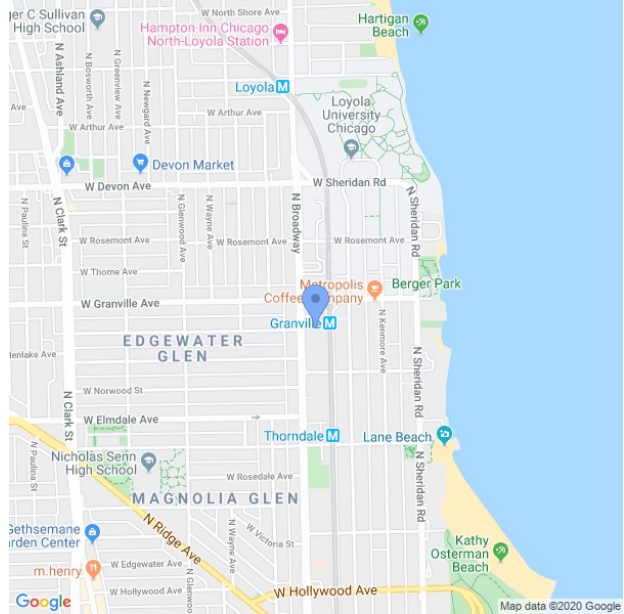




COMMERCIAL • RETAIL • FOR LEASE



LEASE RATE **\$28.00 /SQFT NNN**
 ZONING **B1-3**
 YEAR BUILT **2019**
 STORIES **4**
 GROSS BLDG **79,000 SQFT**
 TOTAL AVAIL **3,970 SQFT**

AVAIL **3,970 TO 0 SQFT**
 CONTIG SPACE **3,970 SQFT**
 AVAIL PARKING **2/1000SQFT**
 CEILING HEIGHT **14.0 FT**
 MARKET **CHICAGO**
 SUB-MARKET **EDGEWATER**

- Densely Populated Area
- Strong 25-45 YR OLD Demos
- Good Access to Public Transportation
- Short Walk to Red Line CTA Stop
- #36 Broadway Bus Line
- Close proximity to Lake Shore Drive

For Lease New Construction six story 105 unit building with 3,970 sq.ft of commercial space. Parking available at additional cost. Close to transportation, near Loyola University. Ideal for service retail, retail, office, fitness. Site located in close proximity to the CTA bus (over 84,000 riders per month) and CTA Red Line (over 400,000 riders per month) Densely populated area with nearly 100,000 people in a 1-mile radius with heavy daytime traffic with over 21,000 cpd on Broadway...



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