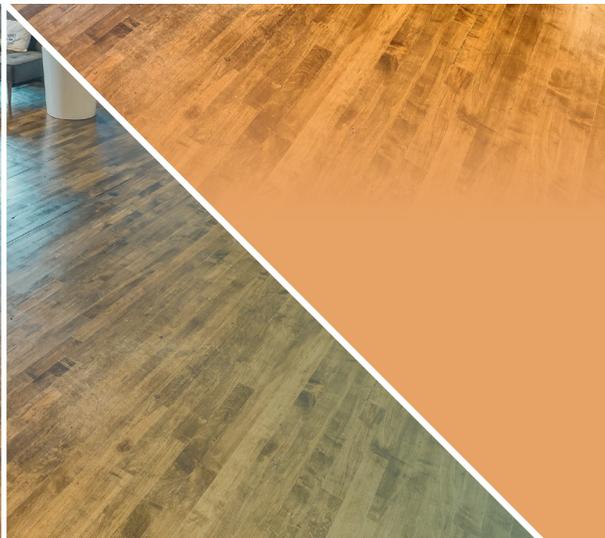
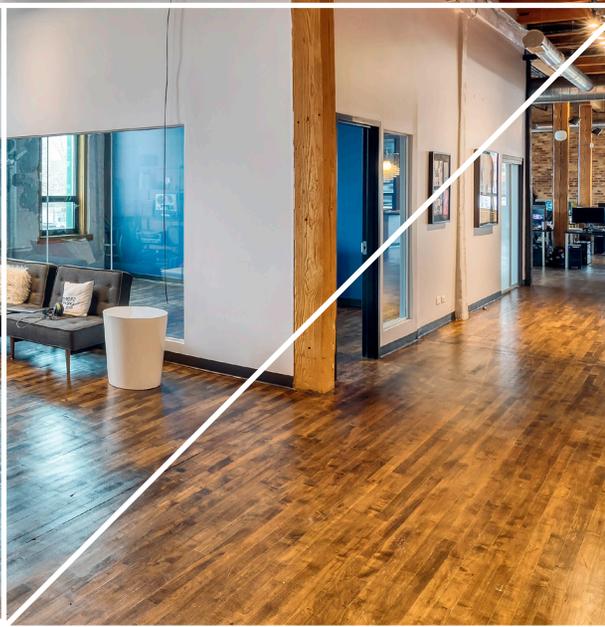
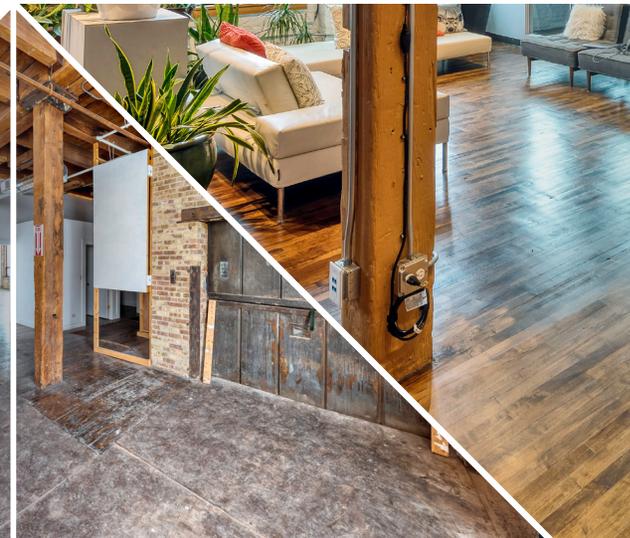
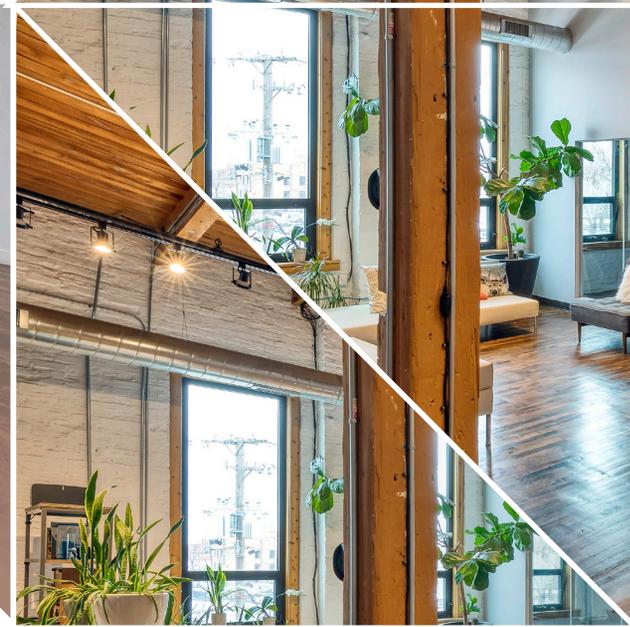
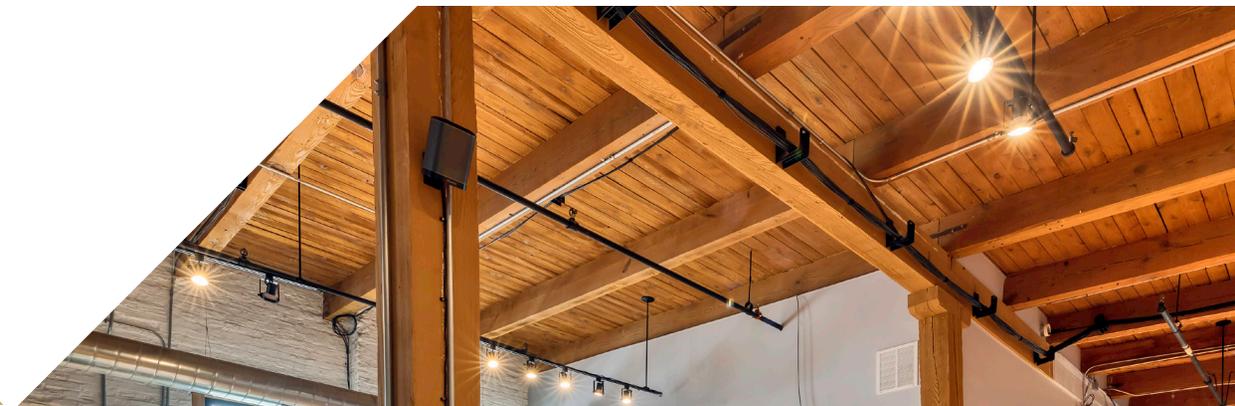
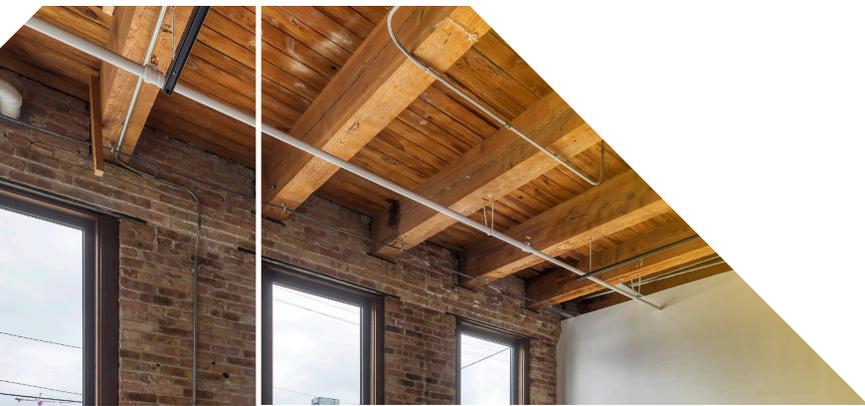
10 public parking spaces
adjacent to building



Highly desirable brick and
timber loft building

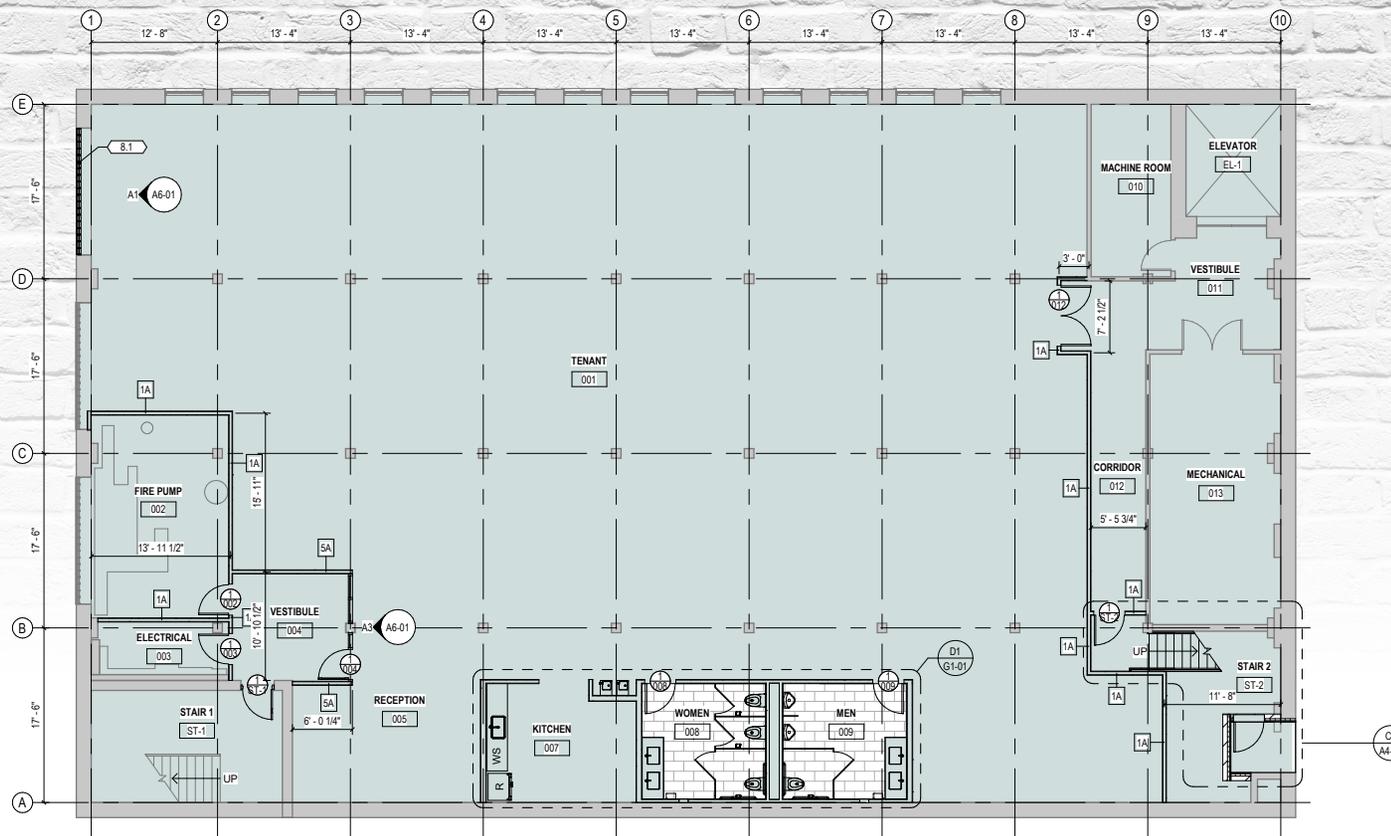


10' ceiling heights



327^N
ABERDEEN

LOWER LEVEL
6,998 RSF

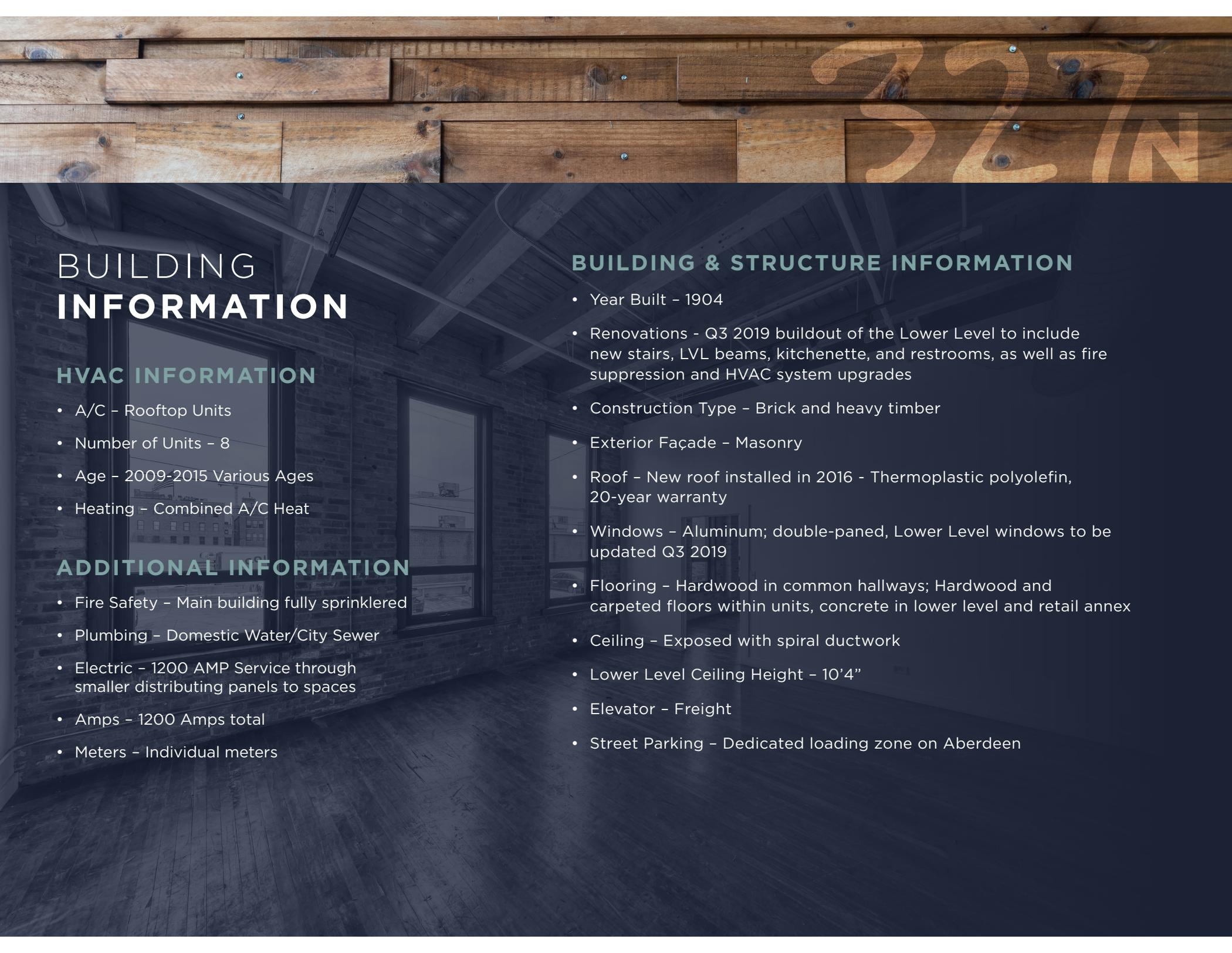


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BUILDING INFORMATION

HVAC INFORMATION

- A/C – Rooftop Units
- Number of Units – 8
- Age – 2009-2015 Various Ages
- Heating – Combined A/C Heat

ADDITIONAL INFORMATION

- Fire Safety – Main building fully sprinklered
- Plumbing – Domestic Water/City Sewer
- Electric – 1200 AMP Service through smaller distributing panels to spaces
- Amps – 1200 Amps total
- Meters – Individual meters

BUILDING & STRUCTURE INFORMATION

- Year Built – 1904
- Renovations – Q3 2019 buildout of the Lower Level to include new stairs, LVL beams, kitchenette, and restrooms, as well as fire suppression and HVAC system upgrades
- Construction Type – Brick and heavy timber
- Exterior Façade – Masonry
- Roof – New roof installed in 2016 – Thermoplastic polyolefin, 20-year warranty
- Windows – Aluminum; double-paned, Lower Level windows to be updated Q3 2019
- Flooring – Hardwood in common hallways; Hardwood and carpeted floors within units, concrete in lower level and retail annex
- Ceiling – Exposed with spiral ductwork
- Lower Level Ceiling Height – 10'4”
- Elevator – Freight
- Street Parking – Dedicated loading zone on Aberdeen

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AREA MAP



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