



For Sale / Lease

## OFFICE CONDO

2623 N Clark St, Chicago, IL 60614

**\$425,000**

Presenting for Sale or Lease this well-appointed 1,488 sq. ft. prime ground-floor Office/Retail Commercial Condo at 2623 N Clark St. in the vibrant Park West area of the Lincoln Park Neighborhood in Chicago. This property combines modern functionality with timeless appeal, offering a compelling space for professional pursuits. Ideal for General Office, Medical Retail, Healthcare, Med Spa, Dental, or Wellness Center users. The high-density surrounding neighborhood of well-educated 25-40-year-old, high-income renters boasts Specified Consumer Spending of \$1.63 billion annually within a one-mile radius, with hundreds of amenities and social infrastructure sites and exceptional transit & walk scores.

### Contact us:

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# Executive Summary



## Offering Summary

<b>Sale Price:</b>	\$425,000
<b>Lease Rate:</b>	\$27.00 SF/yr (NN)
<b>Taxes:</b>	\$14.92/SF
<b>Expenses:</b>	\$1.88/SF
<b>Available SF:</b>	1,488 SF
<b>Year Built:</b>	1983
<b>Zoning:</b>	B1-2
<b>Submarket:</b>	Lincoln Park

## Property Overview

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## Property Highlights

- Newer Office Buildout
- Abundant Natural Light
- Ground Floor w/Signage & 20' Fronting Clark
- Strong Demographics Avg. Age 36
- High Avg. HH Income \$170,648 (1 Mi.)
- Walk Score® Walker's Paradise (96)
- Transit Score® Excellent Transit (82)

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## Additional Photos



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# Property Details



**16,000+**  
VPD



**Brown | Purple Line**  
Transportation



**B1-2**  
Zoning



**87,000**  
Pop (1 Mile)



**96**  
Walk Score®



**49K+**  
Households (1 Mile)



**\$170,648**  
Household Income (1 Mile)



## Location Overview

Nestled in the vibrant Lincoln Park neighborhood, the Park West area is a dynamic blend of urban energy and community charm. 2623 Clark sits in the epicenter of one of Chicago's most sought-after locales. Park West buzzes with life, offering an eclectic mix of trendy boutiques, acclaimed restaurants, and cozy cafes along Clark Street. Just steps from Lincoln Park's sprawling green spaces, lakefront trails, and the iconic Lincoln Park Zoo, this area attracts a diverse crowd of professionals, families, and visitors year-round. With its proximity to DePaul University and excellent transit options, including nearby CTA bus lines and the Fullerton Red Line station, Park West ensures unmatched accessibility and foot traffic. Position your business in a neighborhood known for its historic charm, cultural richness, and thriving commercial scene. 2623 N Clark St offers the perfect opportunity to join a community where opportunity meets lifestyle.

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	9,351	20,992	49,142
Total Population	14,211	33,459	87,371
Average HH Income	\$125,573	\$142,991	\$170,648

### Hunter Cannon

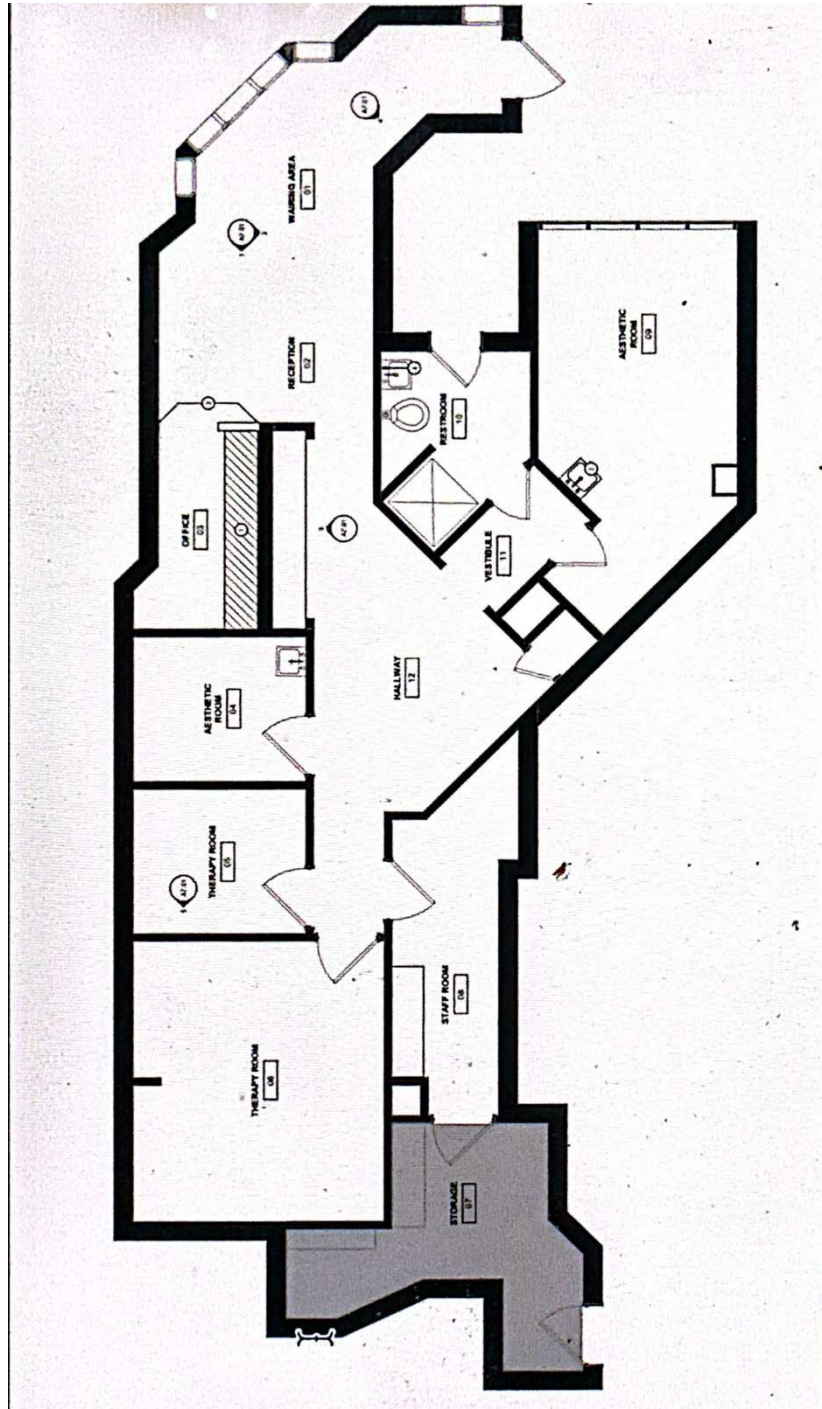
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# Floor Plans



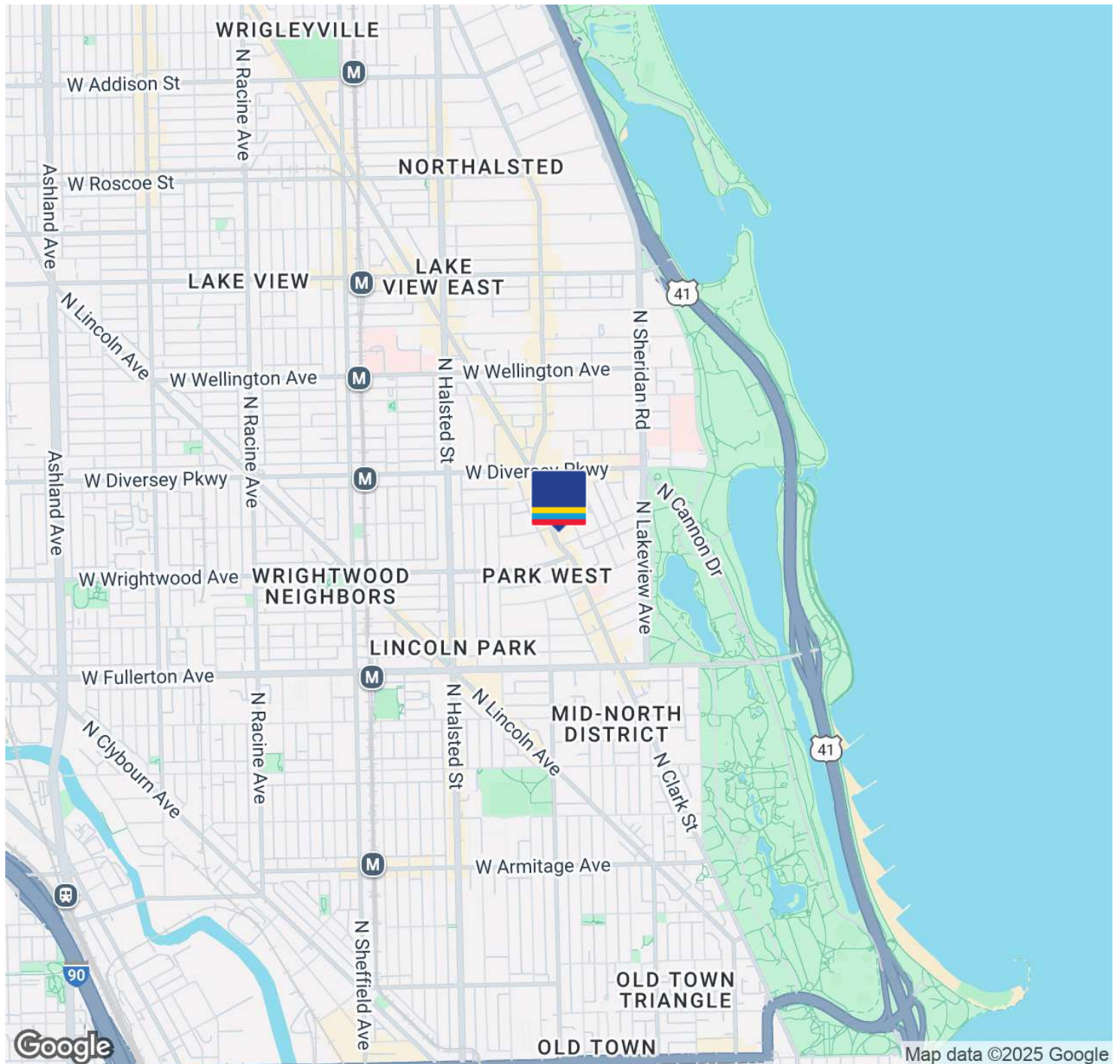
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# Location Map



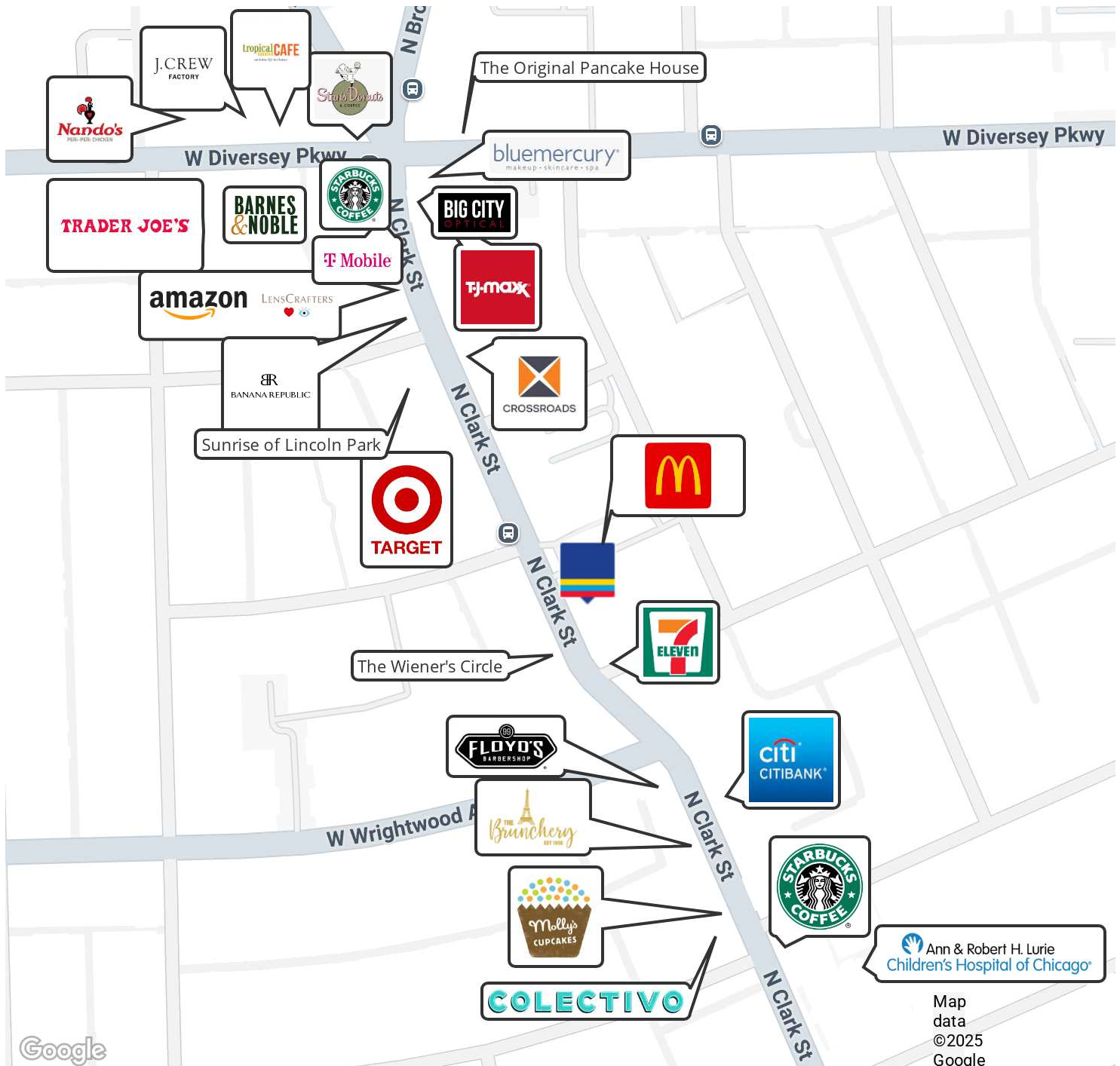
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# Retailer Map



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