

BERKSHIRE HATHAWAY HOMESERVICES
CHICAGO • COMMERCIAL

FOR SALE

OWNER / USER • INVESTMENT • REDEVELOPMENT

6613–6621 Ogden Avenue

Berwyn, Illinois 60402 • Historic Route 66 Corridor

\$1,250,000

ASKING PRICE

±10,328 SF

BUILDING AREA

±0.24 AC

CORNER SITE

\$121 / SF

PRICE PER SF

Executive Summary

Berkshire Hathaway HomeServices Chicago — Commercial is pleased to present **6613-6621 Ogden Avenue**, a freestanding **±10,328 SF** commercial building commanding a signalized corner on Berwyn's Ogden Avenue — **Historic Route 66**. Behind its 1926 art-deco limestone façade, the building has been transformed into a bright, contemporary workplace: a dramatic double-height lounge and reception, exposed timber bowstring trusses, skylights, a mezzanine level of private offices and conference space, and a large open flex/showroom area — all delivered **vacant for immediate occupancy**.

1926 / Renov.

VINTAGE • MODERN BUILD-OUT

B-2

COMMERCIAL ZONING*

10 + Street

ON-SITE PARKING SPACES

±118' / ±142'

FRONTAGE • OGDEN / CLARENCE

Vacant

IMMEDIATE OCCUPANCY

±29,000 VPD

REPORTED CORRIDOR TRAFFIC*



ART-DECO FAÇADE • ±118 FT OF OGDEN AVENUE FRONTAGE



DOUBLE-HEIGHT LOUNGE & MEZZANINE

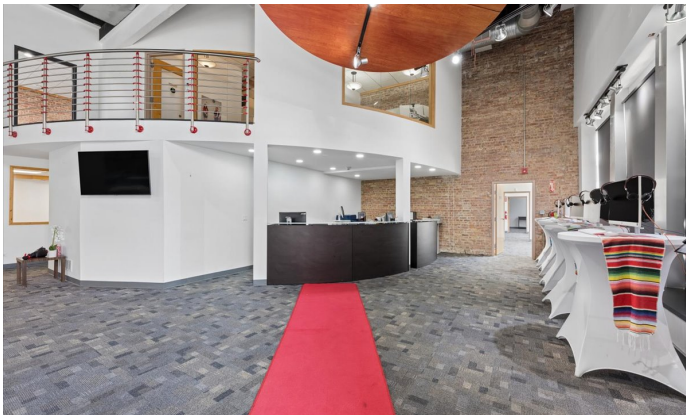
INVESTMENT HIGHLIGHTS

- Move-in-ready creative office / showroom build-out — ideal for an owner-user seeking identity on Route 66
- Signalized corner with outstanding visibility and dual frontage on Ogden & Clarence Avenues
- Flexible B-2 commercial zoning* supports office, retail, medical, showroom and service uses
- Dense, established trade area — ±55,600 residents in Berwyn alone; minutes to Metra and major arterials
- Priced at \$121/SF — well below replacement cost for a renovated corner asset

*Zoning and traffic figures per listing and public corridor data; to be independently verified by purchaser.

INSIDE THE BUILDING

A Modern Workplace with Vintage Character



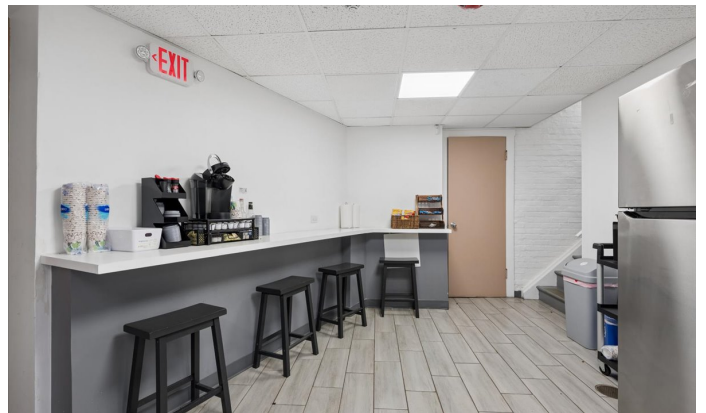
RECEPTION & LOUNGE



MEZZANINE OVERLOOK



PRIVATE OFFICE CORRIDOR



COFFEE BAR & BREAKOUT

PROPERTY FEATURES

Light-Filled, Flexible Space



EXPOSED BOWSTRING TRUSSES & SKYLIGHTS



GLASS-FRONT OFFICES



FULL KITCHEN / STAFF LOUNGE



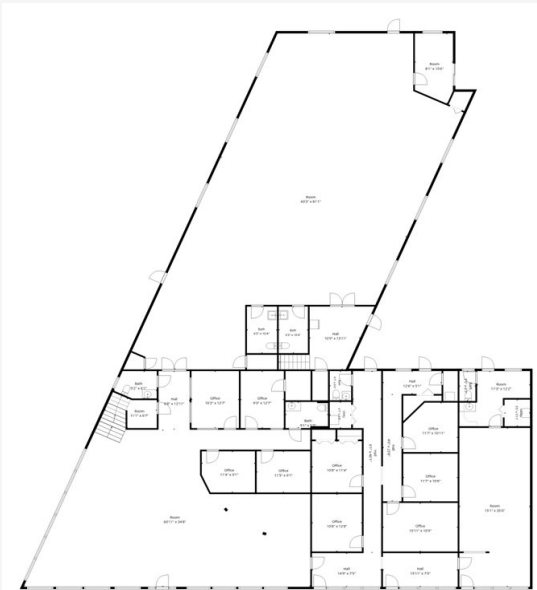
MEZZANINE CONFERENCE LEVEL



REAR SURFACE PARKING — 10 SPACES

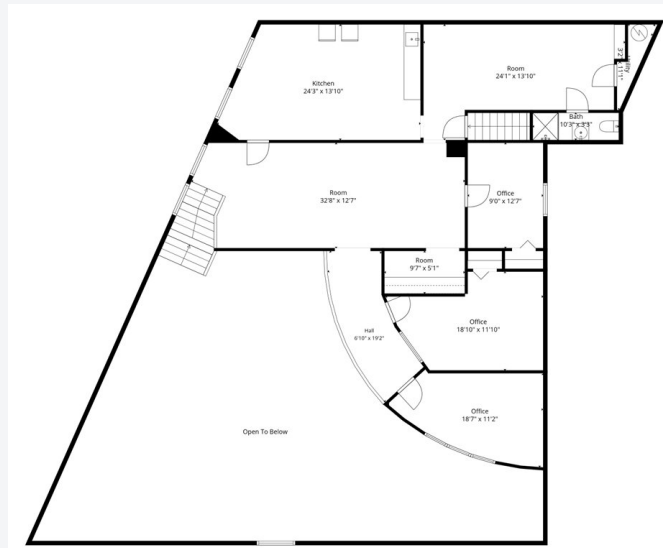


STOREFRONT GLASS ALONG OGDEN AVENUE



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

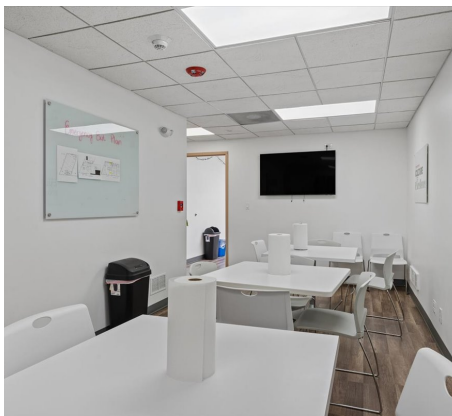
FIRST FLOOR
SHOWROOM, OPEN FLEX AREA,
OFFICE SUITES & SUPPORT



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

SECOND LEVEL
MEZZANINE OFFICES, CONFERENCE,
KITCHEN & LOUNGE

Floor plans by CubiCasa. Measurements deemed highly reliable but not guaranteed; purchaser to verify.



LOCATION

Berwyn & the Route 66 Corridor

Berwyn is one of Chicago's most densely populated inner-ring suburbs, roughly nine miles west of the Loop. Ogden Avenue — **Historic Route 66** — is one of the city's four TIF-supported commercial corridors, celebrated each year with a Route 66 Car Show drawing 500+ classic cars and more than 10,000 visitors. The property sits at the signalized corner of Ogden & Clarence Avenues, minutes from the Depot District's three Metra BNSF stations with direct service to Union Station, and convenient to I-55, I-290 and Midway International Airport.

CORRIDOR ADVANTAGES

- Signalized, hard-corner visibility on a state arterial
- TIF district incentives along all four Berwyn commercial corridors — eligibility to be confirmed with the Berwyn Development Corporation
- Established retail neighbors and daily-needs traffic along Ogden Avenue
- Dense, walkable residential fabric surrounding the site

BERWYN, IL — DEMOGRAPHICS

Population (2024)	55,595
Households	20,476
Median HH Income	\$78,408
Per Capita Income	\$34,812
Median Age	37.8
Labor Force Participation	70.1%
Mean Commute	29.0 min

Source: CMAP Community Data Snapshot (2026 release, ACS 2020–2024).



SIGNALIZED CORNER — OGDEN & CLARENCE

Ideal Uses

A flexible footprint — storefront glass, open volume, finished offices and drive-in access — positions the property for a wide range of occupiers and strategies under its commercial zoning.

Corporate / Creative HQ

Turn-key offices, cubicle bays, conference rooms and staff amenities under dramatic timber trusses — a branded home office on Route 66.

Medical / Dental / Clinic

High-visibility corner, on-site parking and a divisible plan suit outpatient, dental, therapy, urgent-care or veterinary conversion.

Showroom / Retail

Storefront glass on Ogden with open showroom volume — furniture, design, appliance, specialty retail or gallery use.

Professional Services

Law, accounting, insurance, real estate, title or financial services with signage presence over a busy arterial.

Trade / Flex / Training

Rear flex bay with drive-in door supports light service, training center, studio or last-mile showroom-plus-fulfillment concepts.

Community / Institutional

Education, nonprofit, church-affiliated or civic uses benefit from open assembly volume and transit-served location.





FOR SALE • \$1,250,000

6613–6621 Ogden Avenue, Berwyn

Ariel Marini

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