



939 W. WILSON, CHICAGO, IL

| For Lease

| Office/Creative Arts/Classroom



HOWARD CAPLAN

STEVE AARONSON

312.337.4052 | hcaplan@ctkcp.com

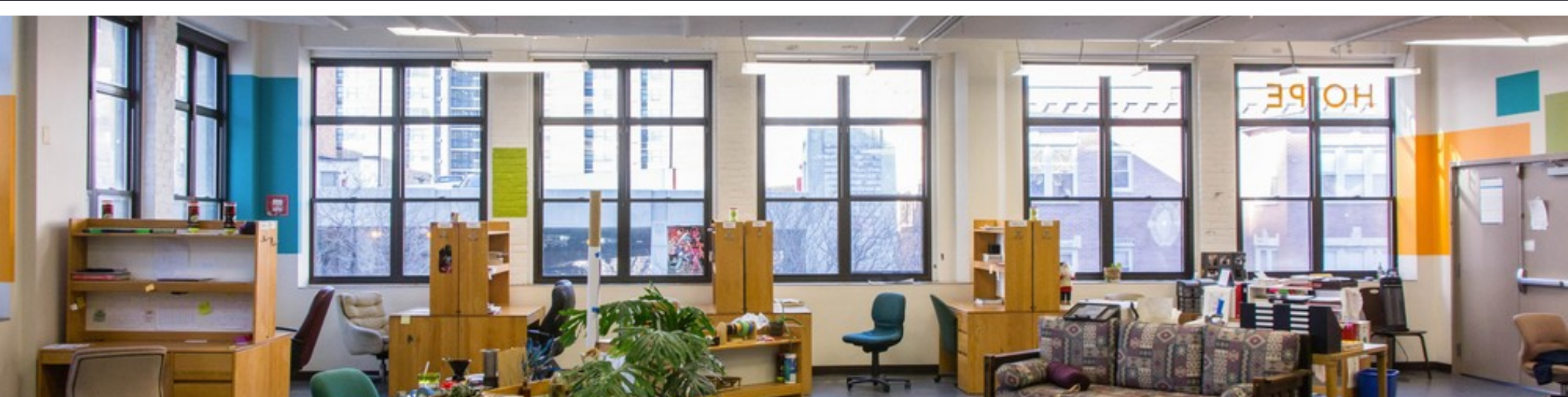
312.339.2220 | saaronson@ctkcp.com

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939 W. WILSON, CHICAGO, IL

Office/Creative/Classroom Space For Lease in Uptown



PROPERTY OVERVIEW

8,000-23,000 square feet is currently available in this beautiful Uptown not-for-profit building.

Currently permitted and used as a school. Perfect for Office, Creative Arts, and Classroom.

This three-story elevator building is fully rehabbed and in excellent condition. Amenities include an in-building coffee shop and a 500 person venue with state of the art sound system.

Patrons and employees have easy access to public transportation--just a few minutes walk to CTA Red and Purple lines at Wilson Avenue.



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OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Full Service Gross)
Building Size:	40,000 SF
Available SF:	8,000 - 23,000 SF
Year Built:	1970
Zoning:	C1-5

PROPERTY HIGHLIGHTS

- Currently Permitted and Used as a School
- Fully Rehabbed
- Not-For-Profit Building
- 15,000 SF Available on 3rd Floor, Divisible
- 8,000 SF Available on 2nd Floor
- Handicap Accessible
- Coffee Shop in Building
- 500 Person Venue in Building
- Walk to CTA trains



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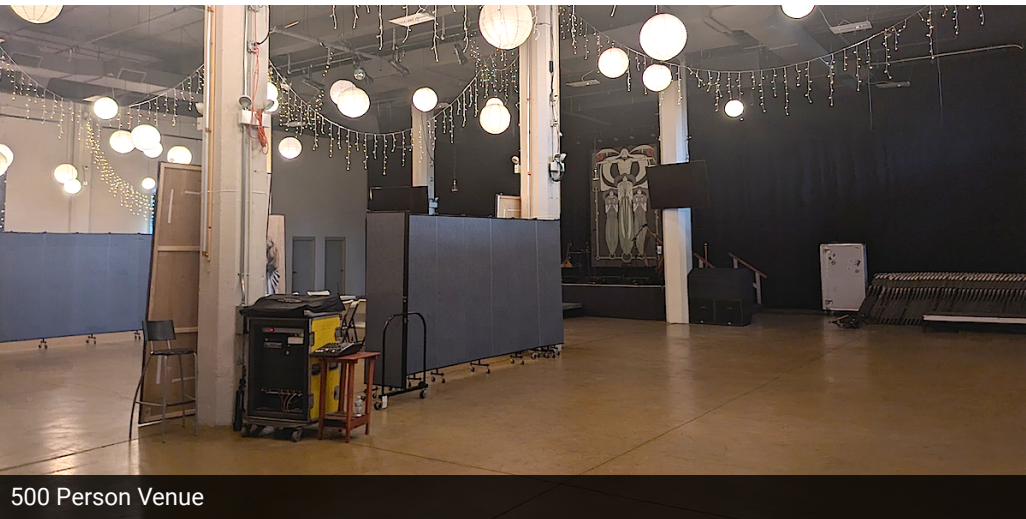
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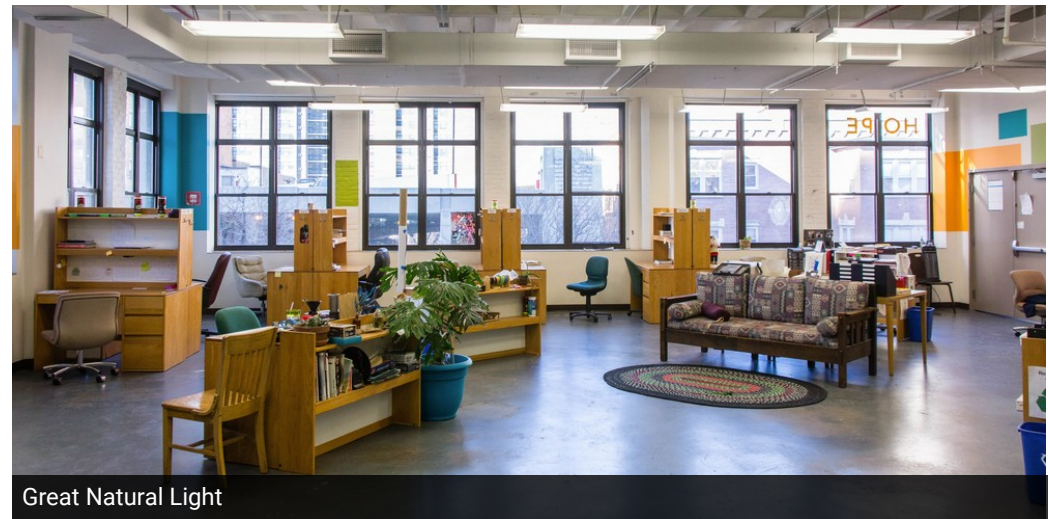
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939 W. WILSON, CHICAGO, IL

Office/Creative/Classroom Space For Lease in Uptown



500 Person Venue



Great Natural Light



Flexible-Use Areas



In-House Coffee Shop



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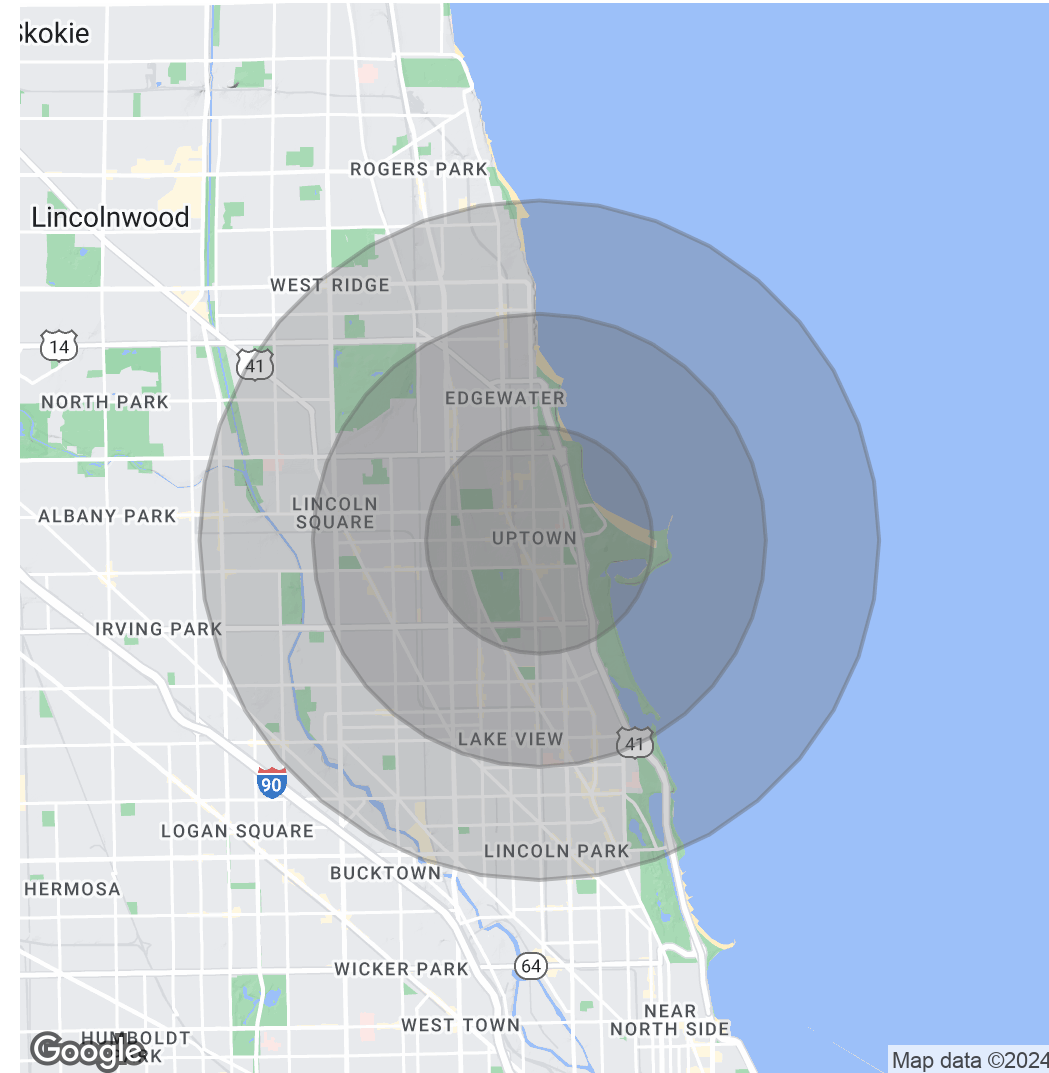
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Office/Creative/Classroom Space For Lease in Uptown

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	72,295	223,525	402,398
Average Age	41	39	38
Average Age (Male)	41	39	38
Average Age (Female)	41	39	38

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	41,834	122,498	203,732
# of Persons per HH	1.7	1.8	2
Average HH Income	\$101,888	\$135,909	\$136,240
Average House Value	\$485,045	\$623,579	\$622,026

Demographics data derived from AlphaMap



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