

OPEN LAYOUT OFFICE SPACE AVAILABLE

FOR LEASE

JAMESON.



1700 W. CORTLAND AVE.
CHICAGO, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002

EXECUTIVE SUMMARY



SPACE AVAILABLE

SUITE 201: 2,691 SF
SUITE 204: 2,734 SF
SUITE 205: 2,786 SF
SUITE 207: 2,832 SF

BUILDING SIZE

44,000 SF

PARKING

ON-SITE LOT

YEAR BUILT

RENOVATED 2024

ZONING

C2-2

FOR LEASE

\$12-\$22/SF MODIFIED GROSS

TENANT PAYS BASE RENT, ELECTRIC,
GAS/HEAT

PROPERTY DESCRIPTION

1700 W. Cortland Avenue presents flexible second-floor office suites in a newly renovated building between Chicago's vibrant Wicker Park and Bucktown neighborhoods. Four suites ranging from 2,691 SF to 2,832 SF are available individually or combined for up to 8,352 SF of contiguous space.

Completed in Spring 2024, the extensive renovation includes exterior renovations, brand-new entryway and elevator lobby with contemporary finishes, upgraded corridors and washrooms, and modern building-wide amenities. Shell spaces are offered at \$12/SF, while built-out suites range to \$22/SF depending on finish level.

Located steps from the Clybourn Metra station with immediate Kennedy Expressway access, the property serves businesses requiring suburban-style parking with urban accessibility. Surrounded by Bucktown's restaurants, boutiques, and the Clybourn retail corridor. The space is available for immediate occupancy.

The landlords are willing to customize buildouts for the spaces, including providing free rent incentives. These spaces are ideal for a variety of users including sales offices, professional services, counseling, architecture, software development, and consulting. The range of pricing on the spaces makes this building an attractive location for many types of users.

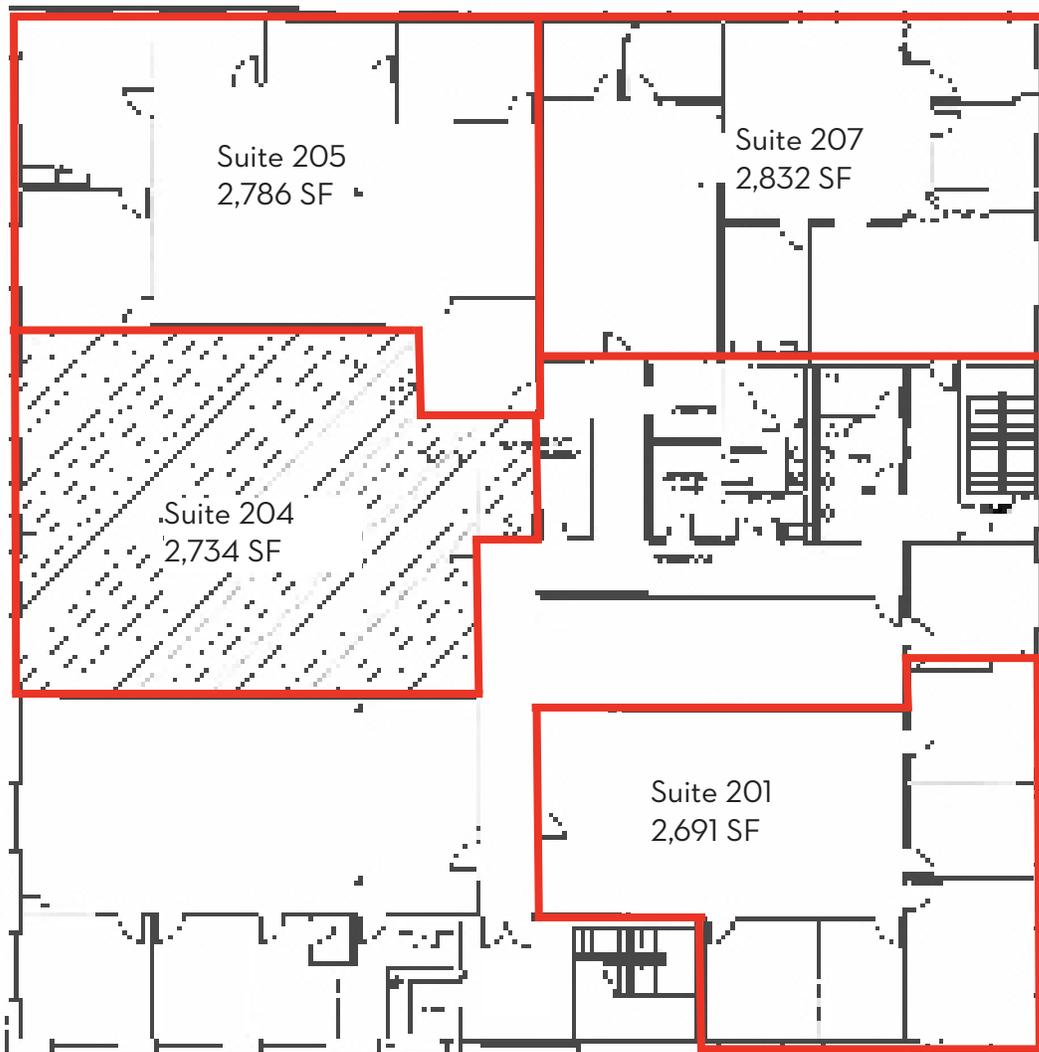


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SECOND FLOOR OFFICES

1700 W. CORTLAND AVENUE

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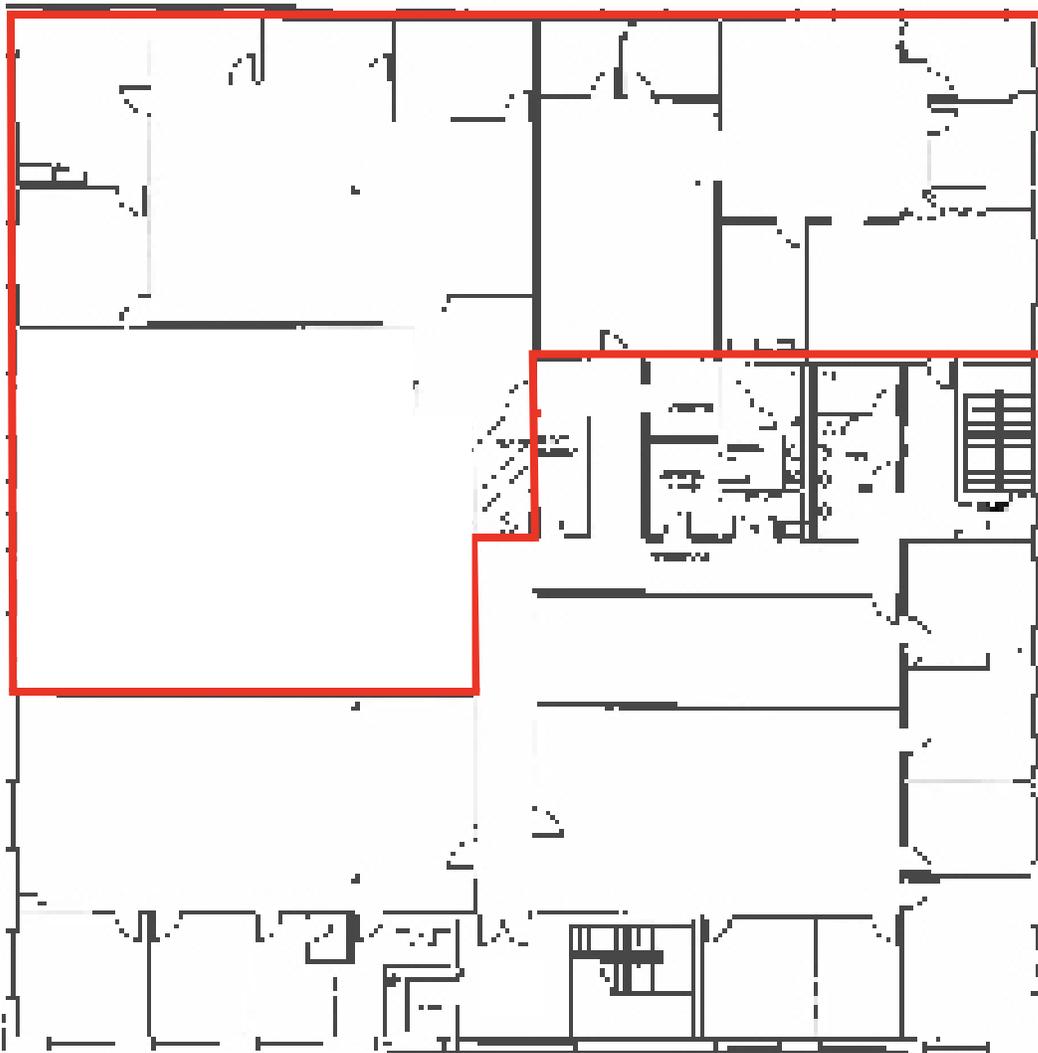
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CONTIGUOUS FLOOR PLAN (8,352 SF)

1700 W. CORTLAND AVENUE

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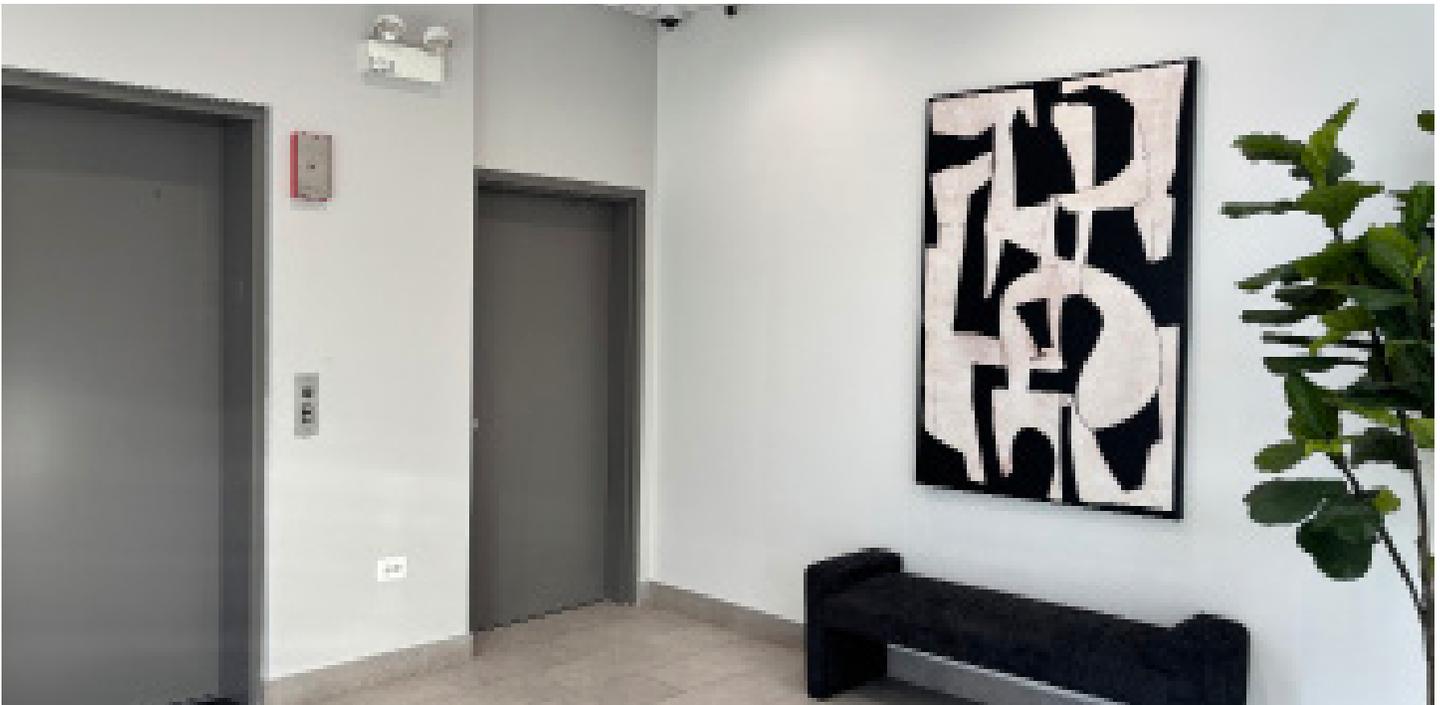


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INTERIOR PHOTOS

1700 W. CORTLAND AVENUE

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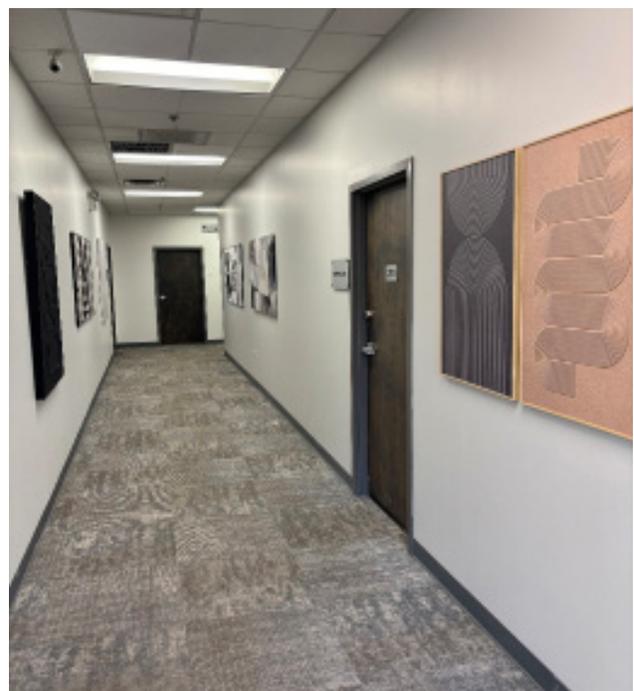
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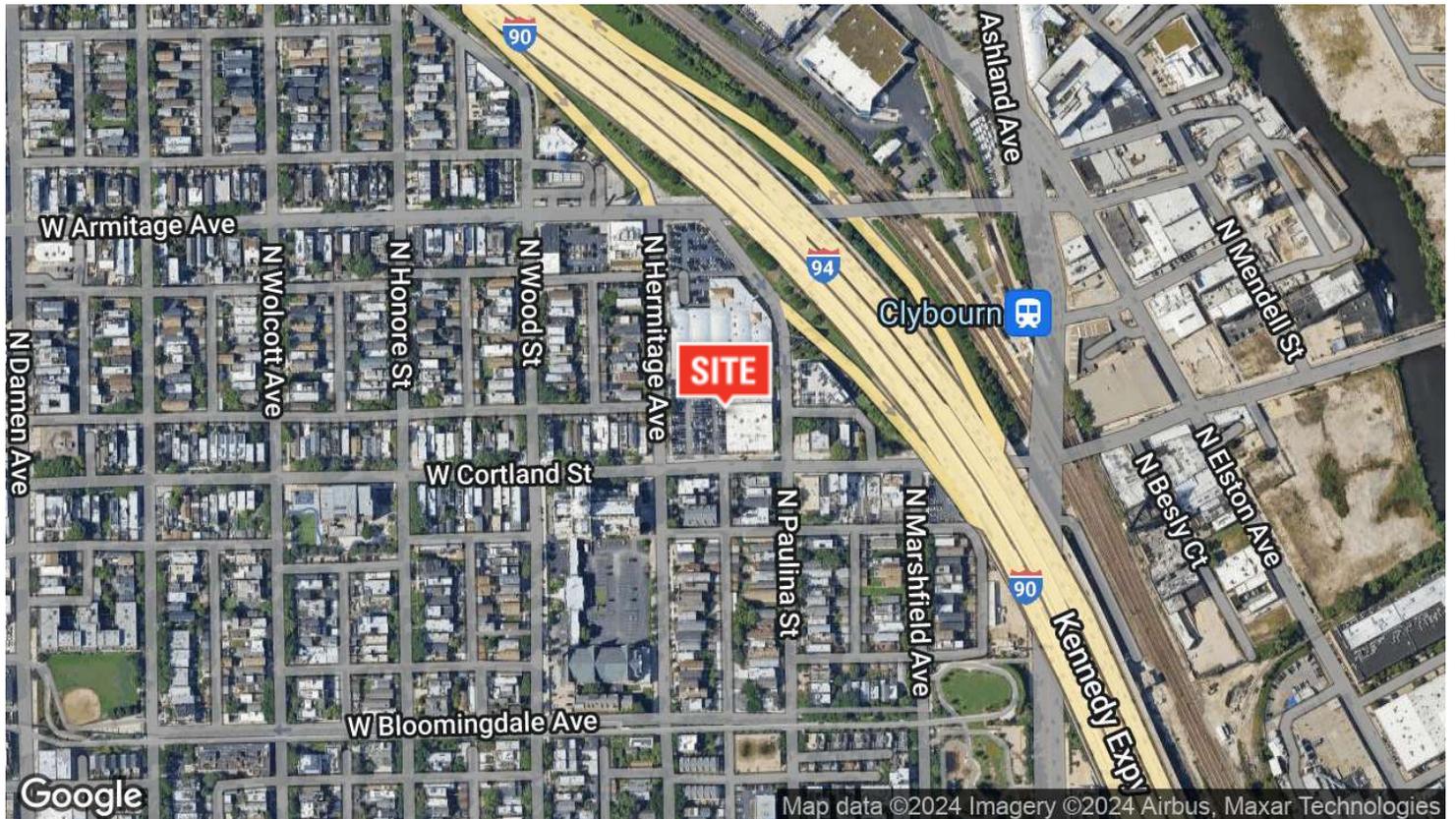
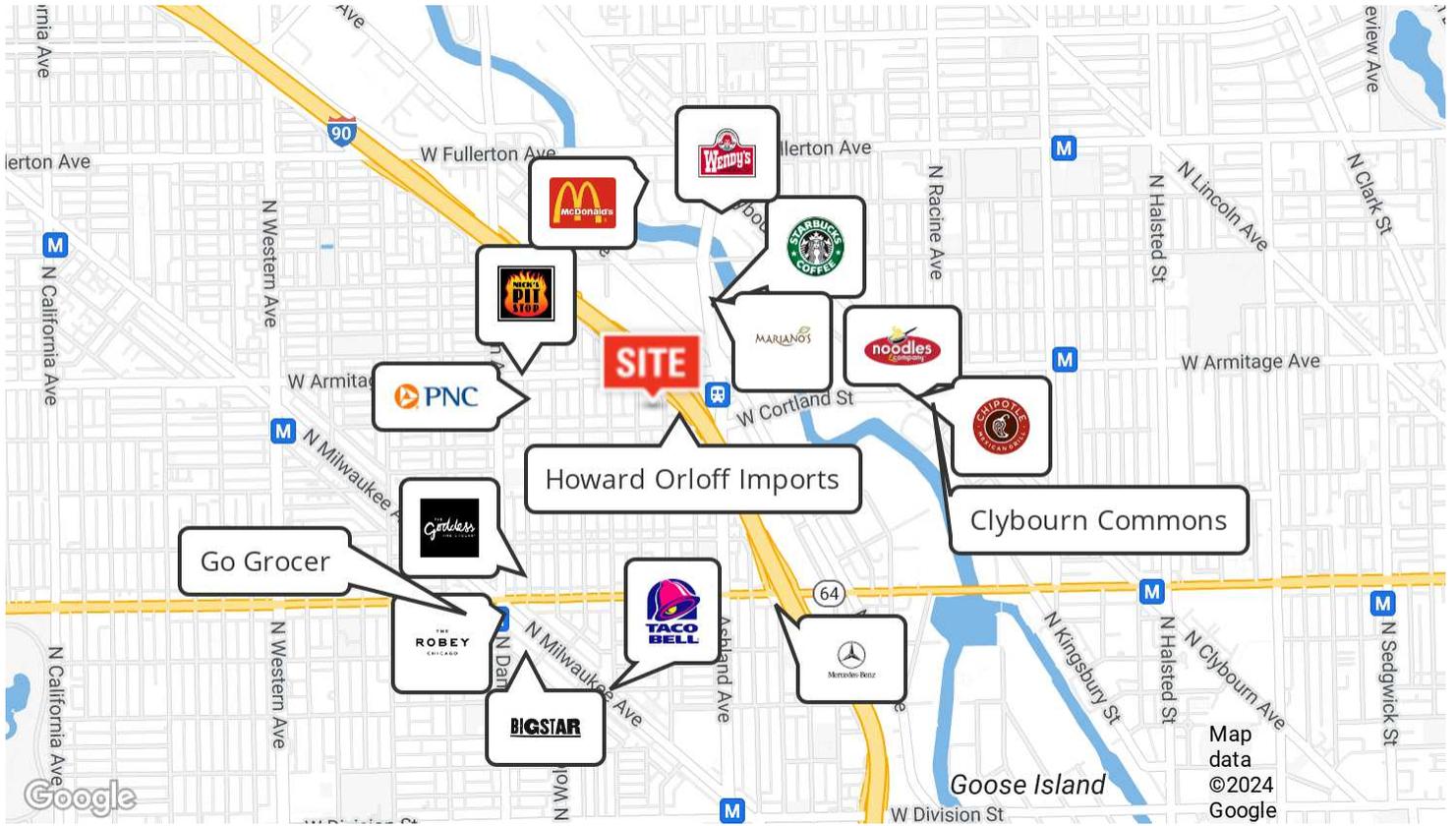


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DEMOGRAPHIC INSIGHTS

1700 W. CORTLAND AVENUE

CHICAGO

KEY FACTS

55,772

Population



2.1

Average Household Size

33.2

Median Age

\$148,141

Median Household Income

EDUCATION

3%

No High School Diploma



6%

High School Graduate



9%

Some College



82%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,721

Total Businesses



29,240

Total Employees

EMPLOYMENT



89.8%

White Collar



4.5%

Blue Collar



5.7%

Services

2.5%

Unemployment Rate

INCOME



\$148,141

Median Household Income



\$97,616

Per Capita Income



\$178,931

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$200,000+ (35.3%)

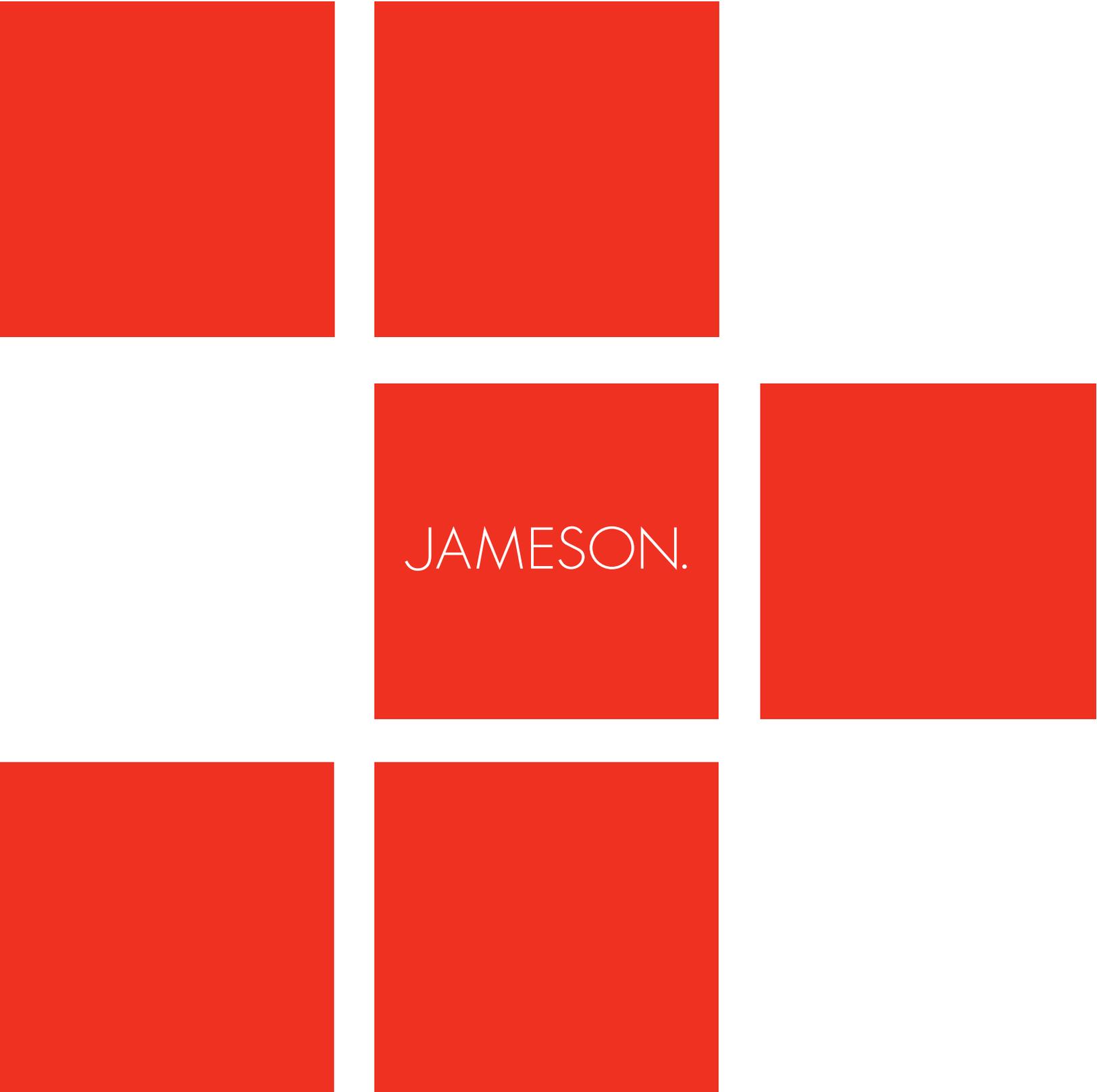
The smallest group: \$15,000 - \$24,999 (2.6%)

Indicator ▲	Value	Diff	
<\$15,000	5.8%	-5.2%	█
\$15,000 - \$24,999	2.6%	-4.6%	█
\$25,000 - \$34,999	2.8%	-4.1%	█
\$35,000 - \$49,999	3.5%	-6.1%	█
\$50,000 - \$74,999	8.6%	-6.8%	█
\$75,000 - \$99,999	8.8%	-3.7%	█
\$100,000 - \$149,999	18.4%	+2.0%	█
\$150,000 - \$199,999	14.2%	+5.7%	█
\$200,000+	35.3%	+22.9%	█

Bars show deviation from 17031 (Cook County)

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