



# 2521 W NORTH AVENUE

Chicago, IL 60647 • East Humboldt Park / Wicker Park Corridor

*AVAILABLE FOR LEASE | MIXED-USE COMMERCIAL SPACE*

<b>1,000 SF Total Space</b>	<b>\$16.80/SF/YR Base Rent (NNN)</b>	<b>\$2,351/MO Monthly Rent</b>	<b>B3-2 Zoning</b>
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Water Included • Tenant Improvements Negotiable • Ground Floor

**THURSTON GAYLE PROPERTIES**



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This is where ambitious professionals plant their flag — without the Wicker Park price tag. Welcome to 1,000 square feet of high-ceiling, light-filled opportunity on one of Chicago's most promising commercial corridors.

## THE SPACE

- Soaring ceilings and oversized storefront windows flood this ground-floor gem with natural light
- Private glass-door office for client confidentiality and focused work
- Open flex layout adapts to your exact needs — creative studio, wellness practice, or professional office
- Non-load-bearing walls give you full control over the floor plan
- Tenant improvements negotiable — this space bends to your business
- In-unit bathroom with pedestal sink
- Dedicated electrical room and ample storage

## THE LOCATION

- Positioned at the pulse of East Humboldt Park's transformation — catching the spillover energy from Wicker Park
- 22,800 vehicles passing daily on W North Avenue — prime visibility for your brand
- 72 North bus stops directly outside; 49 Western one block east; Blue Line accessible
- Surrounded by thriving coffee shops, restaurants, salons, and creative businesses
- Wicker Park-adjacent prestige at a fraction of the cost



Reception / Open Office Area



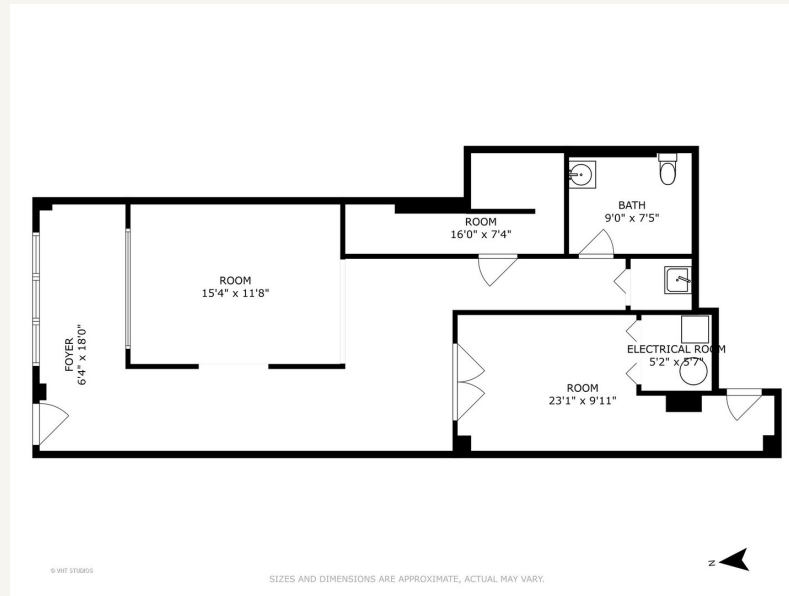
Private Office Suite



*Office with French Doors & Built-In Storage*

*Private Bathroom*

## FLOOR PLAN & LEASE DETAILS



*Floor plan dimensions are approximate and subject to verification.*

### SPACE BREAKDOWN

Space	Dimensions	Notes
Foyer / Entry	6'4" x 18'0"	Street-facing entry with storefront windows
Main Room	15'4" x 11'8"	Open flex area — reception, studio, or office
Room (Office)	16'0" x 7'4"	Private office / consultation room
Room (Suite)	23'1" x 9'11"	Largest interior room — multiple configurations
Bathroom	9'0" x 7'5"	Pedestal sink, full toilet
Electrical Room	5'2" x 5'7"	Utility / storage

### LEASE TERMS AT A GLANCE

Lease Type	Triple Net (NNN)
Total Space	1,000 Square Feet
Base Rent	\$16.80 / SF / Year

<b>Monthly Rent</b>	\$2,351 / Month
<b>Zoning</b>	B3-2 (Community Shopping District)
<b>Water</b>	Included by Landlord
<b>Other Utilities</b>	Paid by Tenant
<b>Tenant Improvements</b>	Negotiable
<b>Occupancy</b>	Available Immediately

**THURSTON GAYLE PROPERTIES**

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Thurston Gayle | Real Estate Agent

**SCHEDULE A TOUR**

Contact us today to walk the space and discuss tenant improvement options.