

174
N Damen Ave



Move-In Ready Brick & Timber Loft Office
with Dedicated Entrance | Unit 2S
For Lease

Adam Napp, CCIM
adam.napp@svn.com
(312) 789-4864

Logan Parsons
logan.parsons@svn.com
(262) 903-8417

Leasing Overview

1714
N Damen Ave



Space Available:	4,144 SF
Asking Rent:	\$28/SF MG
Condition:	Move-In-Ready
Date Available:	Immediate
Ceiling Height:	11'
Parking:	Available Nearby
Zoning:	C2-2
Sub-Market:	Wicker Park
Aldermanic Ward:	32 Waguespack

Leasing Highlights

1714
N Damen Ave

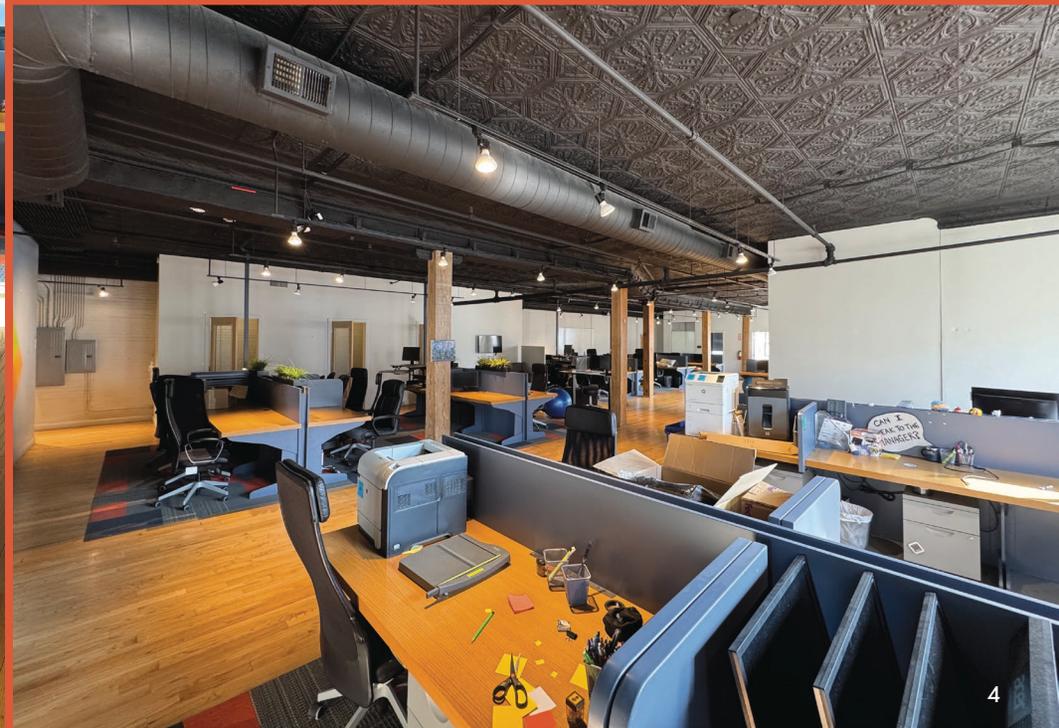
- Move-in-ready space with furniture potentially available.
- Brick & timber loft suite with tin ceiling & excellent natural light.
- Open concept layout with one (1) conference room, one (1) private office, and four (4) breakout/call rooms.
- Full kitchenette and break area.
- Small freight elevator on site.
- Nearby parking is available.
- Steps from Wicker Park dining, shopping, and nightlife.
- Direct access to the 606 Trail & CTA public transit. Divvy Bike Station on-site.



Additional Photos

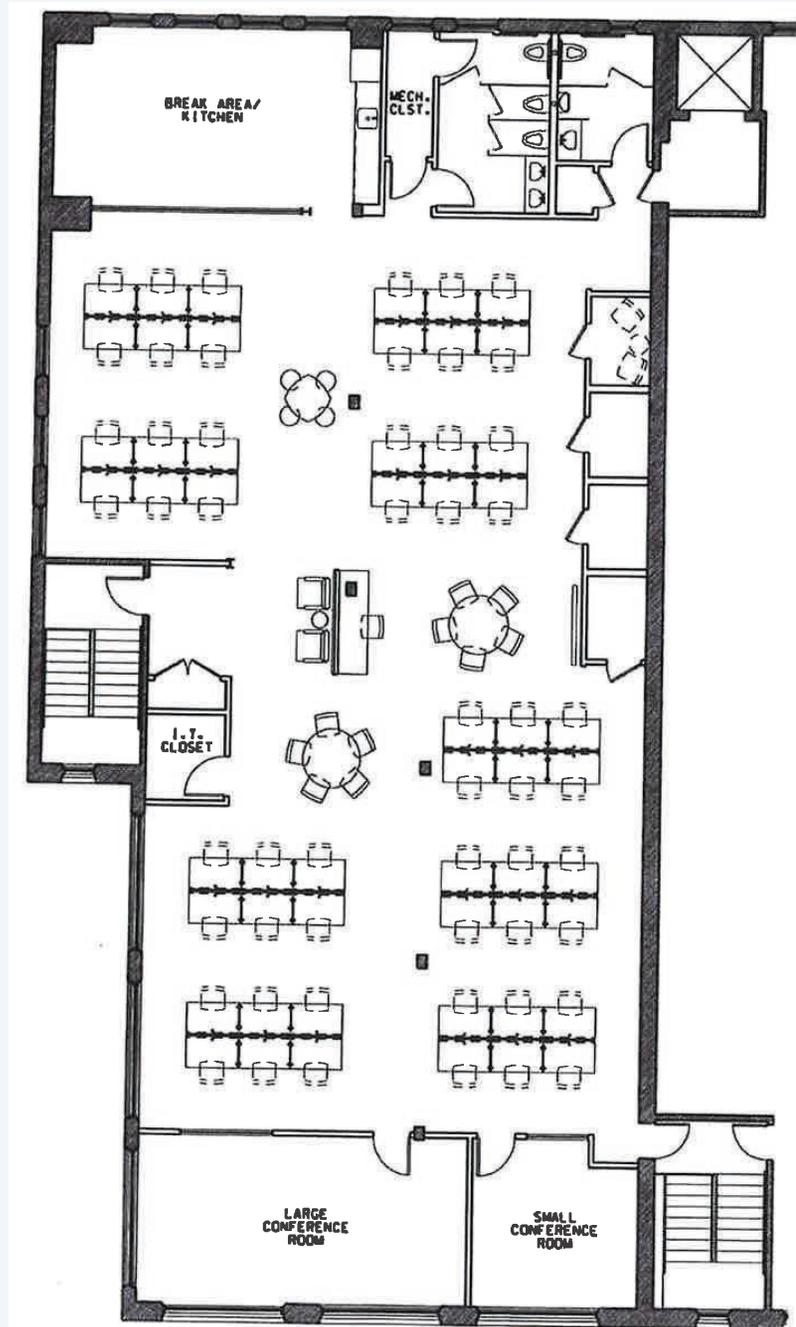
17
14

N Damen Ave



Floor Plan

1714
N Damen Ave



[click for video tour](#)

4,144 SF available

Market Overview

WICKER PARK is one of Chicago's most dynamic and trend-forward neighborhoods, known for its high pedestrian traffic, creative energy, and strong dining and nightlife scene. Anchored by the Milwaukee, Damen, and North Avenue corridors, the area attracts a dense mix of young professionals, creatives, and visitors drawn to its eclectic blend of chef-driven restaurants, boutique retailers, music venues, and nationally recognized brands. Immediate access to the CTA Blue Line at Damen and Division, along with constant vehicular and bike traffic, makes Wicker Park a proven destination for experiential retail and restaurant concepts seeking visibility, energy, and a built-in customer base.



AREA DEMOGRAPHICS

1-mile



ESTIMATED POPULATION

65,380



MEDIAN HOUSEHOLD INCOME

\$143,989



ESTIMATED HOUSEHOLDS

31,440



ESTIMATED DAYTIME POPULATION

30,272



TOTAL BUSINESSES

3,030



TOTAL EMPLOYEES

20,591

Area Drivers

Van Leeuwen

La COLOMBE
COFFEE ROASTERS

BIGSTAR

CHIPOTLE

CAVA

jeni's

GUZMAN Y GOMEZ™
Mexican Kitchen

piece
brewery • pizza • Chicago

POTBELLY
SANDWICH SHOP

swæetgreen®

insomnia
cookies

MINDY'S
BAKERY

Goddess
AND GROCER

BARNES
& NOBLE

FOXTROT

SF CA
MARINE
LAYER

SHINOLA

CLUB MONACO

SALOMON

adidas

Supreme

carhartt

BARRY'S

WARBY PARKER

bluemercury®
makeup • skincare • spa

crumbl
cookies

Levi's

TREK

Aēsop®

verizon✓

KRISER'S
NATURAL PET

T-Mobile

credo
BEAUTY

THURSDAY
— BOOT CO. —

THE
ROBEY
CHICAGO

one medical

WELLS
FARGO

CHASE

Dentologie

BondVet

1714

N Damen Ave



CHICAGO COMMERCIAL - URBAN TEAM

SVN CHICAGO COMMERCIAL
940 W Adams Street, Suite 200
Chicago, IL 60607

svnchicago.com

Adam Napp, CCIM

adam.napp@svn.com

(312) 789-4864

Logan Parsons

logan.parsons@svn.com

(262) 903-8417

All SVN® Offices Independently Owned & Operated.

The information listed in this proposal has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.