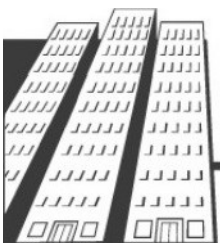


MEDICAL SPACE/VETERINARY OFFICE WITH GREAT EXPOSURE ON CLARK STREET



Lease Type:	Modified Gross
Lease Rate:	\$35 PSF
Space Size:	3,600 SF (DIVISIBLE)
Zoning:	C2-3

Long time vet closed office located in the heart of Gold Coast. Space is in good condition with separate HVAC and good exposure on Clark Street. 12+ offices, 3 bathrooms, reception area, lots of storage, plenty of power, 32 ft. frontage on Clark. Exam rooms with water and cabinetry in place. Great opportunity to open medical office or veterinary, boarding, grooming business.



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STRAUSS REALTY, LTD.
4220 W. MONTROSE AVENUE
CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

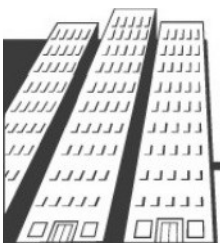
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Lease Type: Modified Gross

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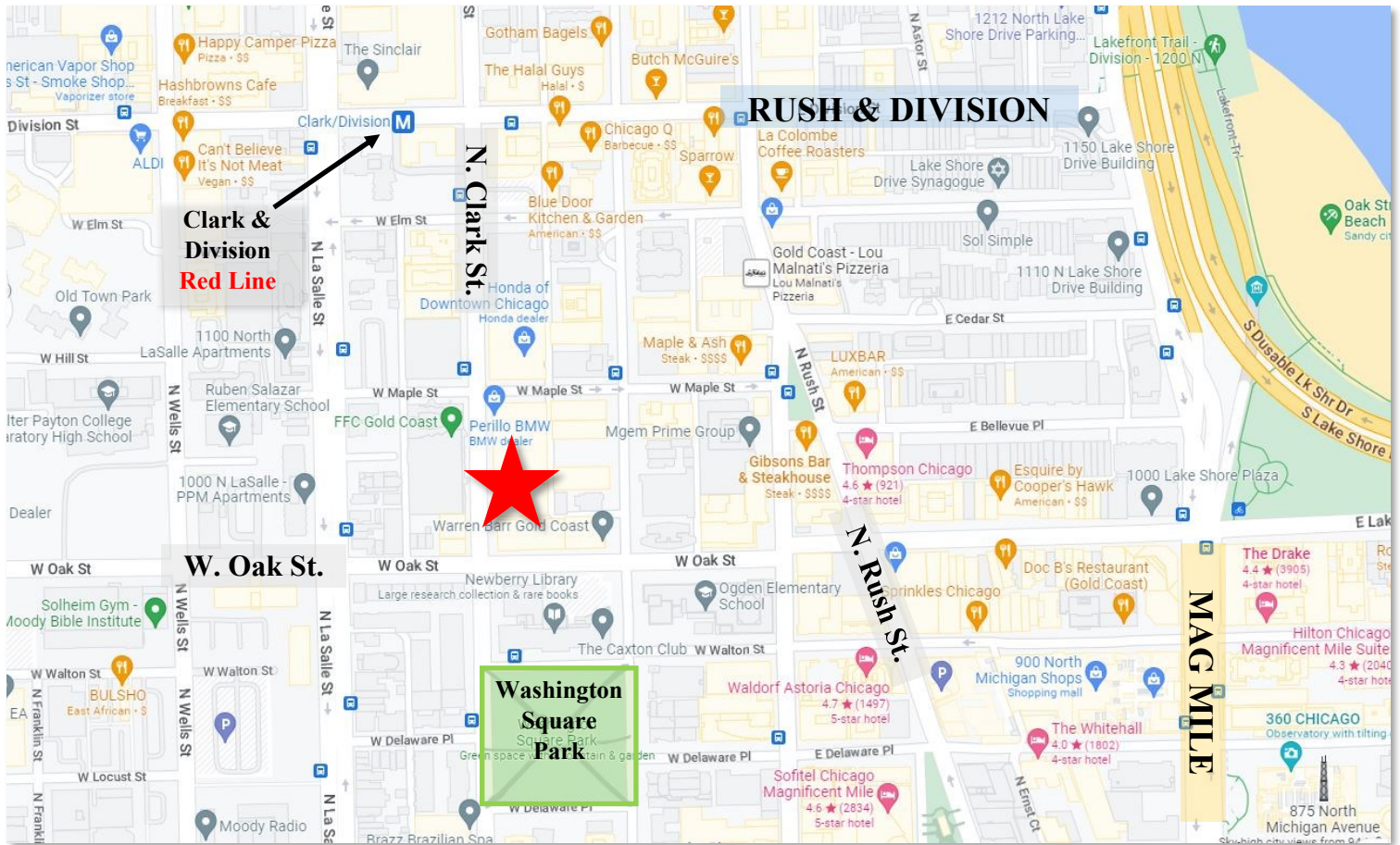
Lease Rate: \$35 PSF



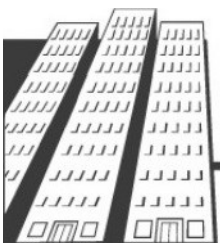
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LOCATION



- Located in Gold Coast Studios, a vintage 4-story apartment complex with 55 units.
- Steps to upscale dining and shopping at Rush & Division and the Magnificent Mile.
- Clark & Division Red Line station is a 4-minute walk away.
- Strong demographics and high incomes in surrounding area.
- Nearby businesses include: Perilla BMW, FFC Gold Coast, Maple & Ash Steakhouse, Gibson's Steakhouse, Newberry Library, Foxtrot and shops of 900 North Michigan.



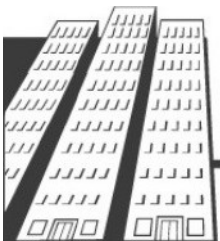
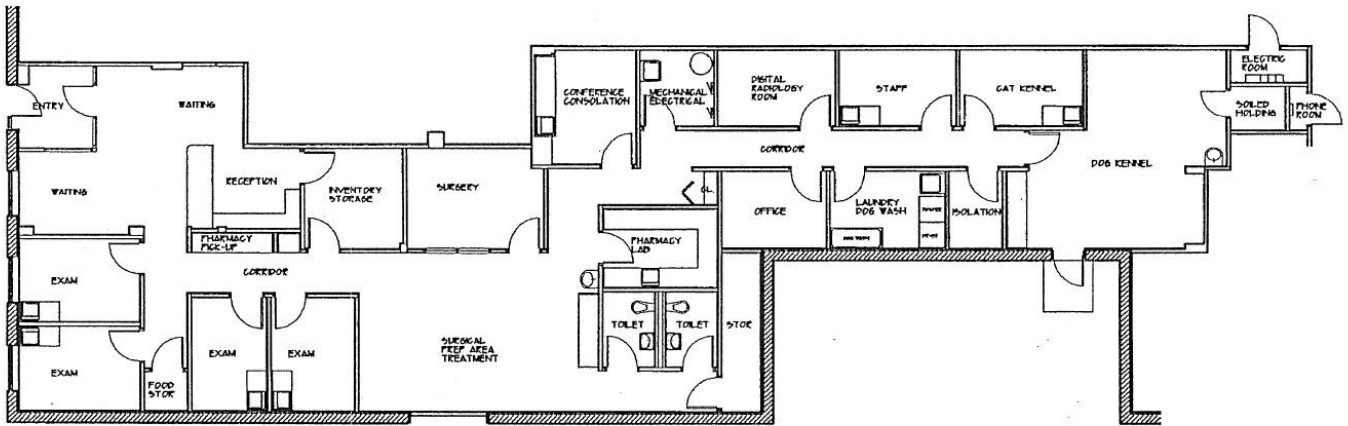
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DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Population	120,329	255,969	425,823
Households	74,156	145,988	233,457
Average Household Size	1.5	1.6	1.7
Average Household Income	\$145,114	\$148,691	\$143,243
Median Household Income	\$113,854	\$120,169	\$114,918

FLOOR PLAN



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