

# Medical Office

2400 N Ashland Ave Chicago, IL

## FOR LEASE

Introducing a prime leasing opportunity at 2400 N Ashland Ave in the heart of Chicago's vibrant Lincoln Park neighborhood. This contemporary property features a fully built-out, turn-key Med Spa space in exceptional condition—ideal for medical, wellness, retail, or office use. Boasting an expansive storefront, high ceilings, and abundant natural light, the space offers a bright, inviting environment designed to enhance client experience and business visibility. The location combines strong foot traffic with excellent accessibility via public transit and major roadways. Tenants benefit from close proximity to boutique shops, popular restaurants, and nearby healthcare providers, creating a dynamic setting that blends urban energy with neighborhood charm. Don't miss this opportunity to establish or expand your business in one of Chicago's most sought-after corridors.



Lease Rate:  
\$35.00 SF/yr (NNN)

Available SF:  
2,268 SF

Parking Spaces:  
18

Building Size:  
6,613 SF

Lease Term:  
60 to 120 months

**Chicago, IL****Population**

1 MILE

**55,208****TOTAL POPULATION**547,111      1,052,095  
3 MILES      5 MILES**34****AVERAGE AGE**37      38  
3 MILES      5 MILES

1 Mile

**34****AVERAGE AGE (MALE)**37      38  
3 MILES      5 MILES**34****AVERAGE AGE (FEMALE)**37      38  
3 MILES      5 MILES**Households and Income**

1 MILE

**24,112****TOTAL HOUSEHOLDS**280,477      507,889  
3 MILES      5 MILES**2.3****# OF PERSONS PER HH**2      2.1  
3 MILES      5 MILES

1 Mile

**\$230,590****AVERAGE HH INCOME**\$161,196      \$137,314  
3 MILES      5 MILES**\$998,182****AVERAGE HOUSE VALUE**\$726,496      \$599,857  
3 MILES      5 MILES*\* Demographic data derived from 2020 ACS - US Census*

# 2400 N Ashland Ave

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## Chicago, IL

## ADDITIONAL PHOTOS



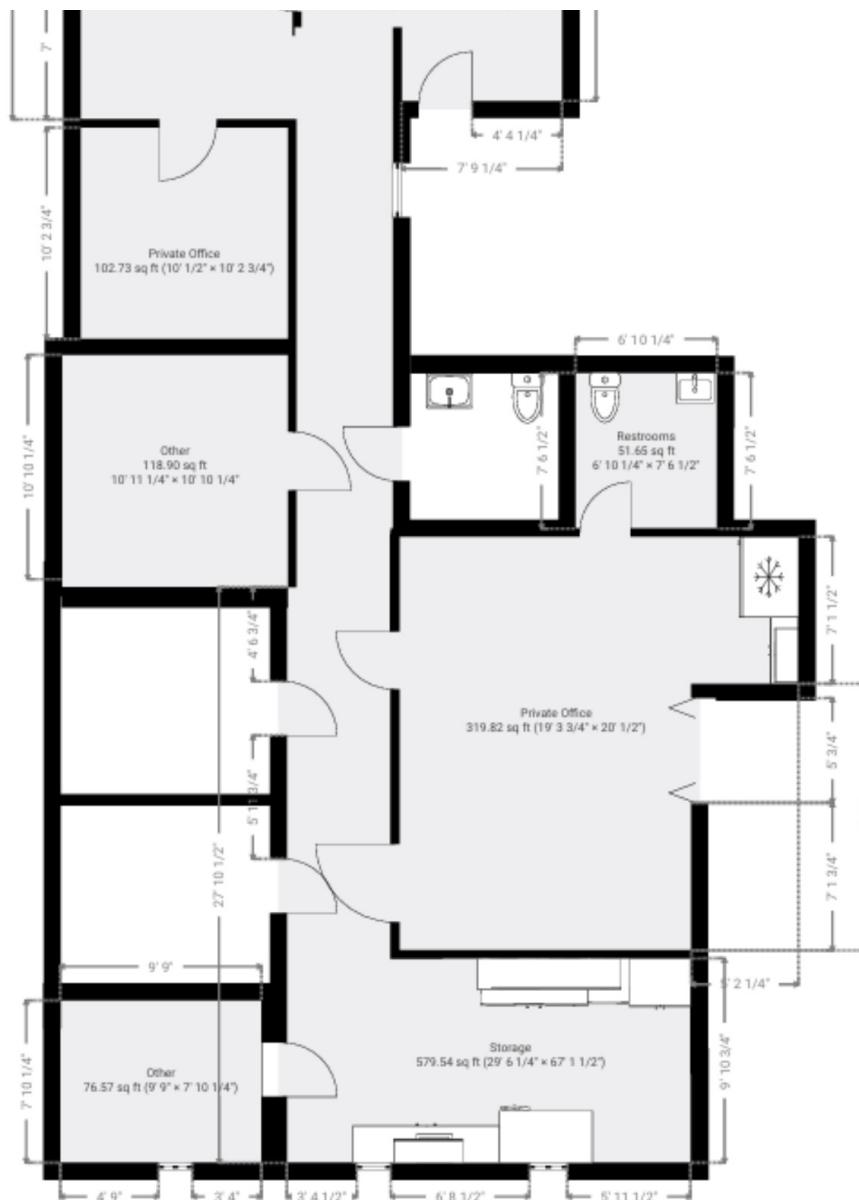
**2400 N Ashland Ave**  
**Chicago, IL**

**ADDITIONAL PHOTOS**



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## FLOOR PLANS



**2400 N Ashland Ave**

## Chicago, IL

# RETAILER MAP

