

bespoke
commercial real estate

*for SALE
or for LEASE*

2540 W NORTH AVENUE
CHICAGO, IL 60647

±6,700 SF | OFFICE SPACE

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EXECUTIVE *Summary*

2540 W North Ave. is a fully renovated, move-in ready office property offering a rare blend of modern workspace, onsite parking, and standout amenities.

With renovations completed in 2017, this turnkey building provides a professional setting designed for today's business needs. Tenants and visitors alike can enjoy high ceilings, a wired CAT 5 infrastructure, a Lutron lighting system, a full kitchen on the second floor, and a rooftop deck ideal for entertaining or outdoor breaks.

PROPERTY *Overview*

FULLY RENOVATED OFFICE SPACE FOR SALE

This two-story office building combines historic character with modern upgrades. Renovated in 2017, the property features high ceilings, abundant natural light, and efficient layouts tailored for professional use. The first floor includes 4 private offices, a large conference room, a call room, and two restrooms. The second floor offers 6 private offices, a full kitchen, and access to an outdoor deck equipped with gas and water connections, ideal for team gatherings or entertaining clients. A fully usable 4,100 square foot basement adds valuable storage capacity.

With approximately 6,700 square feet of building area on a 5,760 square foot site, the property maximizes flexibility for single or multi-tenant occupancy. The inclusion of 7 on-site parking spaces further enhances convenience, setting it apart in a dense urban market.



Building Size
± 6,700 SF



Asking Sale Price
\$1,250,000



Site Size
**± 5,760 SF
48' X 120'**



Asking Lease Rate
SUBJECT TO OFFER



Type
OFFICE



2023 Taxes
\$48,265.66



Renovations
2017



Ward 1
ALD. DANIEL LA SPATA



Parking
7 SPACES



TIF
**HUMBOLDT PARK
COMMERCIAL**



Zoning
B3-1



**POTENTIAL FOR
CONVERTING UPSTAIRS
TO RESIDENTIAL**

FIRST FLOOR



PROPERTY *Highlights*

FIRST FLOOR

- Renovated in 2017
- Approx. 4,100 SF
- 4 private offices
- 1 conference room
- 1 call room
- 2 single stall restrooms
- High ceilings
- wired for CAT 5 with multiple floor plugs
- Lutron lighting system

SECOND FLOOR

- Updates 2017
- Renovated 2013
- 6 offices
- 1 full kitchen
- Outdoor deck with gas and water hook ups

PARKING

- 1,600 SF able to fit 7 spaces

BASEMENT

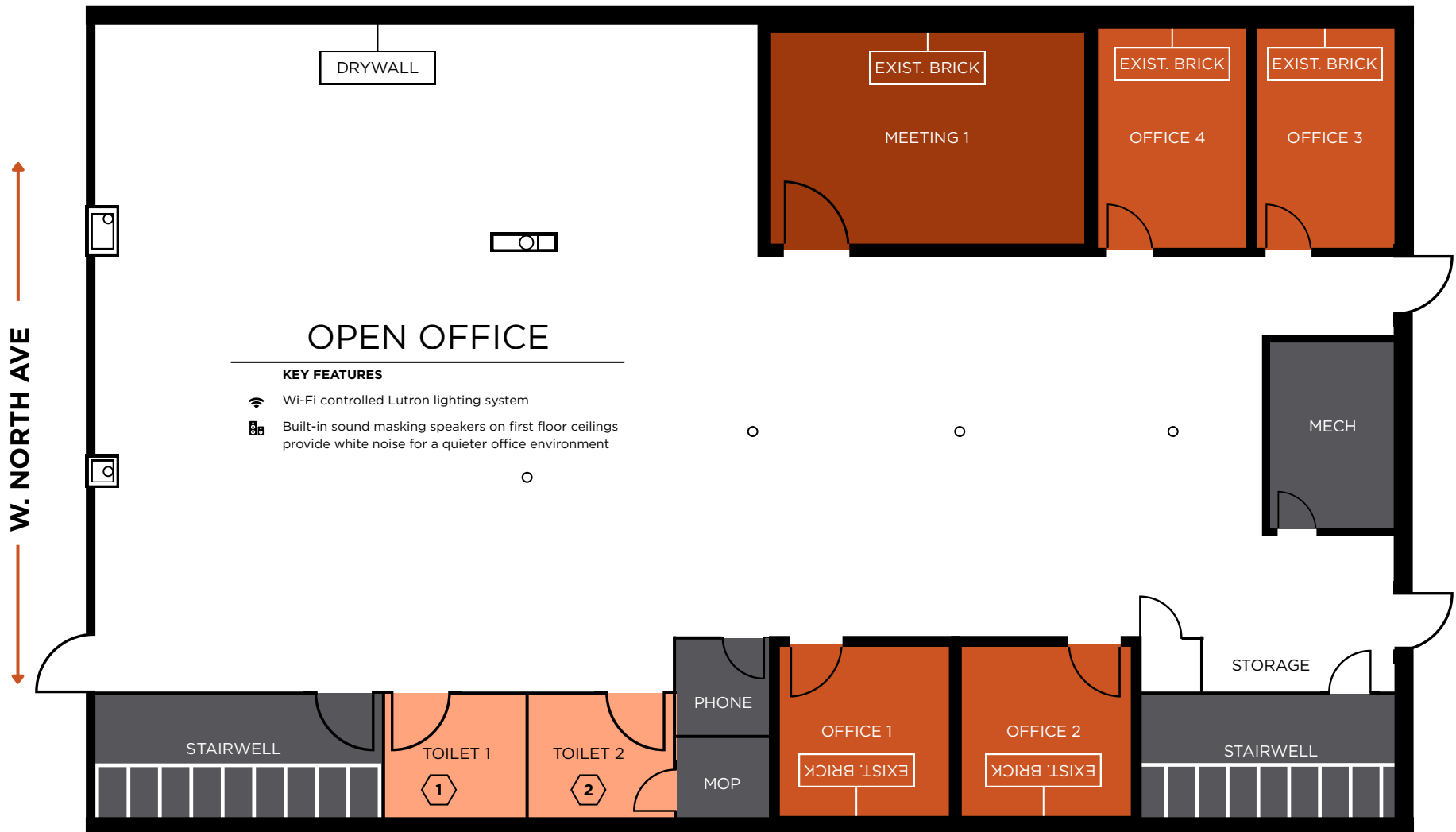
- 4,100 SF usable for storage

SECOND FLOOR



FLOOR *Plan*

FIRST FLOOR

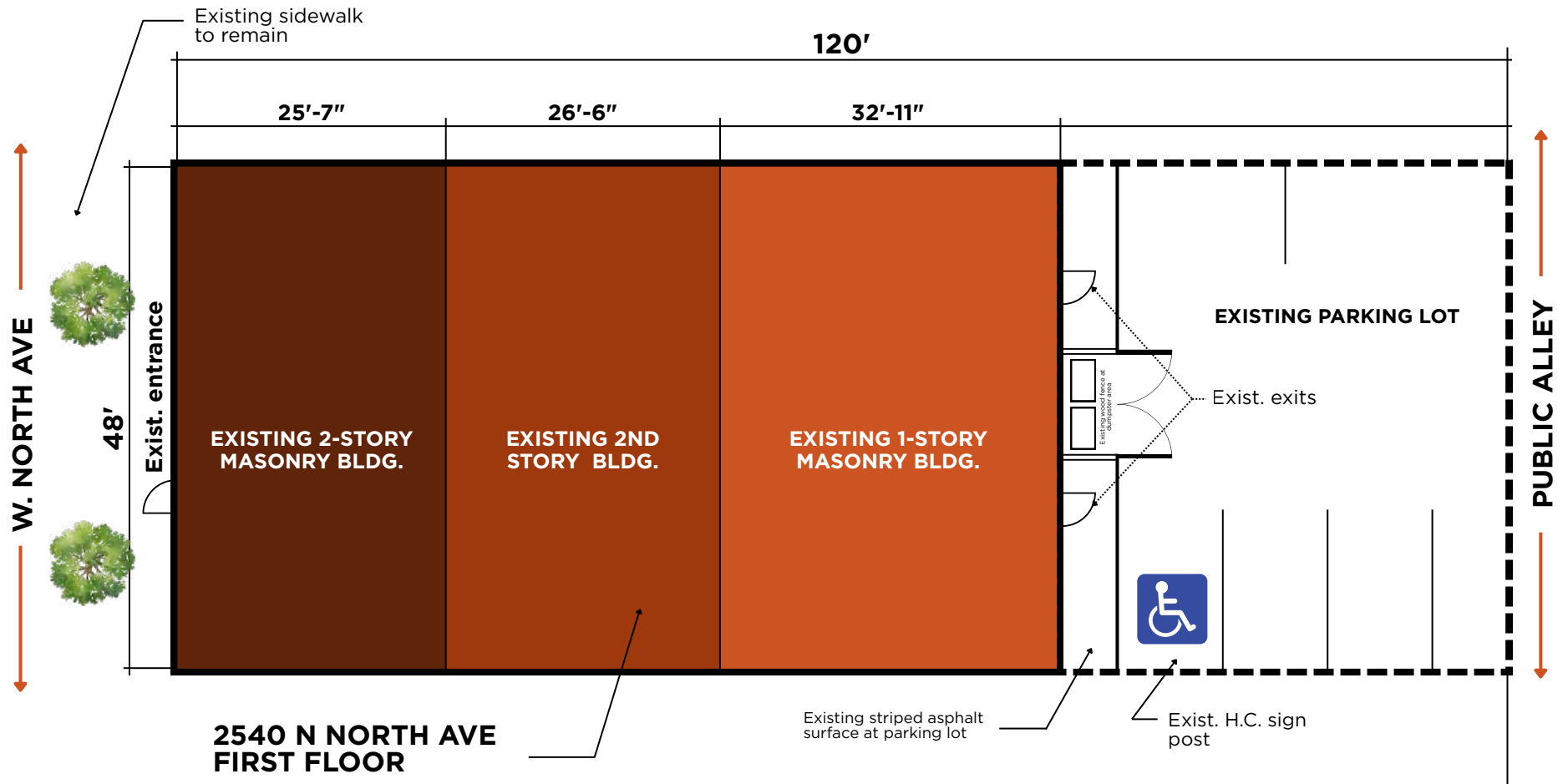


FLOOR *Plan*

SECOND FLOOR



SITE *Plan*



PROPERTY *Location*

2540 W North Avenue is situated in Chicago's vibrant Wicker Park / Humboldt Park corridor, just steps from the 606/Bloomingdale Trail. The property benefits from high visibility along North Avenue, a major east - west thoroughfare, and is surrounded by a strong mix of dining, retail, and creative users.

The location provides excellent connectivity with proximity to the CTA Blue Line, multiple bus routes, and nearby to I-90/94. This mix of accessibility and neighborhood amenities makes the property well-positioned for both owner-users and investors.



Situated on bustling North Avenue between Western and California Avenues



Within minutes of Logan Square, Wicker Park and Humboldt Park neighborhoods from the 606/Bloomingdale Trail



Surrounded by a diverse mix of restaurants, cafés, retailers, and creative businesses



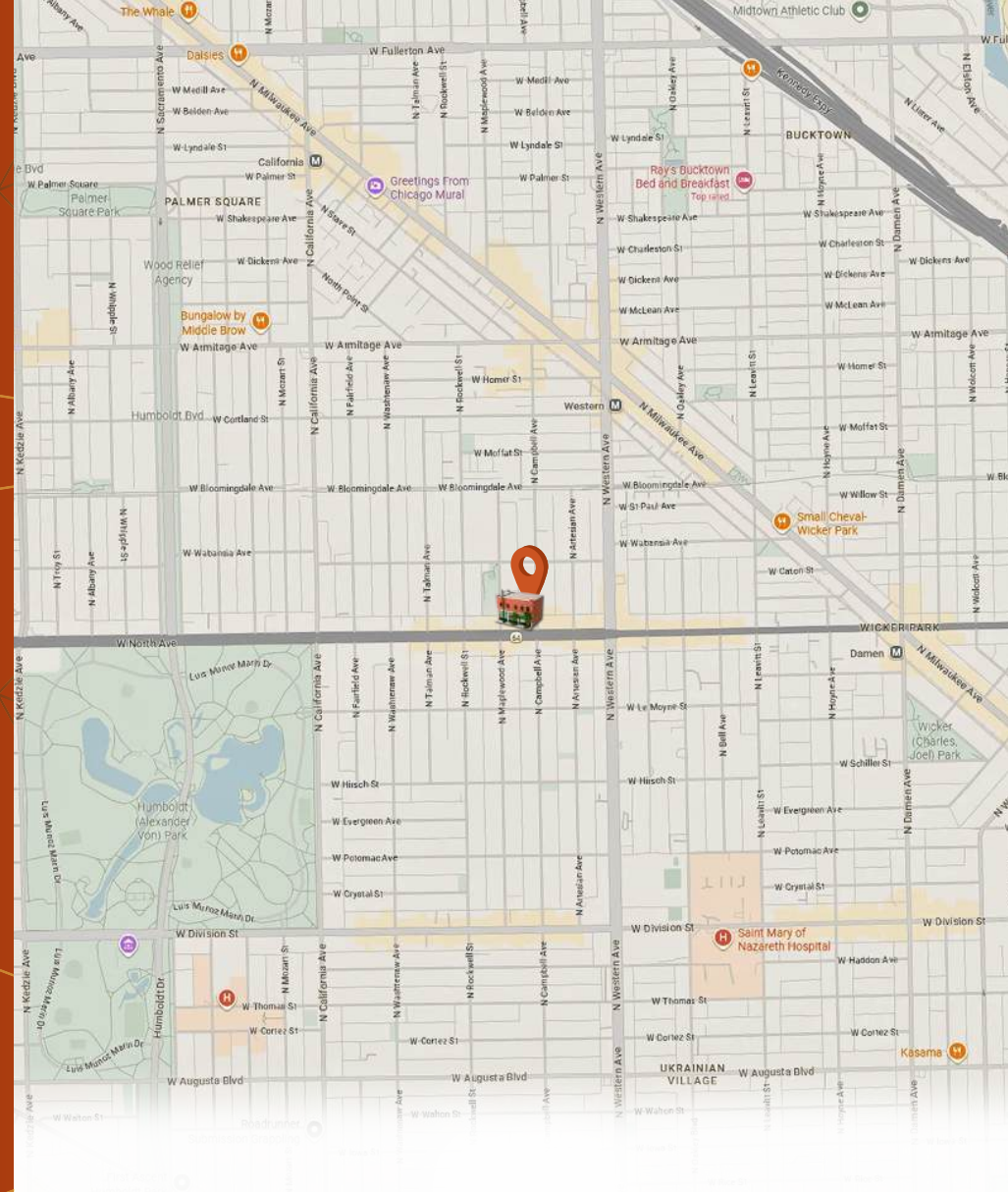
Accessible via CTA bus routes and close to Blue Line stations



Easy connection to downtown Chicago and major expressways



Located in the Humboldt Park Commercial TIF District, offering potential incentives for businesses



EXTERIOR *Photos*



INTERIOR *Photos*



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