



# For Lease



3833 N Broadway,  
Chicago, IL 60613

## Commercial Store Front

Great for Retail, Medical Offices,  
Co-working Space, and more!

### Property features:

- Prime Location
- Geothermal HVAC
- High Traffic Area
- 78 Ft Frontage
- 2-3 Parking
- Endless Signage
- 5,094 SQ FT
- Zoned PD



\$ 30 / sqft

### Contact:



773-665-0103



[dlgchicagorentals@gmail.com](mailto:dlgchicagorentals@gmail.com)



[dlgmanagement.com](http://dlgmanagement.com)

### About:

This state of the art Geothermal HVAC building currently has retail / office space available, next to Starbucks on the first floor of a luxury apartment building. Our development is environmentally friendly, cost effective, and located in a high traffic area.

3833 N Broadway

# Property Summary

## Overview:

Versatile commercial space for lease right off the intersection of Broadway and Sheridan, at the North tip of Halsted. This 5,094 SqFt space has 11' ceilings (to the bottom of the concrete ceiling structure) and 78 feet of all glass frontage along Broadway, perfect for various signage options. Gray Box Condition



## The Eagle Building:

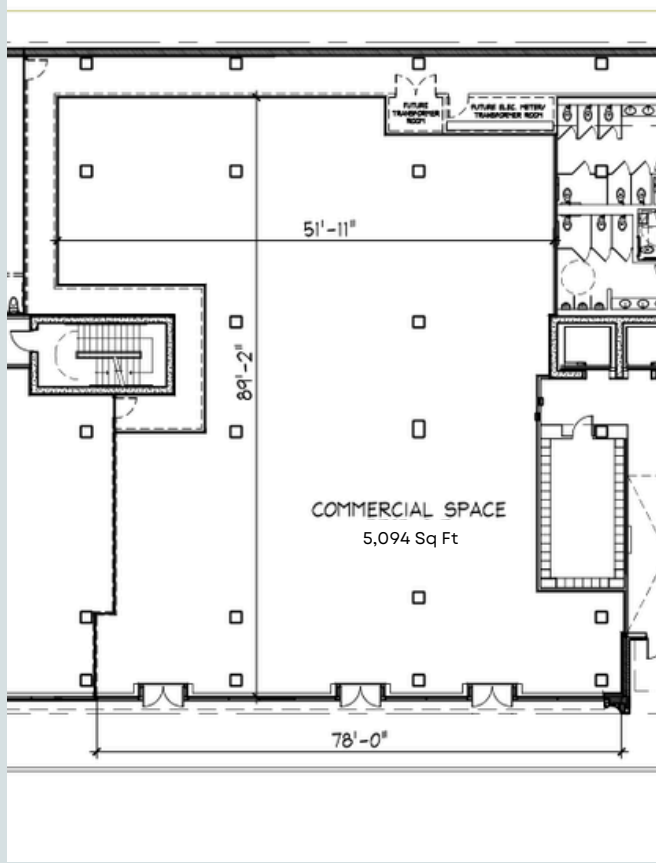
Built in 2019, The Eagle Building (3833 N Broadway) is a fully Geothermal development with 134 residential units, two floor heated garage with EV charging stations, Starbucks, and Good Times Brewery as current commercial tenants on the first floor. Named after the freshly restored eagles surrounding the currently available commercial space.

## Lease Offering Summary

Rate:	\$30/SqFt
Pass-throughs:	\$6.43/SqFt*
Space Available:	5,094 SqFt Grey Box
Type:	NNN
Neighborhood:	Lakeview



# Floor Plan



5,094 Sq Ft

78 ft of Frontage

11' Ceilings

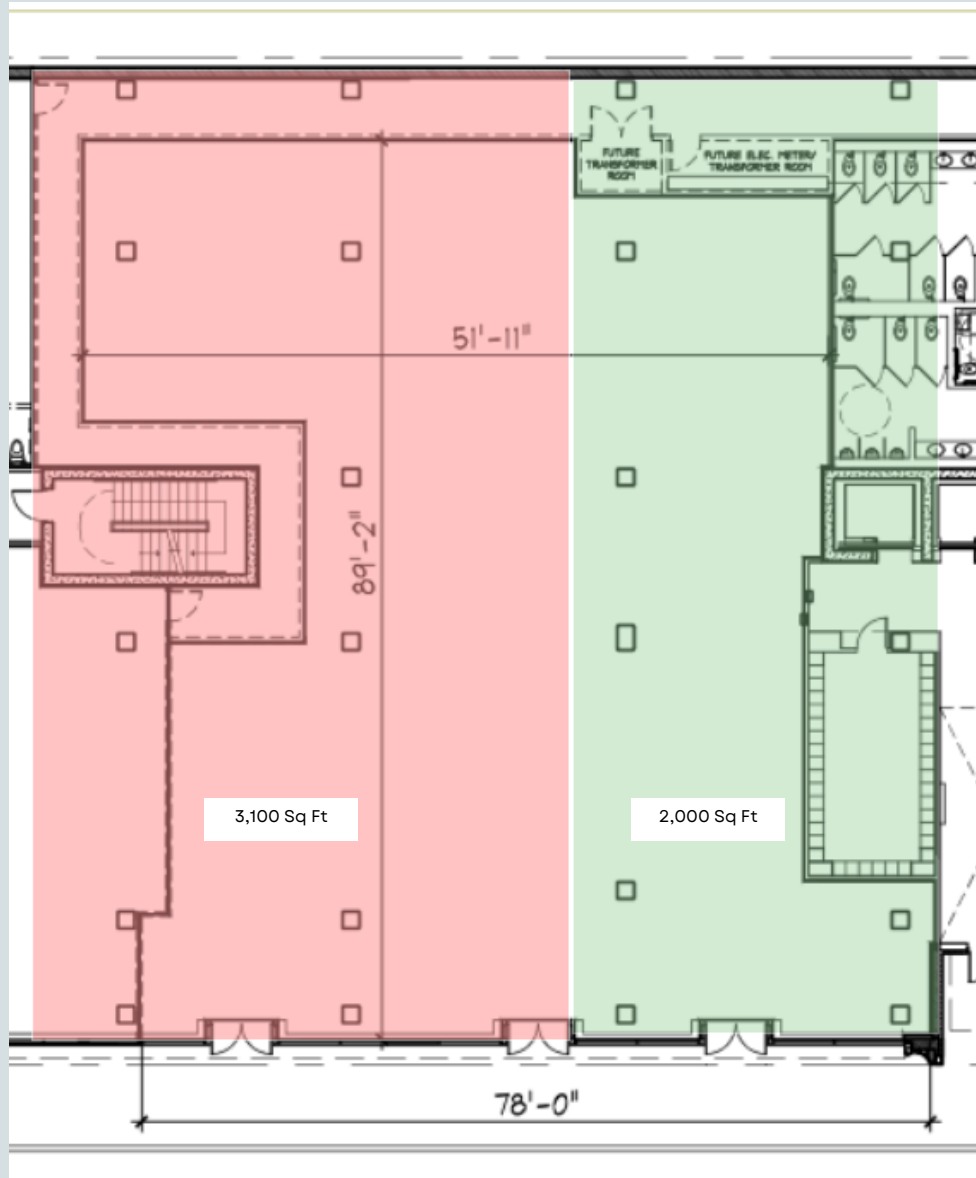
Divisible

North



South

# Floor Plan - Divided



Divisible into 2:

- 2,000 Sq Ft
- 3,100 Sq Ft



3833 N Broadway

# Area Details & Demographics

## Location Overview

Lakeview is the second largest community area and is one of the hottest submarkets in Chicago. This diverse neighborhood is home to the Chicago Cubs at Wrigley Field, trendy dining, shops and nightlife, and a well known comedy and theater scene. Whether you're living in Lakeview or visiting for the day, navigating through here is a breeze with a Walk Score of 96 and easily accessible transit options. Proximity to beaches and the Lake Front Bike Trail provides a perfect blend of urban convenience and serene waterfront vistas.



Population	103,050
Total Households	57,721
Average HH Size	1.8
Per Capita Income	\$79,269
Median Age	31

Source: CMAP Lakeview Community Snapshot, July 2023



### Walker's Paradise®

Daily errands do not require a car.



### Excellent Transit®

Transit is convenient for most trips.

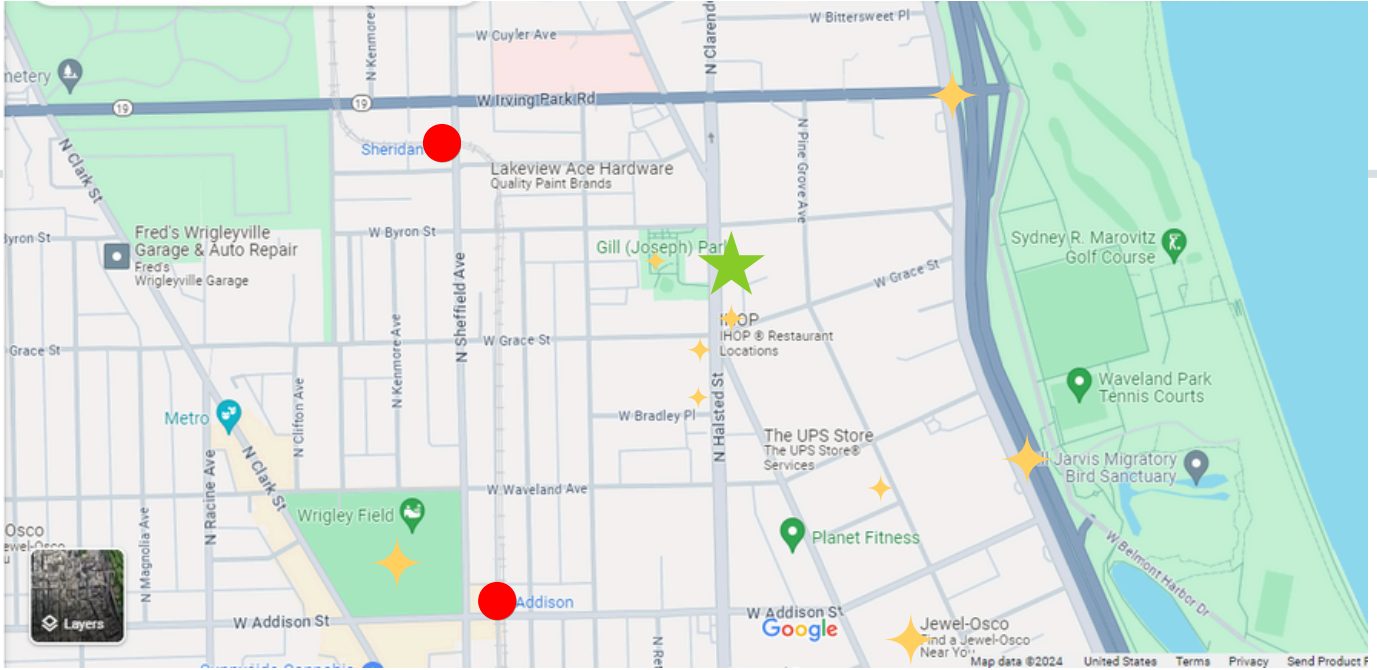


### Biker's Paradise®

Daily errands can be accomplished on a bike.

3833 N Broadway

# Location



Shares property with Starbucks, Lakeview Food & Spirits, and Good Times Brewery.

## Located Nearby:

- ✦ Subway
- ✦ Whole Foods
- ✦ Pet Smart
- ✦ Jewel Osco
- ✦ Planet Fitness
- ✦ Walgreens
- ✦ IHOP
- Red Line "L" Stops:
  - 8 minute walk to Sheridan
  - 10 minute walk to Addison
- ✦ Wrigley Field
- ✦ Gill Park
- ✦ Lake front access
- ✦ Lake Shore Drive entrance





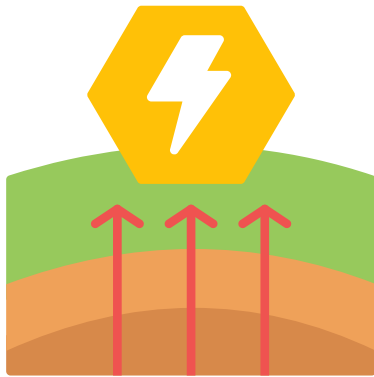
# 3833 N Broadway



# Geothermal Energy

## What is Geothermal HVAC?

Utilizing the renewable energy obtained from the Earth's naturally replenished heat under the surface, Geothermal heating and cooling systems condition our building's temperature. This form of renewable energy is more environmentally friendly than conventional fuel sources, and minimizes utility costs.



## How does it work?

A Geothermal Heat Pump collects the abundant, inexhaustible heat in the Earth, then efficiently and effectively transfers it into our building. One watt of energy used to power the pump results in 4 watts of heat!

## What are the benefits?

- Reliable and Low Maintenance
- Provides Comfortable and Consistent Conditions
- Reduces Operating Overhead
  - No natural gas costs
  - Lower anticipated electricity
- Environmentally Friendly
  - Uses Only Renewable Energy
  - Low Carbon Footprint
- Better Air Quality within Building
  - No combustion, No Carbon Monoxide
  - Air exchangers - minimal outside contaminants

