



13
60

NORTH
MILWAUKEE AVE

Move-In Ready Top Floor
Corner Office Space Available

FOR LEASE



Adam Thomas
adam.thomas@svn.com
(847) 219-6383

Logan Parsons
logan.parsons@svn.com
(262) 903-8417

Leasing Overview

ASKING RENT: \$32/RSF MG

SPACE AVAILABLE: 2,000 RSF

DATE AVAILABLE: June 1, 2026

FLOOR: 3rd Floor

CONDITION: Move-In Ready

ZONING: B1-2

SUB-MARKET: Wicker Park

ALDERMANIC WARD: 1 | LaSpata

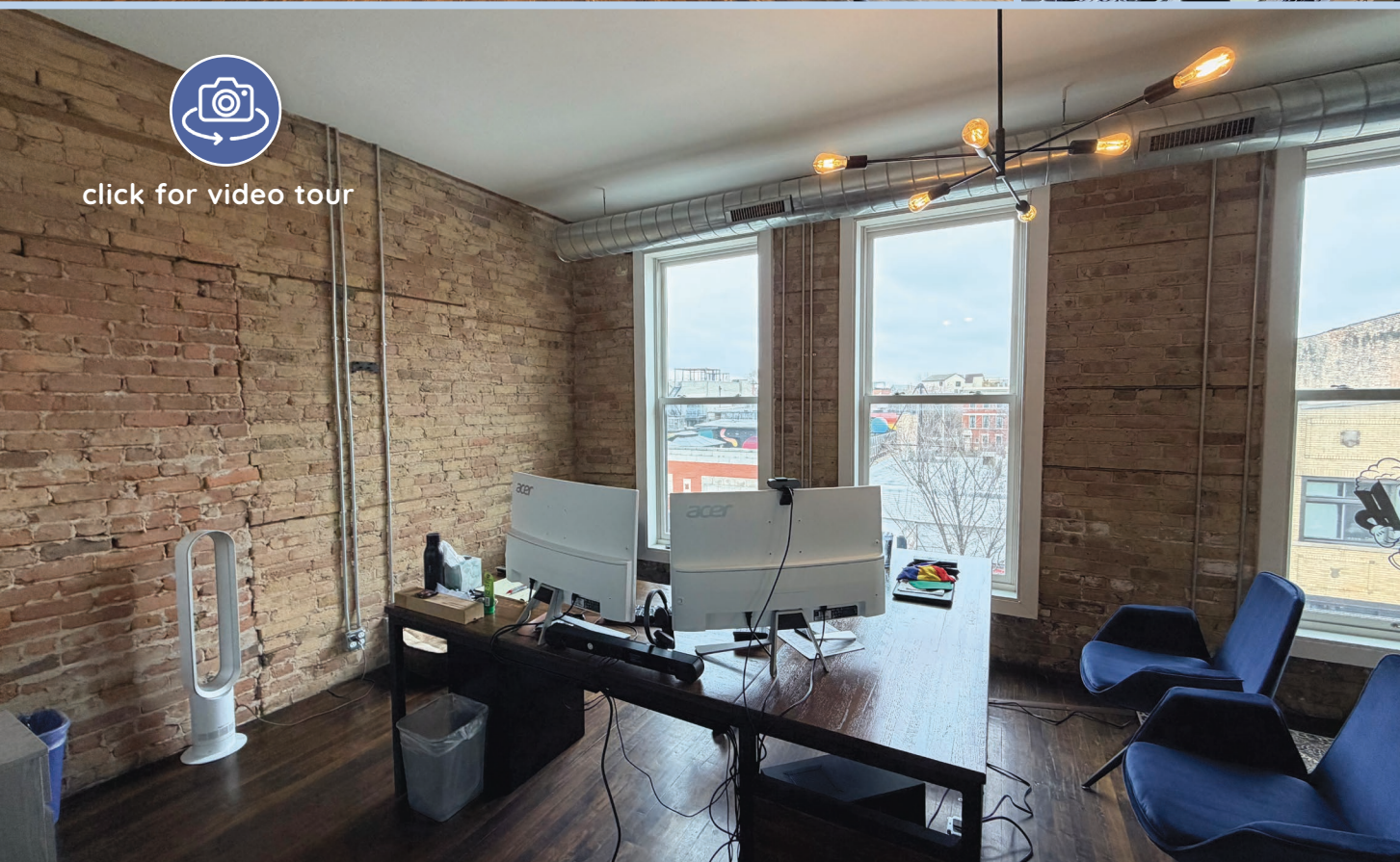


Leasing Highlights

- Premier Wicker Park location along Milwaukee Avenue
- Located three blocks from CTA Division Blue Line
- Incredible corner suite with wraparound windows and high ceilings
- Move-in ready space with kitchenette, one restroom (including a shower), large floor-to-ceiling glass conference room & storage
- On-site parking available for lease and prominent exterior building signage available
- Surrounded by well-known dining options
- Dedicated entrance inside the building with in place wiring for additional security equipment



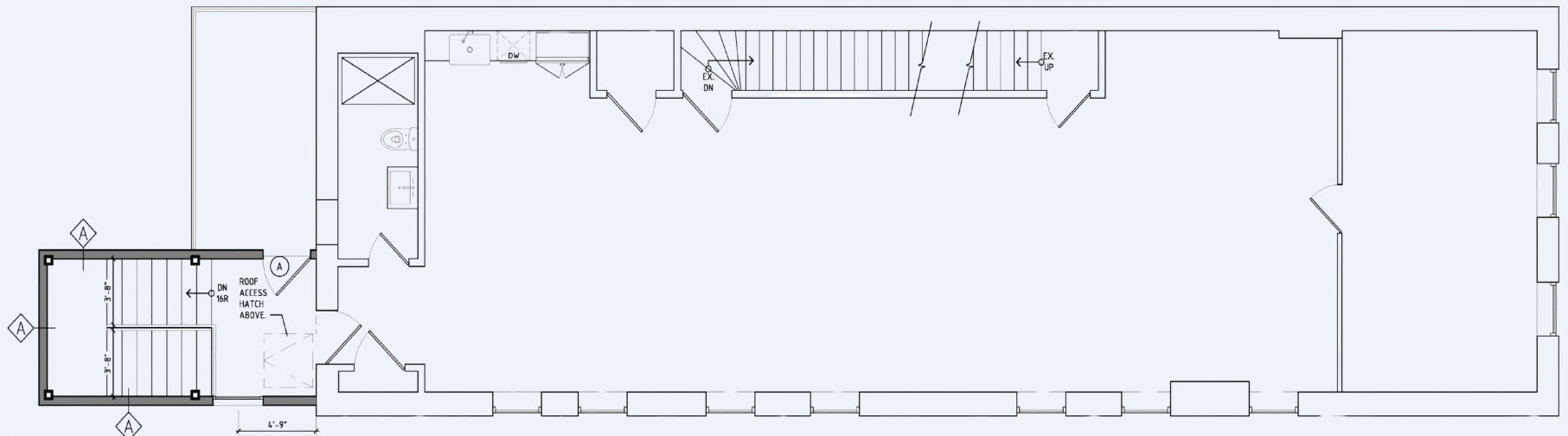
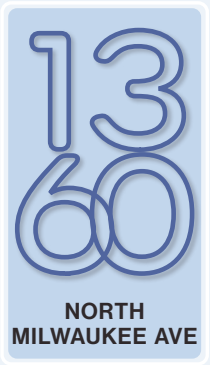
Additional Photos



[click for video tour](#)



Floor Plan



3 THIRD FLOOR PLAN

2,000 RSF



[Click for Virtual Tour](#)

**plans not to scale*

Submarket Overview

Area Drivers



Wicker Park offers a highly compelling office environment for tenants seeking a creative, amenity-rich location just minutes from downtown Chicago. Anchored by Milwaukee Avenue, Damen Avenue, and North Avenue, the neighborhood blends character-rich loft offices, adaptive reuse spaces, and boutique commercial buildings with a vibrant mix of cafés, restaurants, fitness studios, and retail that drive all-day energy. The area's strong residential base and appeal to young professionals and creatives make it especially attractive for companies prioritizing employee experience, culture, and recruitment. For office users, Wicker Park delivers an address that feels dynamic, authentic, and deeply connected to Chicago's creative economy.

From a leasing perspective, Wicker Park combines accessibility, flexibility, and cost efficiency. Immediate access to the CTA Blue Line, multiple bus routes, and I-90/94 provides seamless connectivity to the Loop, O'Hare, and surrounding neighborhoods, while smaller floor plates and unique layouts allow tenants to right-size their space without paying traditional CBD rents. In today's evolving office landscape, Wicker Park stands out as a strategic alternative—offering transit access, lifestyle-driven amenities, and a distinctive identity that supports productivity, collaboration, and long-term tenant retention.

1-Mile Demographics



Median Age
32.3



Estimated Population
60,924



Median HH Income
\$159,201



Est. Daytime Population
32,761



Total Businesses & Employees
3,186 | 24,427



Nearby Public Transportation
#56 & #70 Bus (0.2 mi.)
Division Blue Line (0.25 mi)

1360

**NORTH
MILWAUKEE AVE**



CHICAGO COMMERCIAL - URBAN TEAM

SVN CHICAGO COMMERCIAL
940 W Adams Street, Suite 200
Chicago, IL 60607
svnchicago.com

Adam Thomas
adam.thomas@svn.com
(847) 219-6383

Logan Parsons
logan.parsons@svn.com
(262) 903-8417

All SVN® Offices Independently Owned & Operated.

The information listed in this proposal has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.