

# 3245

## NORTH HALSTEAD

OPERATIONAL MEDICAL OFFICE  
BUILDING FOR SUBLEASE  
IN LAKEVIEW WITH PARKING

Howard Brown  
Health Halsted  
PARKING

### AVAILABILITY

**Q4 2023**

### SIZE

**4,250 RSF**

### SUBLEASE TERM

**Expires March 15, 2028**

Two five-year renewal options  
at fixed escalated rates:

Option 1 expires 3/15/33

Option 2 expires 3/15/38

### SPACE NOTES

- Turnkey medical facility with nine furnished exam rooms, phlebotomy, waiting area, and three bathrooms
- Close to CTA trains, #8, #77, #151, and #156 buses
- Wonderful shopping, restaurants, and nightlife within walking distance
- 26-car parking lot included with leased premises



4,250 RSF TOTAL

# 3245 NORTH HALSTEAD

