

**FOR LEASE**



**Lincoln Park / Ranch Triangle - Office Suites**  
2000 N RACINE, CHICAGO, IL 60614

**\$30 PSF / Modified Gross**

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## Executive Summary

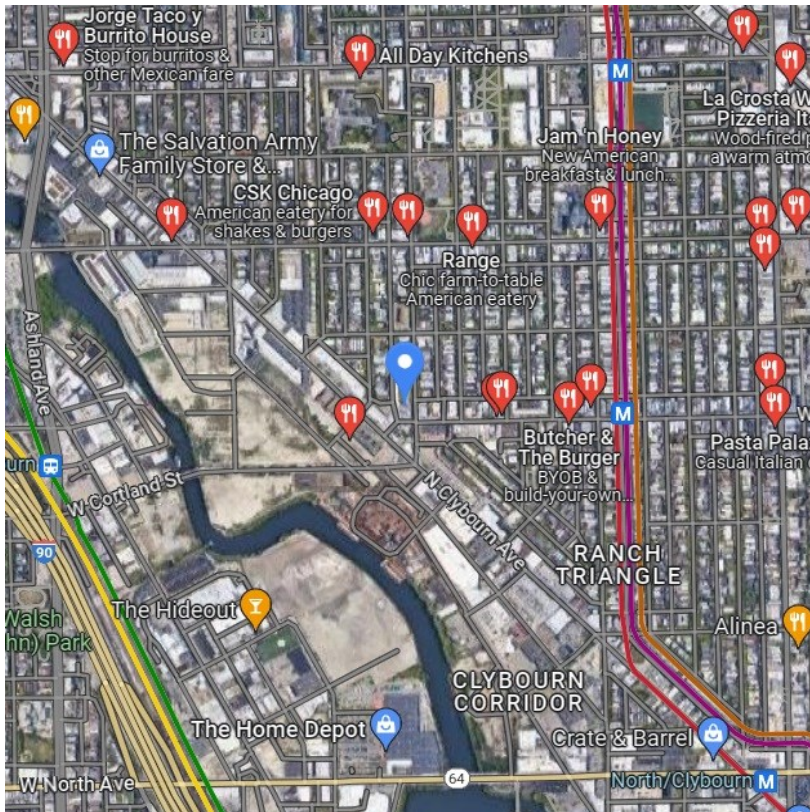
Recently renovated and exceptionally well-maintained office suites in prime Lincoln Park / Ranch Triangle location. Built in 1908, this property features vintage façade, secure entry, soaring ceilings, large windows, light filled 3-story central atrium, freight & passenger elevators, on site management, reserved conference room, packing and shipping areas, and on site professional management.

Suites feature spacious double-door entry, soaring 12 foot ceilings, 7 foot windows, stylish exposed brick & duct work, concrete ceilings, individually controlled HVAC, stylish tract lighting, in unit bathrooms, and glass topped partitions to reduce noise and increase natural light.

Situated at the bookend intersection of Armitage and Racine streets, 0.3 miles from the Armitage CTA brown line stop & easy access to the Kennedy Expressway in one of Chicago's most desirable neighborhoods. Location boasts a walk score of 95 (Walkers Paradise), bike score of 89 (Very Bikeable), and transit core of 71 (Excellent Transit). 2022 Population within 1 mile is 57,712 with an average household income of \$166,979 and a total annual consumer spending of over \$1billion.



## Location / Market



### Demographics (1 mile radius)



Population

**57,712**



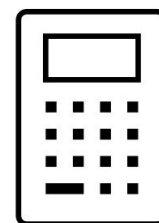
Avg Income

**\$166,979**



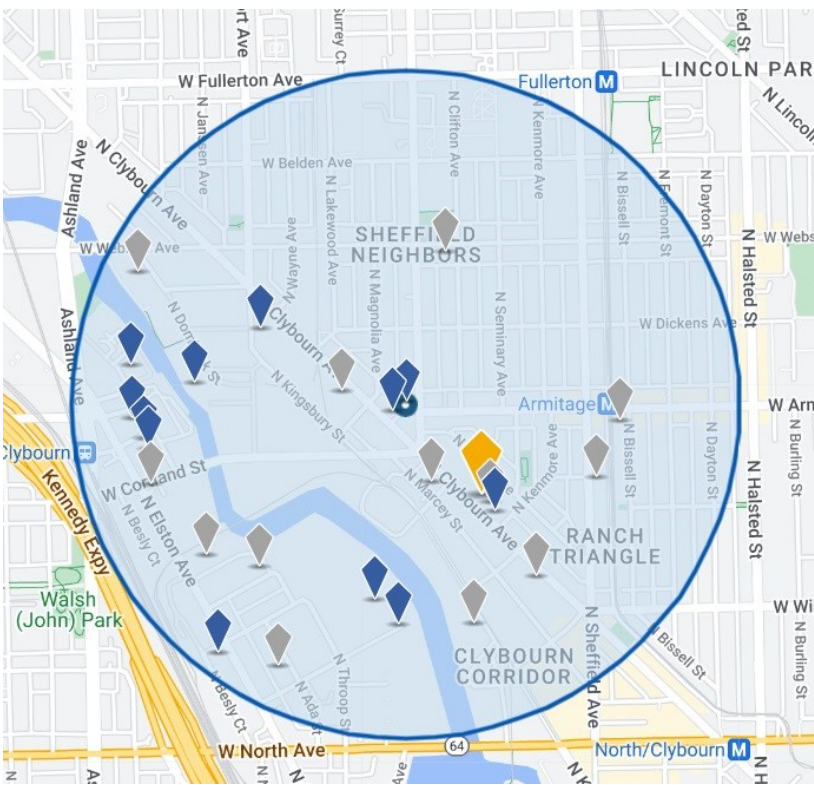
Walk Score

**95**



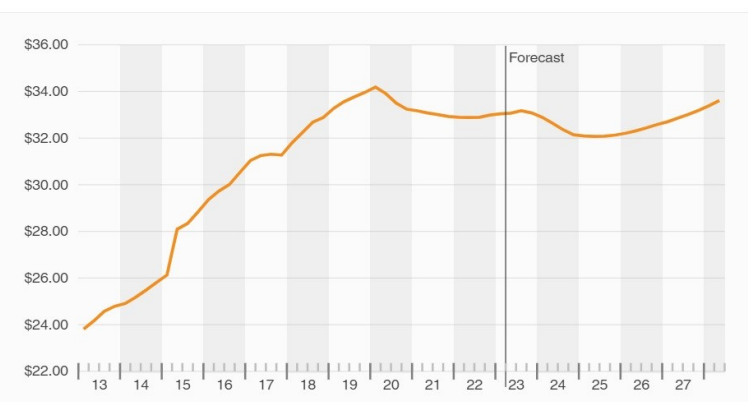
Cap Rate

**7.7%**



There are 26 office properties within 0.5 miles of the subject property, for a total of 1.5million square feet. The average rent is \$33.05 MG & expected to remain within that range through 2027. 12 month net absorption was a positive 21,500 square feet. Average sale price per square foot is \$251 and average cap rate is 7.7%

### Market Rent Per SF

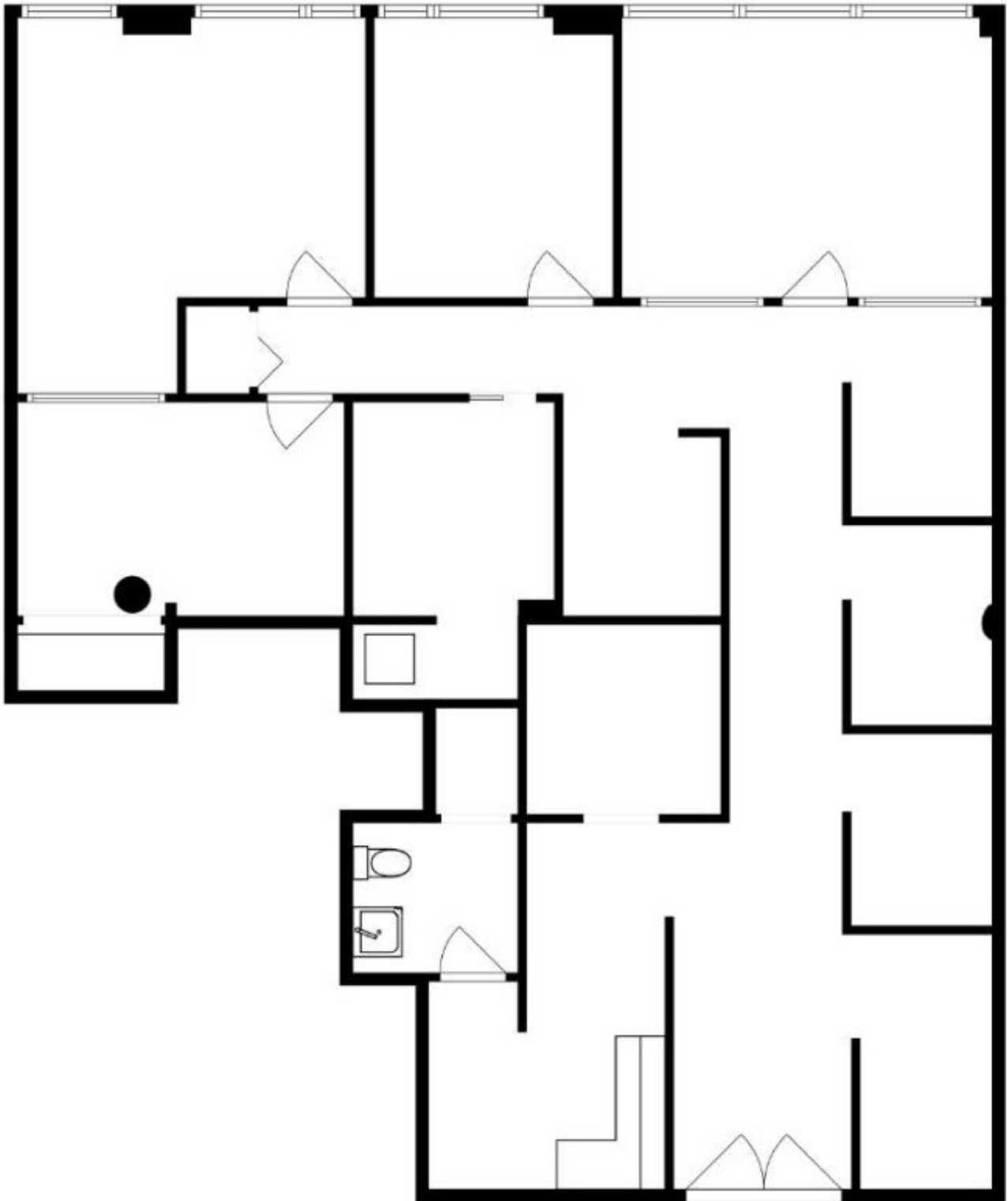


# Photos



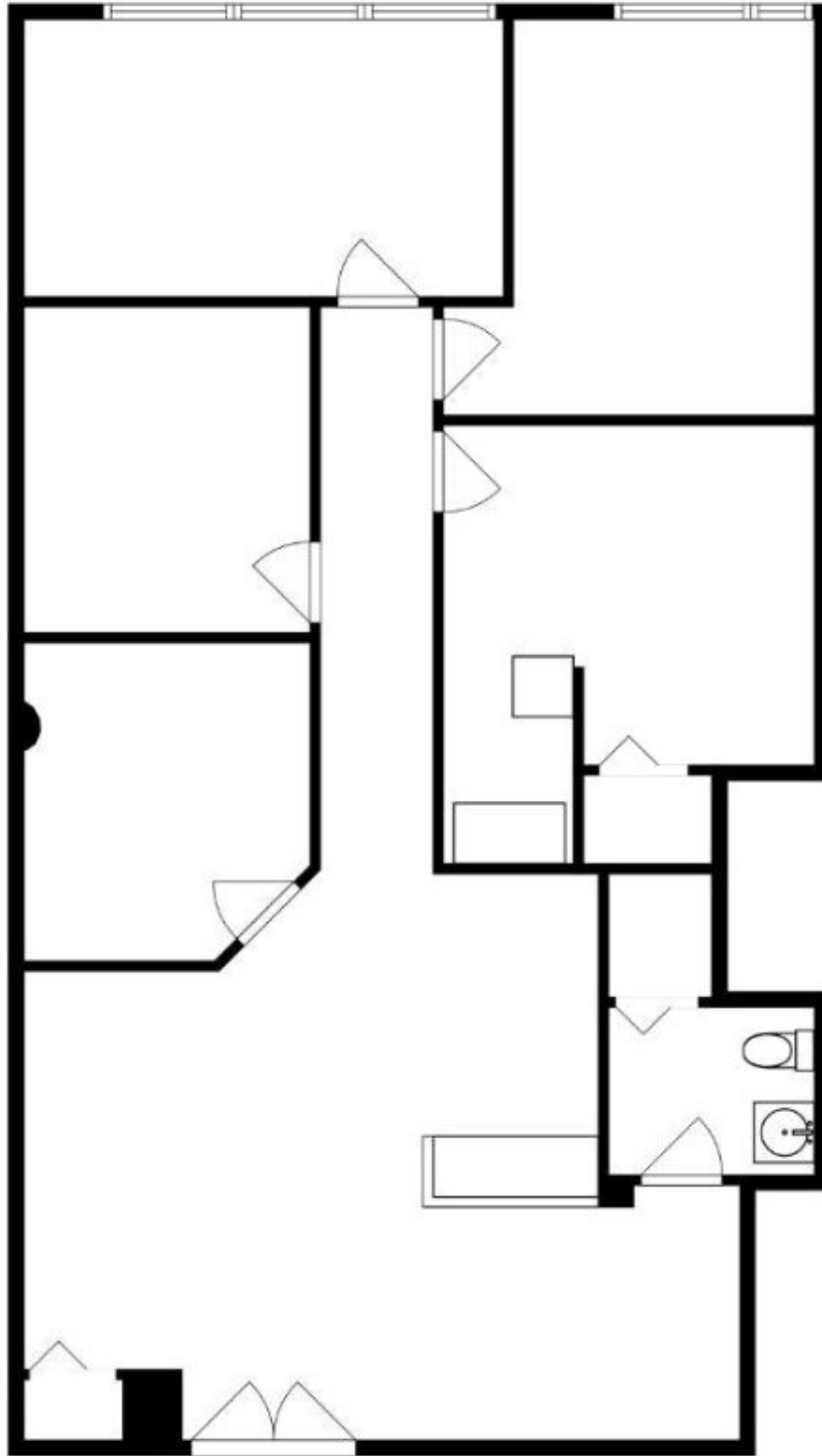
**Unit 3800**

(Approx 1,690 sqft)



**Unit 3200**

(Approx 1,320 sqft)





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