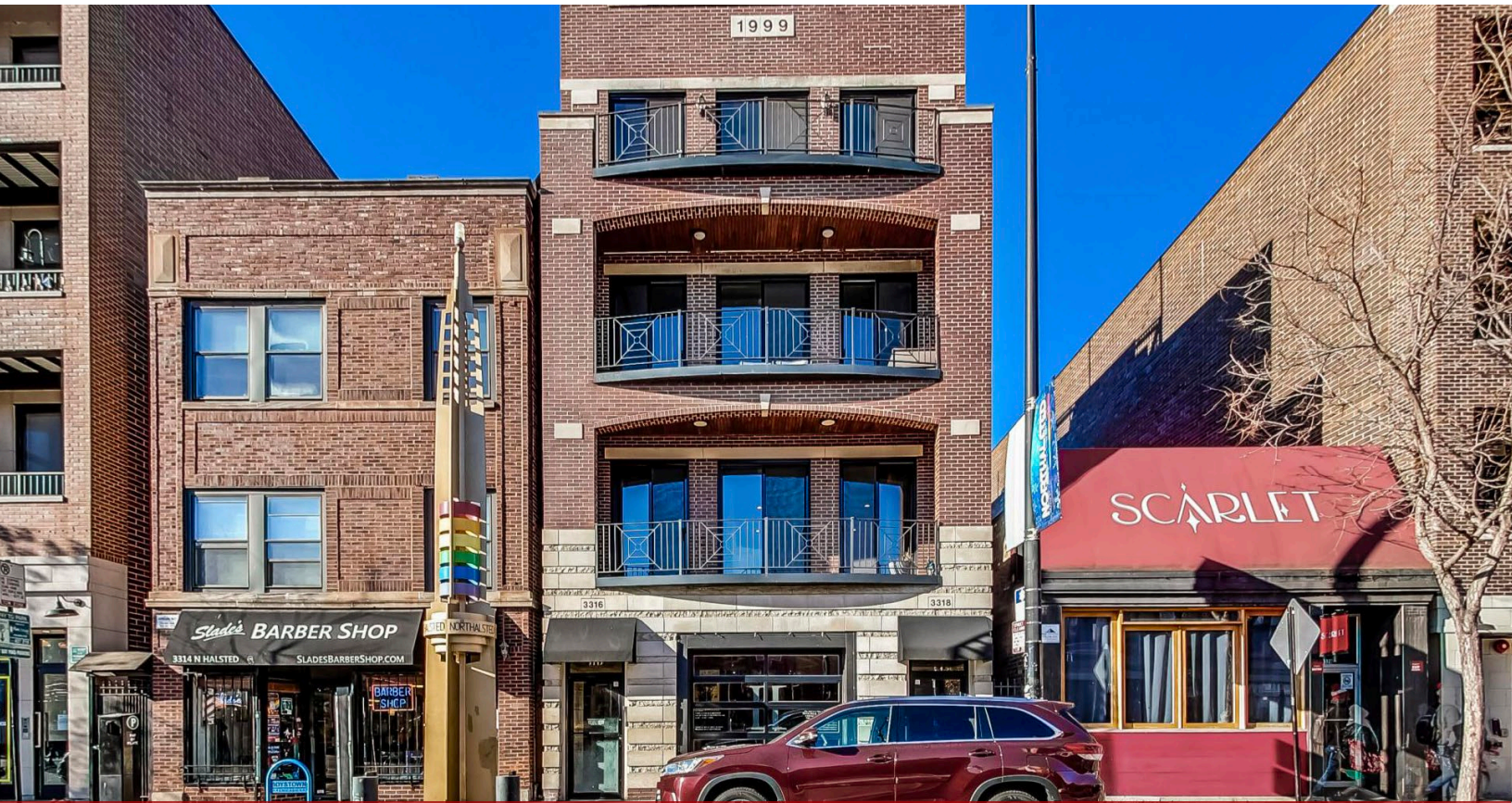


FOR LEASE

3316 N Halsted Street, Chicago, IL

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PRIME OFFICE / RETAIL SPACE FOR LEASE IN LAKEVIEW, CHICAGO

PROPERTY HIGHLIGHTS

Located on Halsted Street in the bustling heart of Lakeview, this 1,800 to 2,400-square-foot office/retail space offers unbeatable visibility at a high-traffic location. With prime exposure to both high pedestrian and vehicle traffic, your business will be perfectly positioned to attract attention in one of Chicago's most vibrant neighborhoods. Perfect for retail, boutique, office, or service-based businesses, the space features soaring high ceilings that create an open, airy feel, complemented by sleek polished concrete floors that add a modern touch. With large windows that provide excellent exposure and natural light, this location ensures your business stands out in one of Chicago's most dynamic neighborhoods. Whether you're looking to attract foot traffic or create a memorable storefront, this space offers the perfect canvas for your vision. Don't miss the chance to establish your brand in this high-traffic, dynamic location. Current tenant's lease expires on 6/30/25. However, the unit may be available upon 60 days notice.

- High and exposed ceilings
- Beautiful polished concrete floors
- Heavy pedestrian and vehicle traffic
- Friendly C1-2 zoning - Ideal for retail and office users
- Available 7/1/2025 - Can potentially make unit available sooner

FOR LEASE: \$37/sf, NNN

EST RE TAXES: \$4.75/sf

EST CAM & INSURANCE: \$3.25/sf

NATE GRILL

708.903.3520

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 atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.

VIRTUAL TOUR LINK





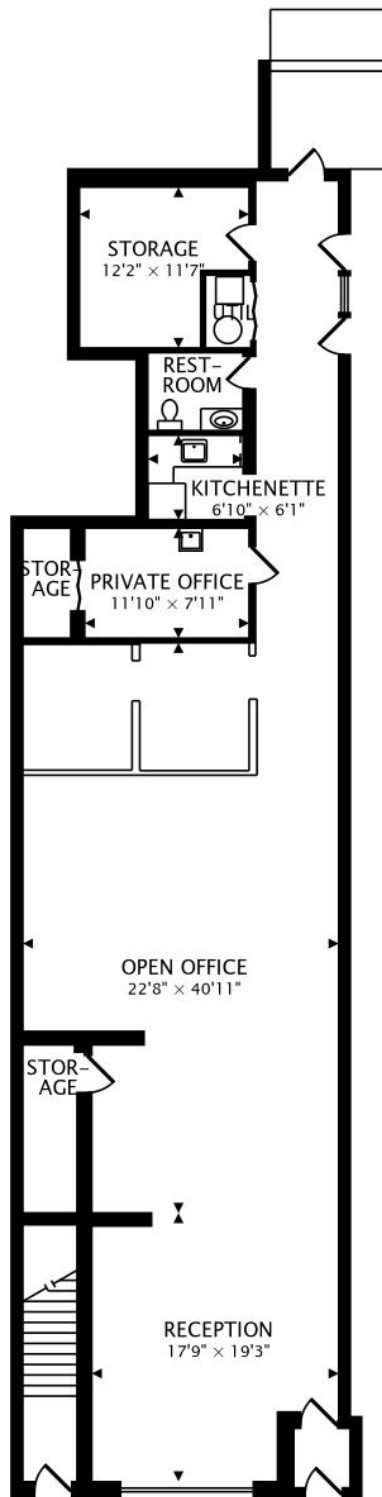
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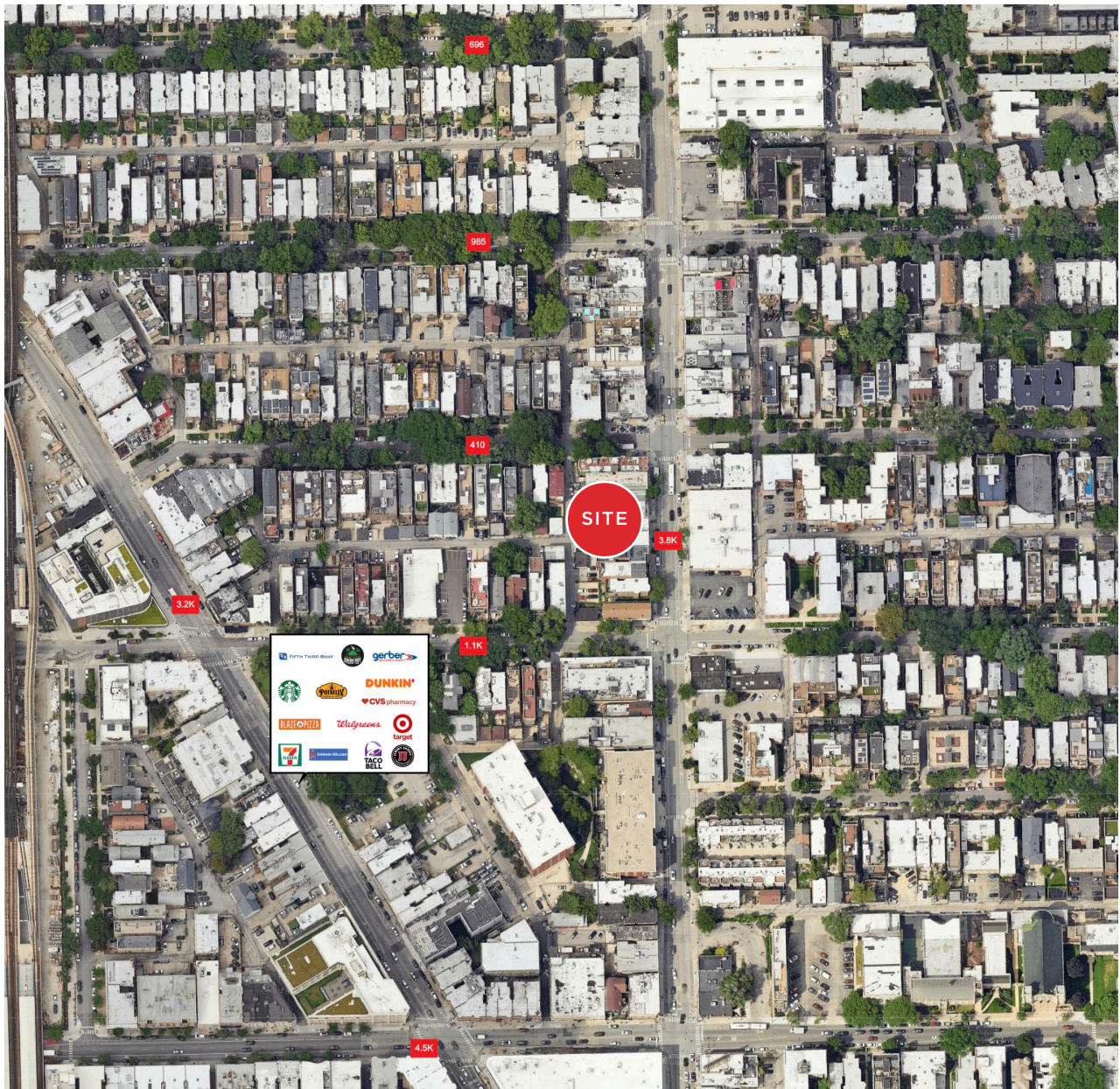
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floor plans





retail and traffic information

Chicagoans will find more than a few of their favorite things in Lakeview, one of the largest neighborhoods on the city's North Side. For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field. Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.



demographics

	1 mile	3 mile	5 mile
2024 Estimated Population	98,446	420,464	1,013,002
2024 Estimated Households	58,717	225,774	503,424
2024 Estimated Average Household Income	\$155,584	\$163,458	\$147,536

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