



1440 NORTH DAYTON STREET

development by **SOI:01**



1440 NORTH DAYTON STREET

Building Size
65,199 square feet

Divisible to
2,161 square feet

Lower Level
11,300 square feet

First Floor
13,058 square feet

Second Floor
15,584 square feet

Third Floor
15,584 square feet

Fourth Floor
11,135 square feet

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- Concrete Loft Office
 - New 4th floor addition
 - 12-to-13 foot ceilings
 - Sweeping window expanse
 - Impressive lobby entrance
 - New passenger elevator
 - New HVAC systems
 - Brand new restrooms
 - Bike rooms with shower
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Located in the dynamic North and Clybourn corridor, 1440 Dayton is superbly sited. Tree-lined streets and wide sidewalks frame a completely renovated building. Originally built in 1924 for the Seng (Furniture Parts) Company, 1440 Dayton is solidly constructed with concrete floors and pillars, allowing for massive, unobstructed views of Chicago's skyline.

Completely Renovated in 2017



Private side entrance allows for door-side passenger drop off which is also handicap accessible.

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In the center of it all.

Situated in the dynamic and centrally-located North and Clybourn corridor, 1440 North Dayton is located right off the I-90 expressway (North Avenue or Division Street exits); 2 blocks from the #8 Halsted CTA bus, and 3 blocks from the CTA Red Line (North Avenue Station).



The history behind 1440 North Dayton

1440 North Dayton was originally a manufacturing facility for The Seng Company, who introduced the systematic production of metal parts to supply the growing industry of mass produced furniture. The company thrived with the popularity of the company's most familiar yet least known contribution to domestic American comfort: a mechanical hinge that is at the heart of all sofa-beds.

In the fall of 1924, Seng Company hired architect William G. Barfield to design a modern factory building. With advancements in concrete building technology, and an interest in open, airy and light-filled work places, the Seng Company Factory Building #9 is a handsome example of a "daylight" factory, an innovative industrial building type built of reinforced concrete with flexible open loft-like interior spaces for maximum flexibility, and filled with windows for maximum daylight to aid in manufacturing.



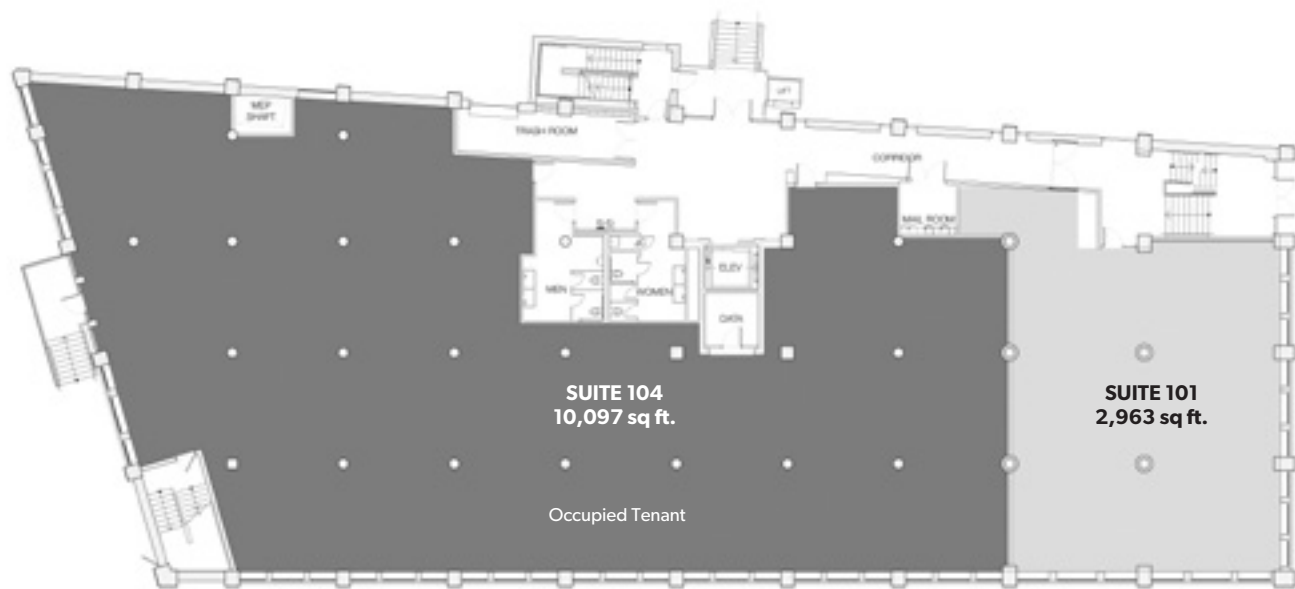
1440 NORTH DAYTON STREET

NEARBY:

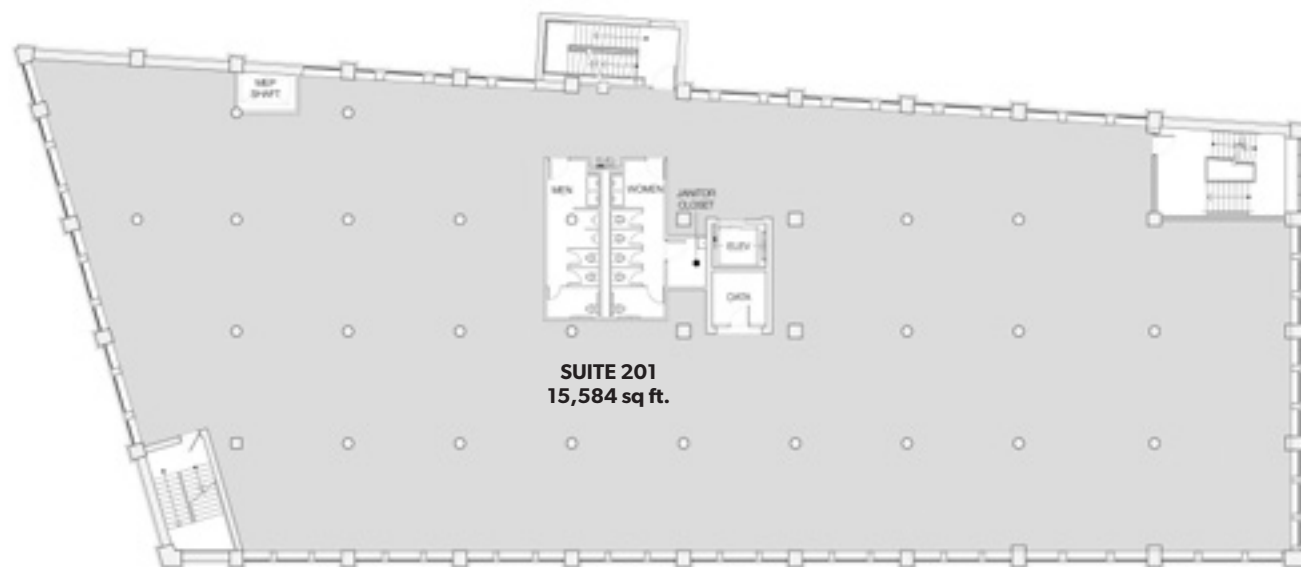
- Apple Store
- Whole Foods
- New City Shopping Center
- Crate & Barrel
- Design Within Reach
- Starbucks
- Mariano's
- REI
- Dick's Sporting Goods
- Erehwon
- Buy Buy Baby
- Best Buy, DSW, Sur La Table, Williams Sonoma, Nordstrom Rack, Saks Off 5th
- ArcLight Theaters, Improv Olympics, and Steppenwolf
- British School and Fusion Academy
- 18 Restaurant options within a 5 minute walk



1440
NORTH
DAYTON
STREET
FLOOR
PLANS



1st Floor

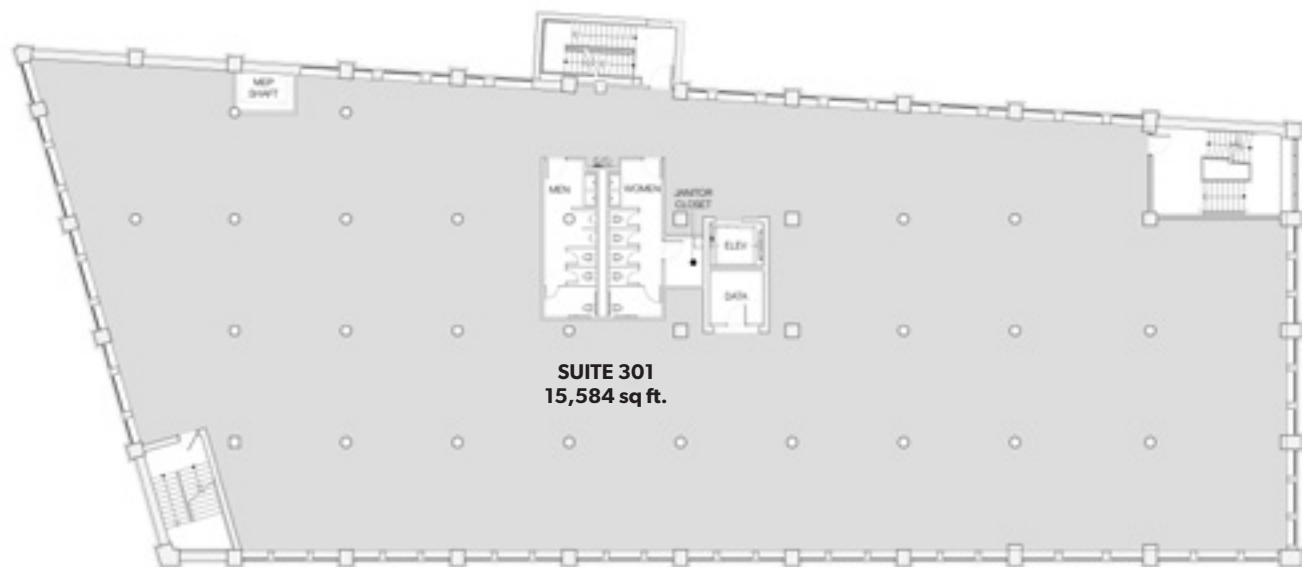


2nd Floor

For Leasing information
contact:
Walter W. Roach
Strada Real Estate
312.925.6575
wroach@stradarealestate.com

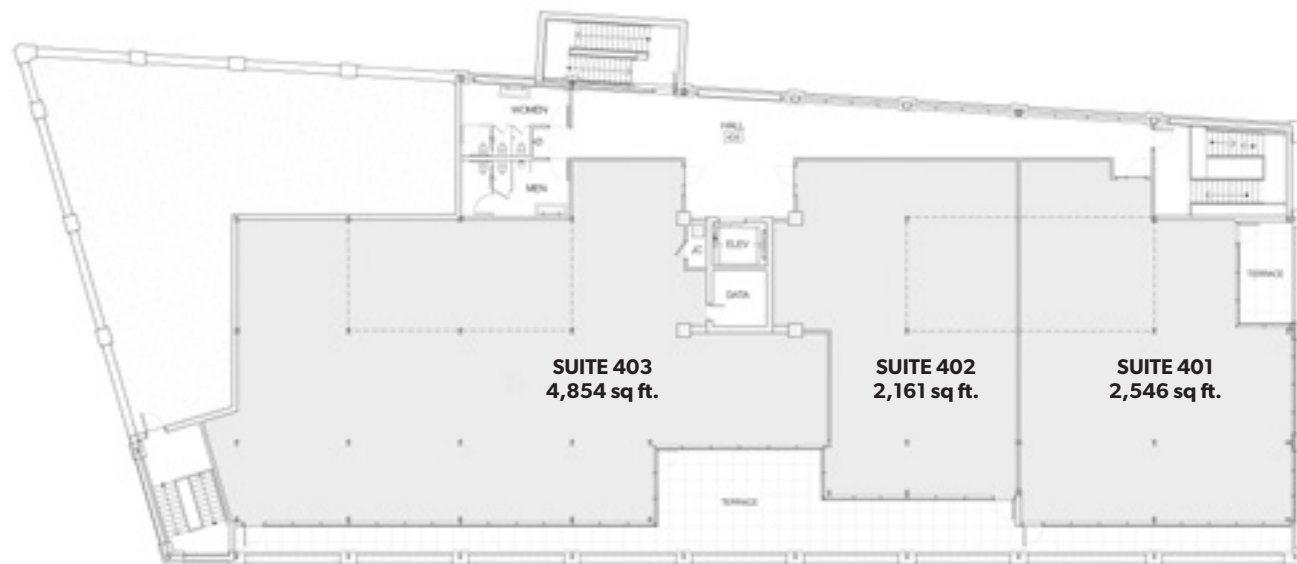
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SUITE 301
15,584 sq ft.

3rd Floor



SUITE 403
4,854 sq ft.

SUITE 402
2,161 sq ft.

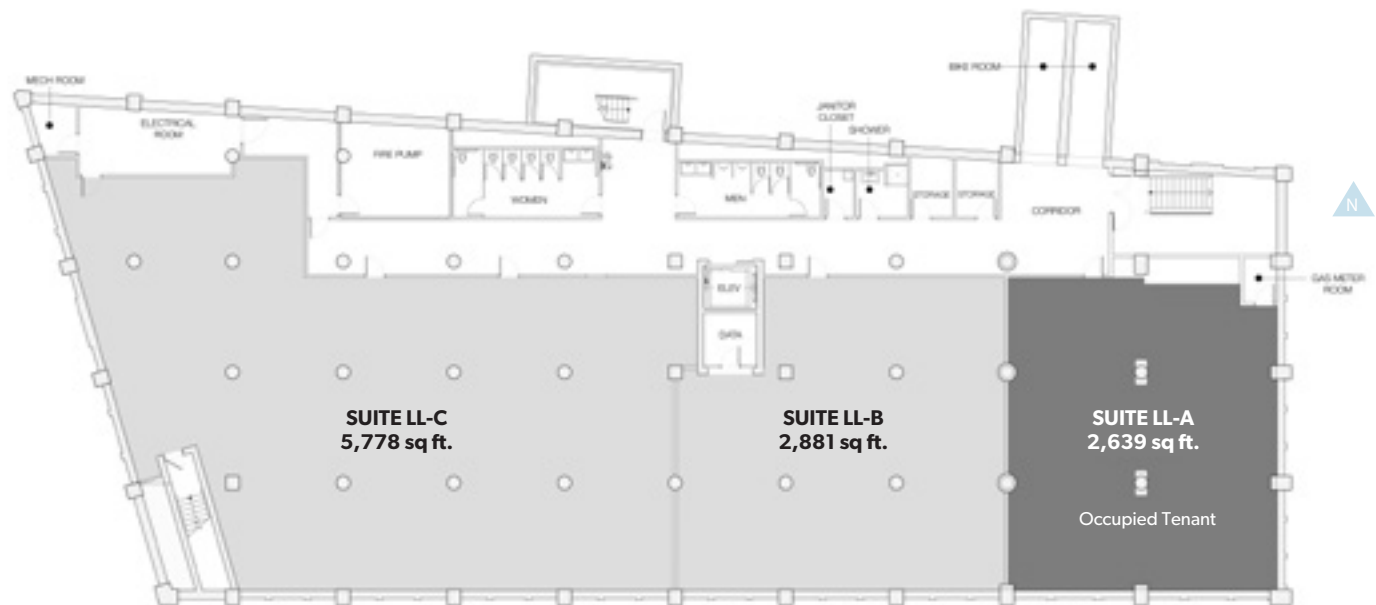
SUITE 401
2,546 sq ft.

4th Floor

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Lower Level

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