



LEASE

Lincoln Square | Foster-Western Office Available

5214 N. WESTERN AVENUE

Chicago, IL 60625

PRESENTED BY:

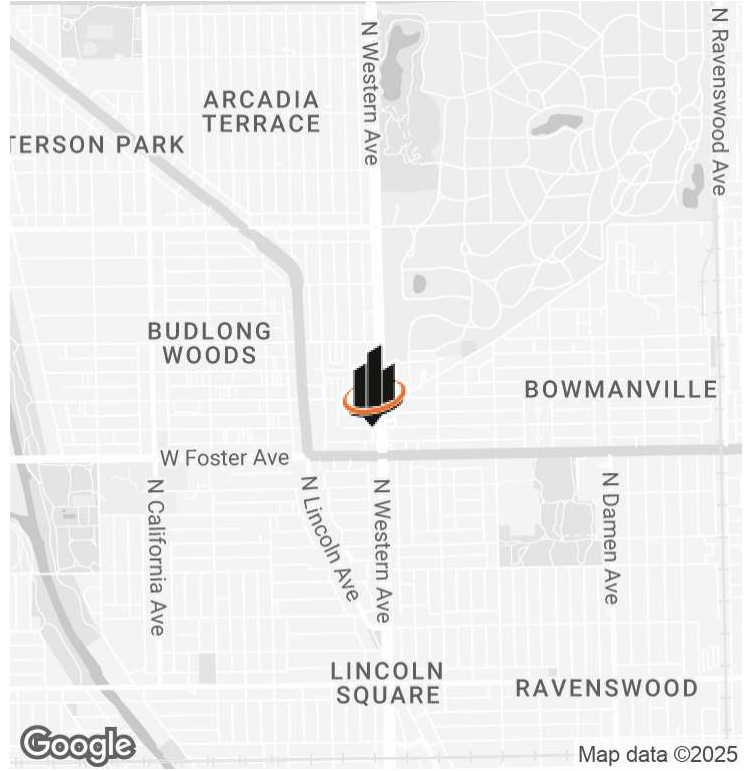
KAREN KULCZYCKI, CCIM

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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Unit 151- \$26.00 SF/yr (MG) Unit 108 - \$20.00 SF/yr (MG) Full Building Negotiable NNN
NUMBER OF UNITS:	15
AVAILABLE SF:	386 - 7,440 SF
LOT SIZE:	0.23 Acres
BUILDING SIZE:	9,000 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present the Foster-Western Office Building located at 5214 North Western Avenue, Chicago, IL, 60625. This ±9,000 SF property boasts versatile floor plans, 15 Units on three levels, with ample dedicated rear parking, superb visibility, and customizable private suites. 90% occupied with 2 units left. From ± 386 SF or +/- 439 SF Suite to Full Building Opportunity. Nearby to new mixed-use project developments along the Western Avenue corridor and steps to the CTA. Tenant Incentives or Build-to-Suit Options.

PROPERTY HIGHLIGHTS

- Two Units Available or ±7,440 SF Full Building
- 15 Office Units | 3 Levels | 90% Occupied
- Newly Updated | Rear Parking
- Great Visibility | Water & Gas Included

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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	MG; NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	386 - 7,440 SF	LEASE RATE:	\$20.00 - \$26.00 SF/yr

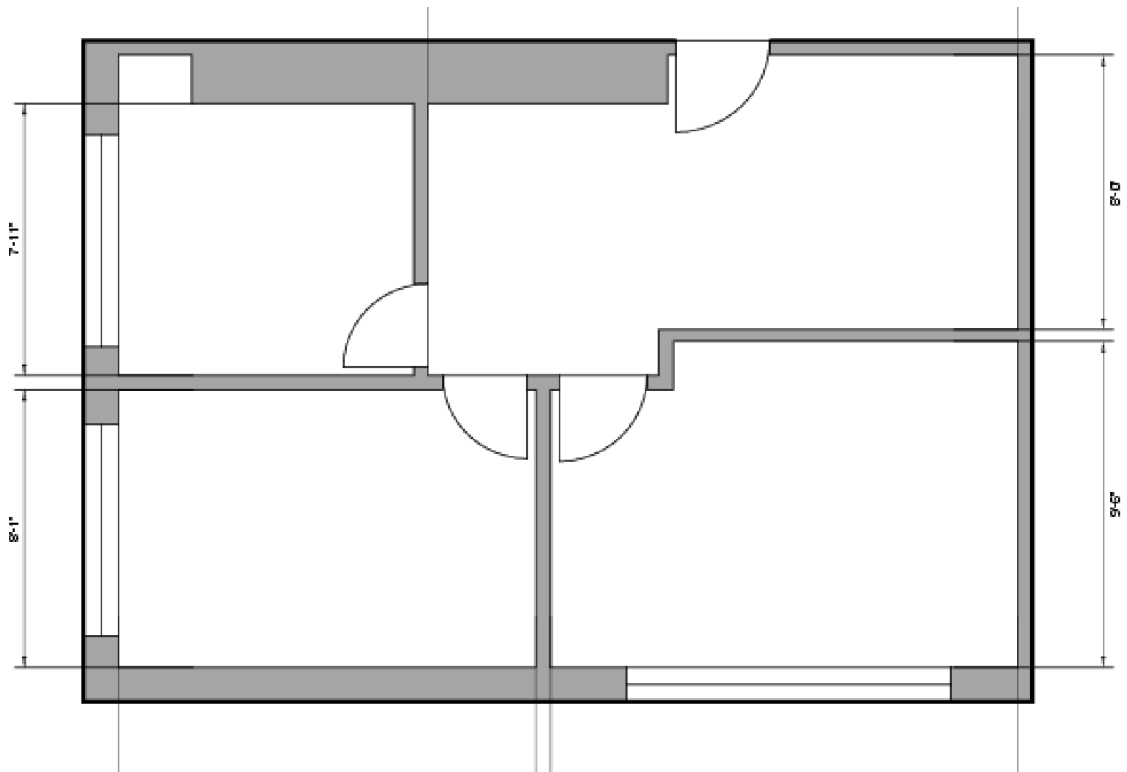
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 108	Available	439 SF	Modified Gross	\$20.00 SF/yr	3 Offices
Full Building	Available	7,440 SF	NNN	Negotiable	-
Unit 151	Available	386 SF	Modified Gross	\$26.00 SF/yr	+/- 386 SF First Floor Office Reception Private Restroom

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UNIT 108 +/- 439 SF



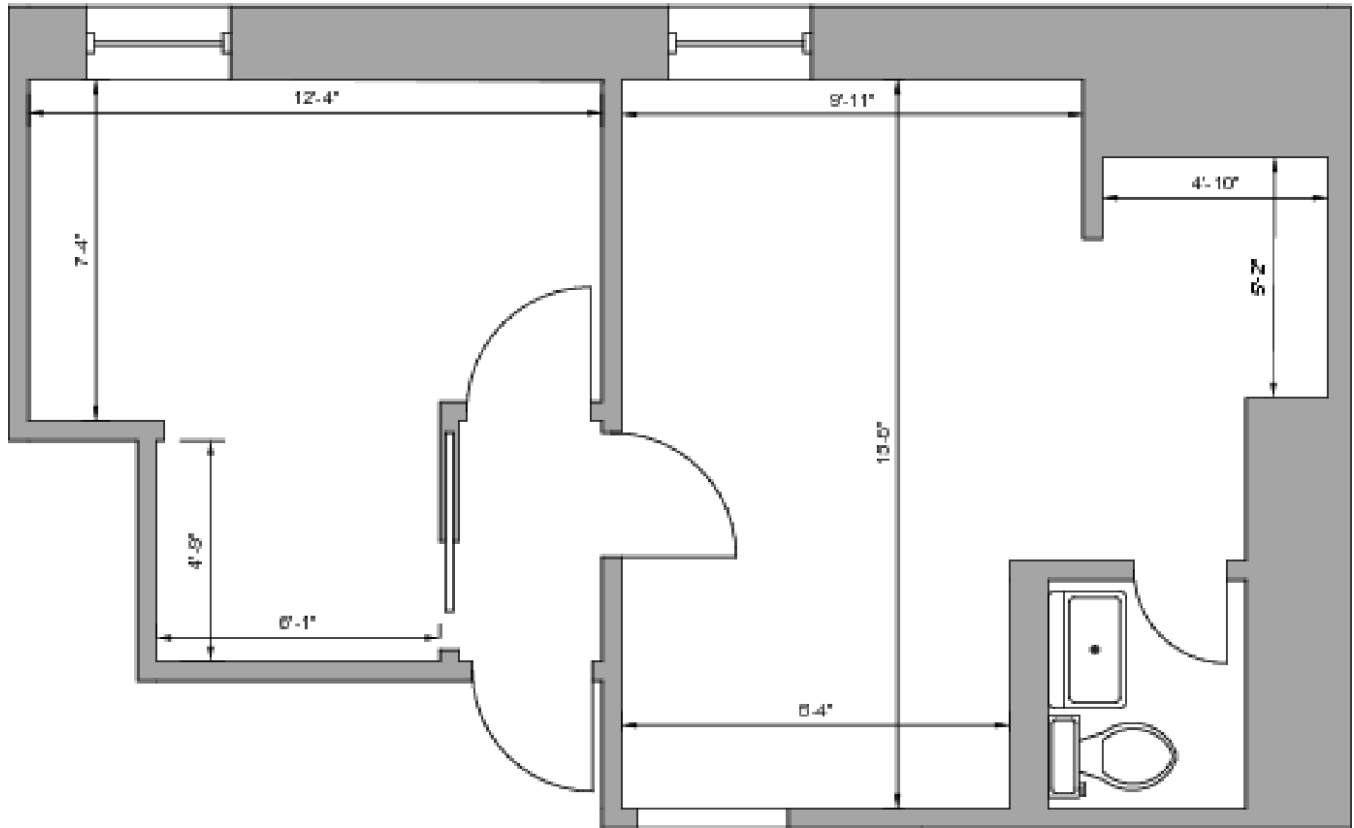
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UNIT 151 FLOOR PLAN +/- 386 SF



5214 N. Western Ave., Chicago, IL 60625
547-325-7740 Email: alliedrealty@chicagoallied.com

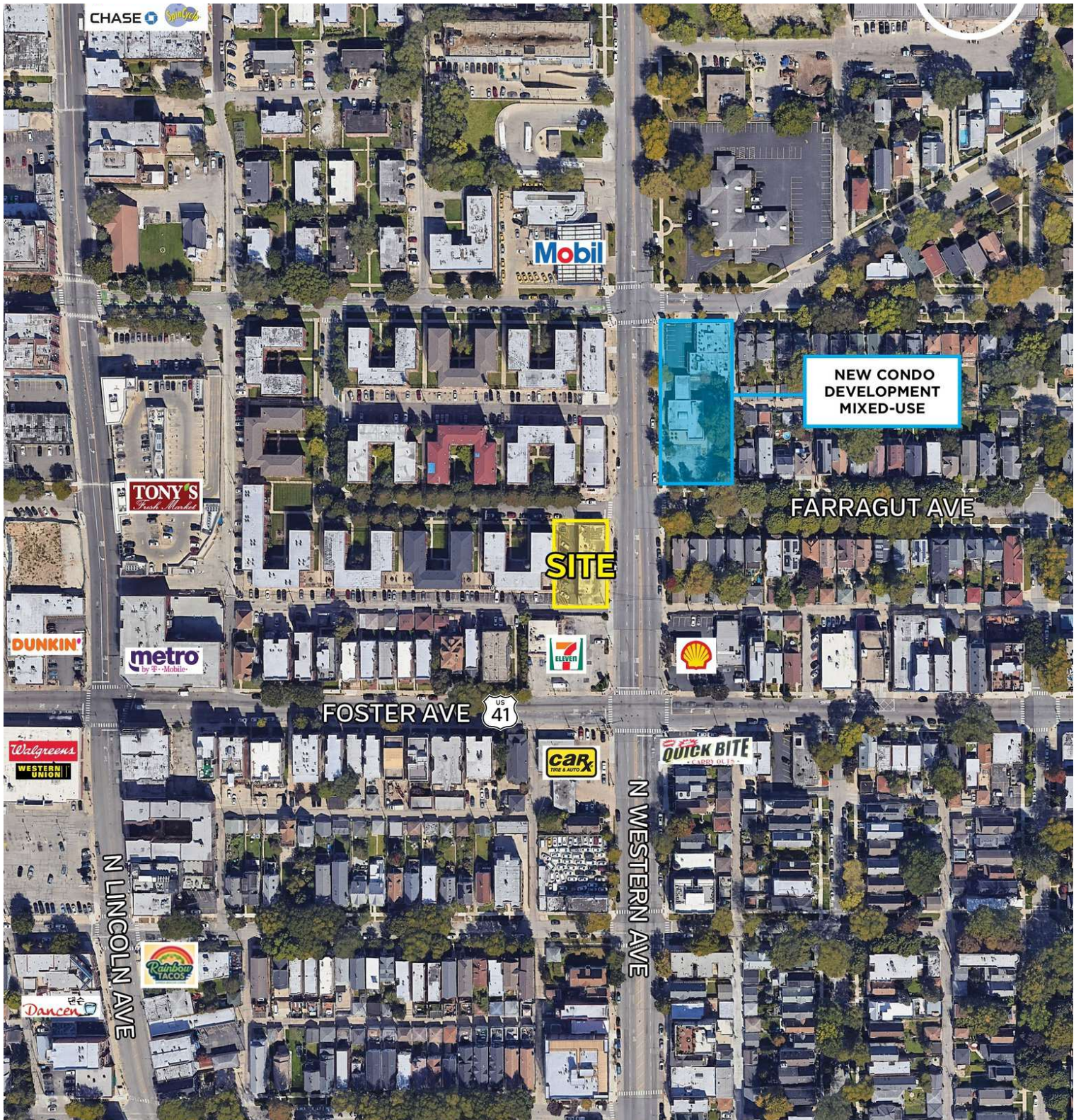
5214 N. Western Ave., Chicago
Suite 151

Size: Approx 386
Sq. Ft.

All
Inter

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AREA AERIAL



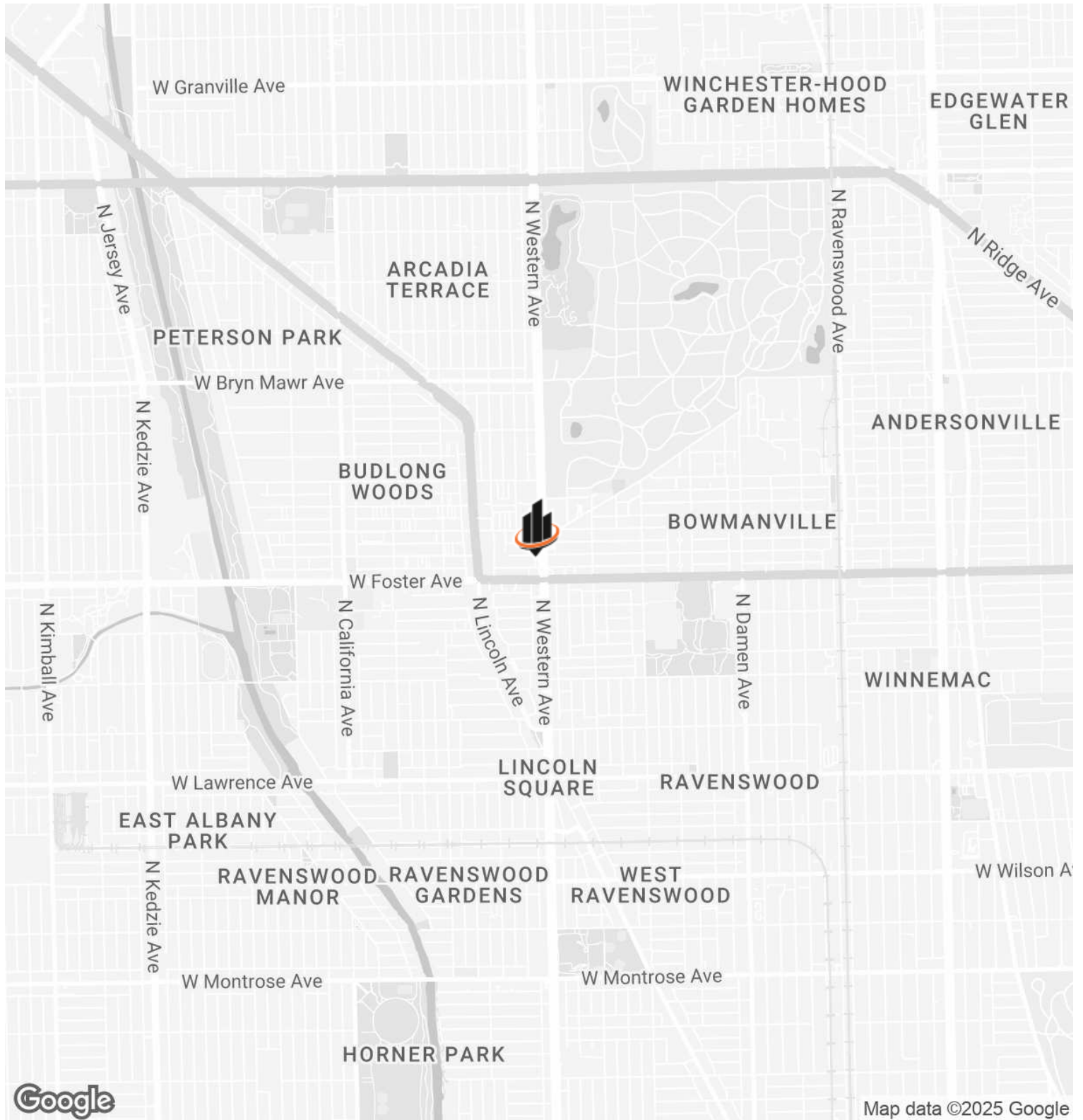
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LOCATION MAP



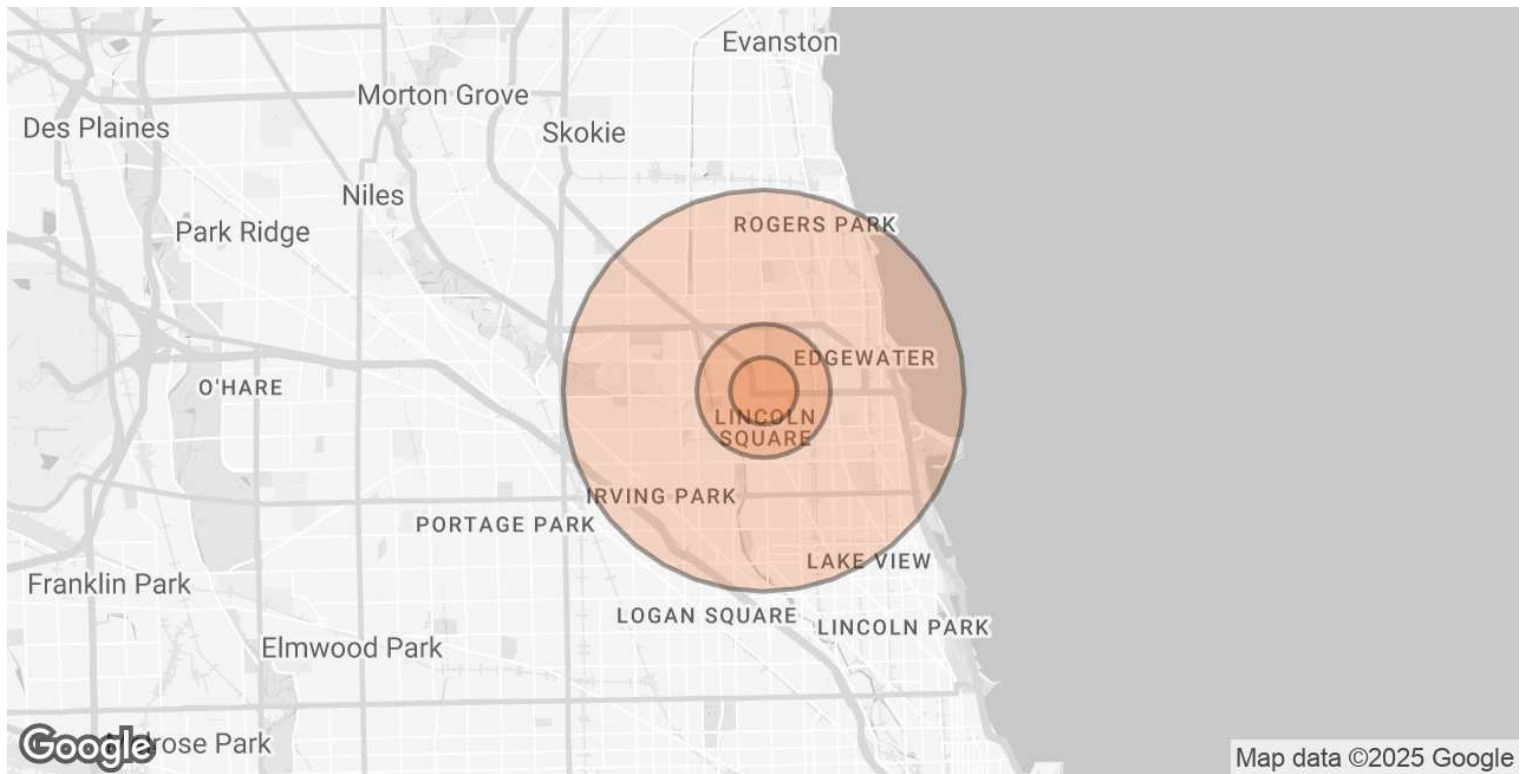
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	3 MILES
TOTAL POPULATION	17,141	50,299	490,937
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	40	39
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
TOTAL HOUSEHOLDS	7,622	22,898	223,276
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$119,806	\$123,098	\$119,463
AVERAGE HOUSE VALUE	\$504,302	\$561,064	\$526,584

Demographics data derived from AlphaMap

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