

OPEN LAYOUT OFFICE SPACE AVAILABLE

FOR LEASE

JAMESON.



1700 W. CORTLAND AVE.
CHICAGO, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
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312.840.9002

EXECUTIVE SUMMARY



SPACE AVAILABLE

OFFICE SPACE: UP TO 8,352 SF

BUILDING SIZE

44,000 SF

ZONING

C2-2

FOR LEASE (SECOND FLOOR)

\$12-\$22 MODIFIED GROSS

PROPERTY DESCRIPTION

Welcome to 1700 W Cortland Avenue located between the Wicker Park & Bucktown neighborhoods! With flexible office layouts ranging from 2,000 SF to 8,352 SF, this property offers the perfect opportunity for your business to thrive. Having completed an extensive renovation in spring 2024, the transformation will redefine modern elegance, featuring a brand-new entryway and elevator lobby adorned with sleek flooring, contemporary lighting, and fresh paint. Not stopping there, the renovation extends to the corridors and washrooms, where upgraded fixtures, lighting, and flooring will enhance both functionality and aesthetics. Exterior enhancements include a redesigned entry canopy, inviting landscaping, and facade improvements, ensuring a striking first impression for your clientele.

Convenience meets connectivity as this property is just steps away from the Metra/CTA stations, easy access to the Kennedy Expressway, an array of restaurants, and the bustling amenities of Wicker Park & Bucktown. Whether you're seeking a dynamic retail space or a versatile office environment, this property offers the ideal canvas to realize your business vision. Embrace the opportunity to establish your presence in one of Chicago's most sought-after neighborhoods, where every detail of this meticulously renovated property is tailored to elevate your business to new heights of success.

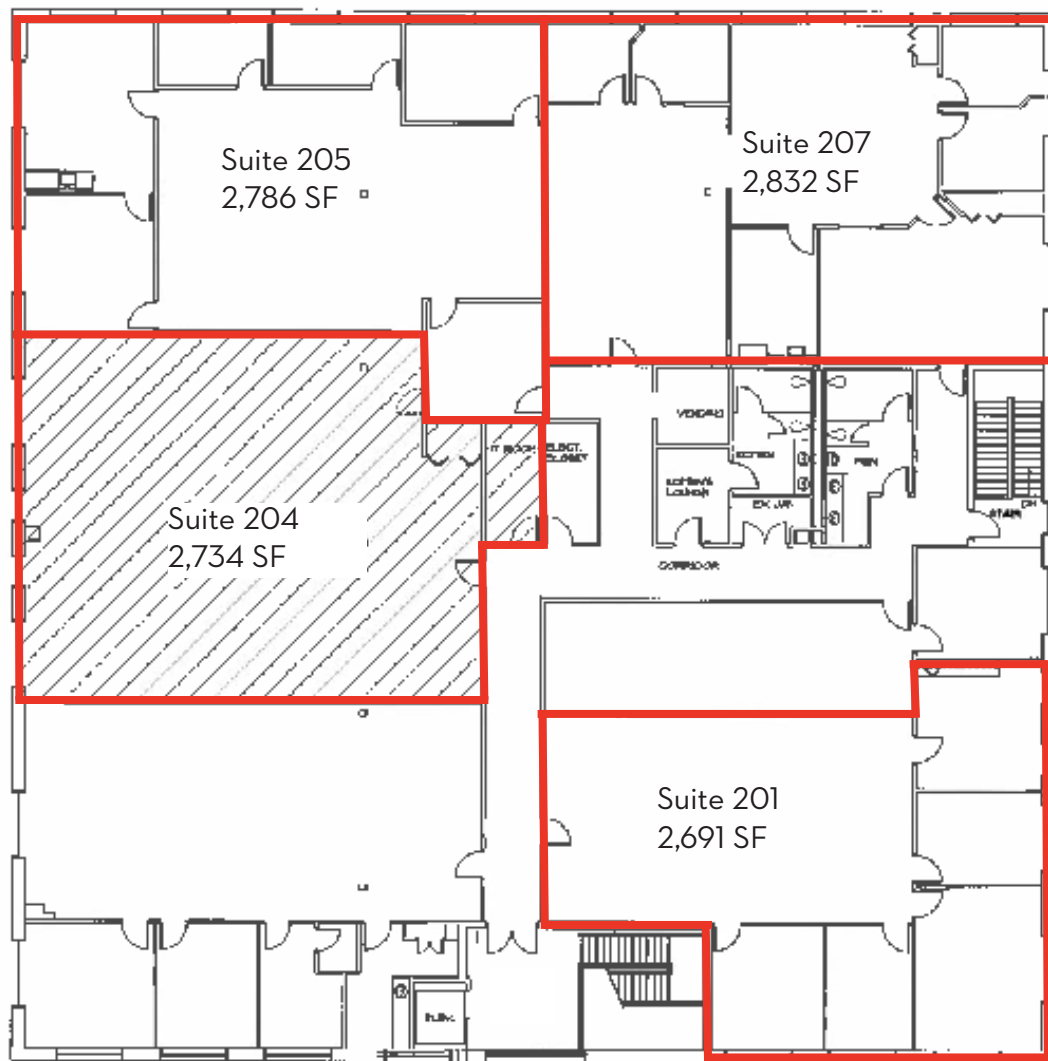
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SECOND FLOOR OFFICES

1700 W. CORTLAND AVENUE

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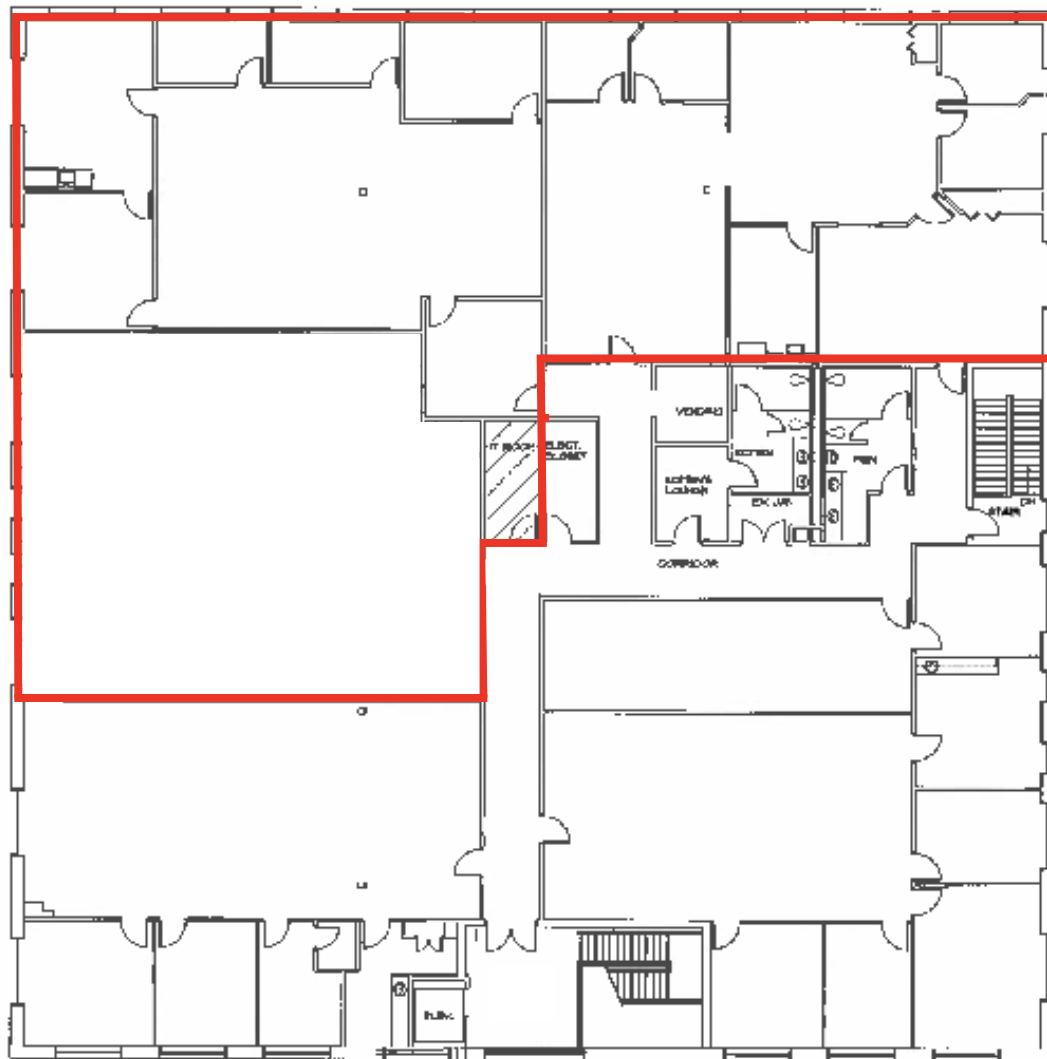
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CONTIGUOUS FLOOR PLAN (8,352 SF)

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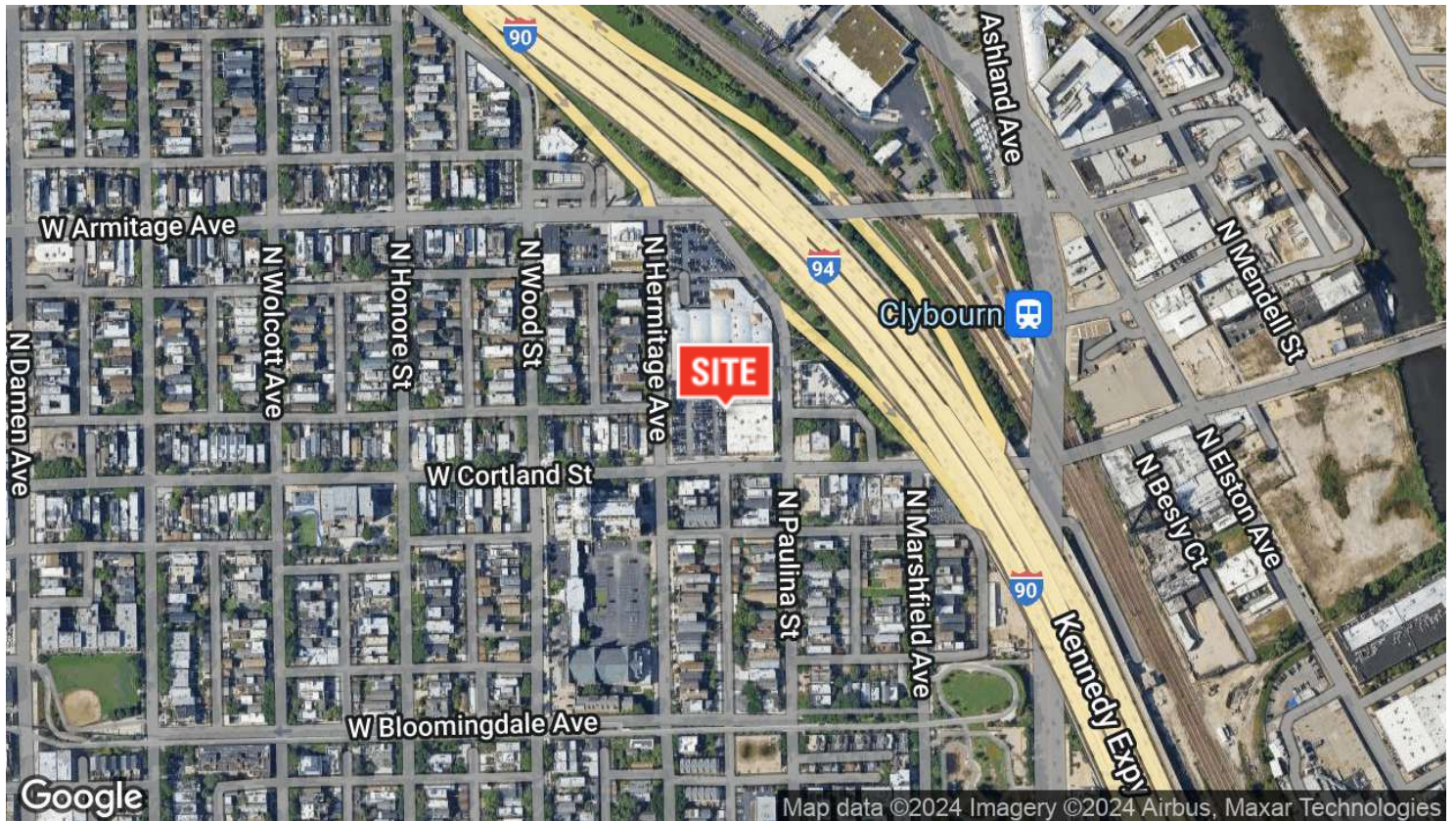
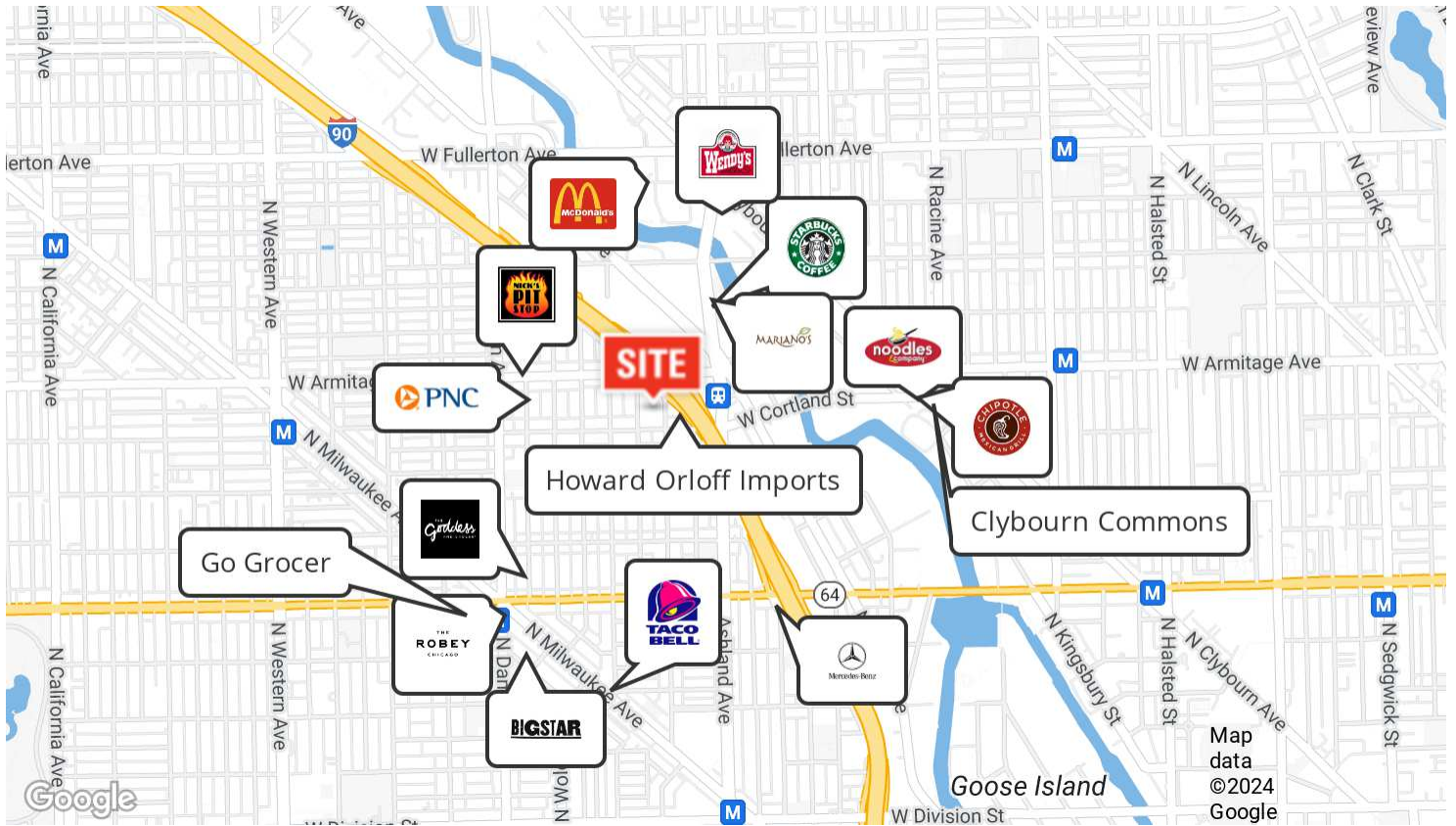
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DEMOGRAPHIC INSIGHTS

1700 W. CORTLAND AVENUE
CHICAGO

KEY FACTS

55,772

Population



Average
Household Size

33.2

Median Age

\$148,141

Median Household
Income

EDUCATION

3%

No High School
Diploma



6%

High School
Graduate



9%

Some College



82%

Bachelor's/Grad/Pr
of Degree

BUSINESS



2,721

Total Businesses



29,240

Total Employees

EMPLOYMENT



89.8%

White Collar



4.5%

Blue Collar



5.7%

Services

2.5%

Unemployment
Rate

INCOME



\$148,141

Median Household
Income



\$97,616

Per Capita Income



\$178,931

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$200,000+ (35.3%)

The smallest group: \$15,000 - \$24,999 (2.6%)

Indicator ▲	Value	Diff	
<\$15,000	5.8%	-5.2%	
\$15,000 - \$24,999	2.6%	-4.6%	
\$25,000 - \$34,999	2.8%	-4.1%	
\$35,000 - \$49,999	3.5%	-6.1%	
\$50,000 - \$74,999	8.6%	-6.8%	
\$75,000 - \$99,999	8.8%	-3.7%	
\$100,000 - \$149,999	18.4%	+2.0%	
\$150,000 - \$199,999	14.2%	+5.7%	
\$200,000+	35.3%	+22.9%	

Bars show deviation from 17031 (Cook County)

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A graphic consisting of a grid of red squares. The word "JAMESON." is written in white, serif, all-caps font in the center of one of the squares.

JAMESON.

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