



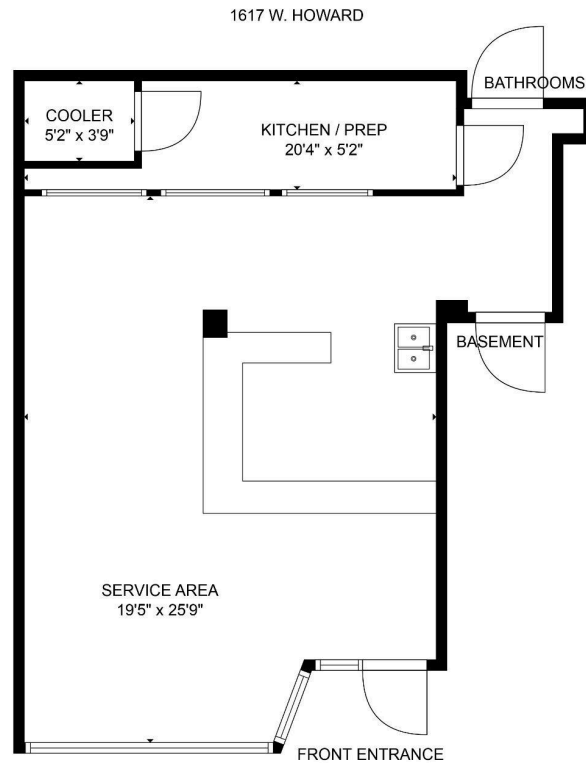
1617 W. HOWARD ST. LEASE INFORMATION

Property Data	
Property Address	1617 W. Howard St. (Paulina St.)
City, Zip Code	Chicago, 60626
Area	Rogers Park
Size	634/SF
Rental Rate	\$24/SF
Lease Type	Modified Gross
Lease Term	TBD
Yearly Adjustment	Three Percent (3%) Annually
Taxes, CAM and Insurance	Tenant will be responsible for their proportionate share of increases over a 2025 base year.
Security Deposit	TBD
Parking	Dedicated parking may be available for fee
Zoning	B3-3
A/C & Heat	Central HVAC
Ceiling Heights	10'
Ward	49th Ward
Alderman Information	Maria Hadden (Alderperson) Kyle Ryan (Economic Development) 773-338-5796 kyle@49thward.org
Property Description	Charming retail space located in the historic Howard St. Theater Building. Currently built out as a tap room/wine bar complete with a walk-in cooler, tap system, and a small exhaust hood. The space can also be delivered in vanilla box condition to suit your small business needs.
Location Description	Nestled in Rogers Park, Chicago's northernmost neighborhood, Howard St. is where you can discover locally-owned businesses, including clothing boutiques, fitness studios, craft beer, live theater, restaurants, coffee shops and much more.
Broker Information	Adam Salamon adam@kudangroup.com Office 312-575-0480 ext. 5 Mobile 773-531-4806

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.



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TOTAL: 634 sq. ft
FLOOR 1: 634 sq. ft

All measurements and square footage are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer.



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