

LEASE

Executive Office & Salon Suites Available

7000 & 7006 W NORTH AVE

Chicago, IL 60707

PRESENTED BY:

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PROPERTY SUMMARY



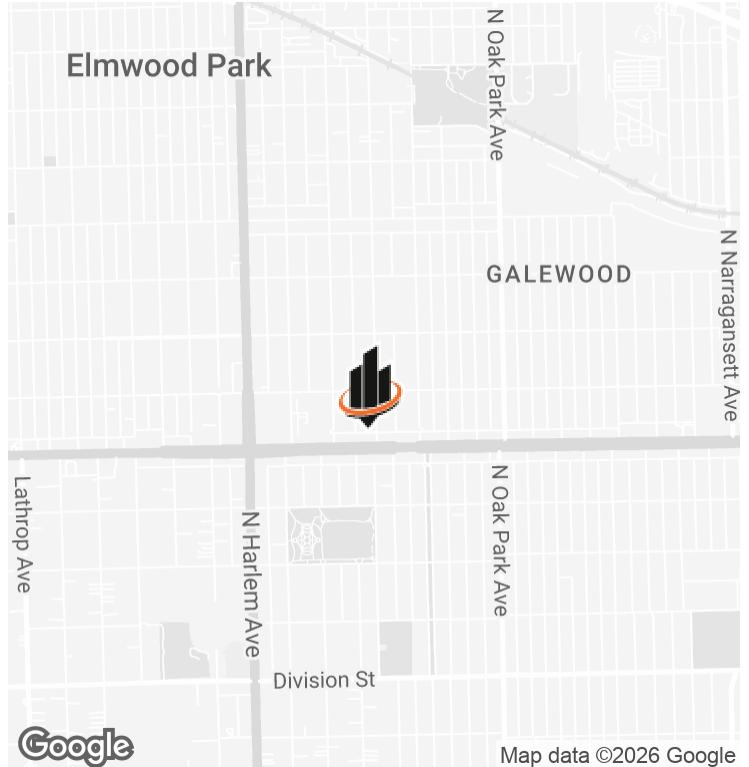
OFFERING SUMMARY

LEASE RATE:	\$19.00 SF/yr (MG)
NUMBER OF UNITS:	17
AVAILABLE UNITS:	1
AVAILABLE SF:	+/- 447 SF
LOT SIZE:	0.28 Acres
BUILDING SIZE:	17,850 SF

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PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 7000 W. North Avenue, a 3-story recently renovated office building in the Galewood neighborhood of Chicago, Illinois. ± 447 SF former nail salon available. Suite is perfect for a salon/barbershop or an executive office user. The property features include a beautiful atrium with natural light, large floor-to-ceiling windows, and on-site parking.

PROPERTY HIGHLIGHTS

- ± 447 SF Suite Available
- Covered Surface and Ample Street Parking Available
- Beautiful Indoor Atrium with Abundant Natural Light
- Location Borders Oak Park | Keyless Entry

LEASE SPACES



LEASE INFORMATION

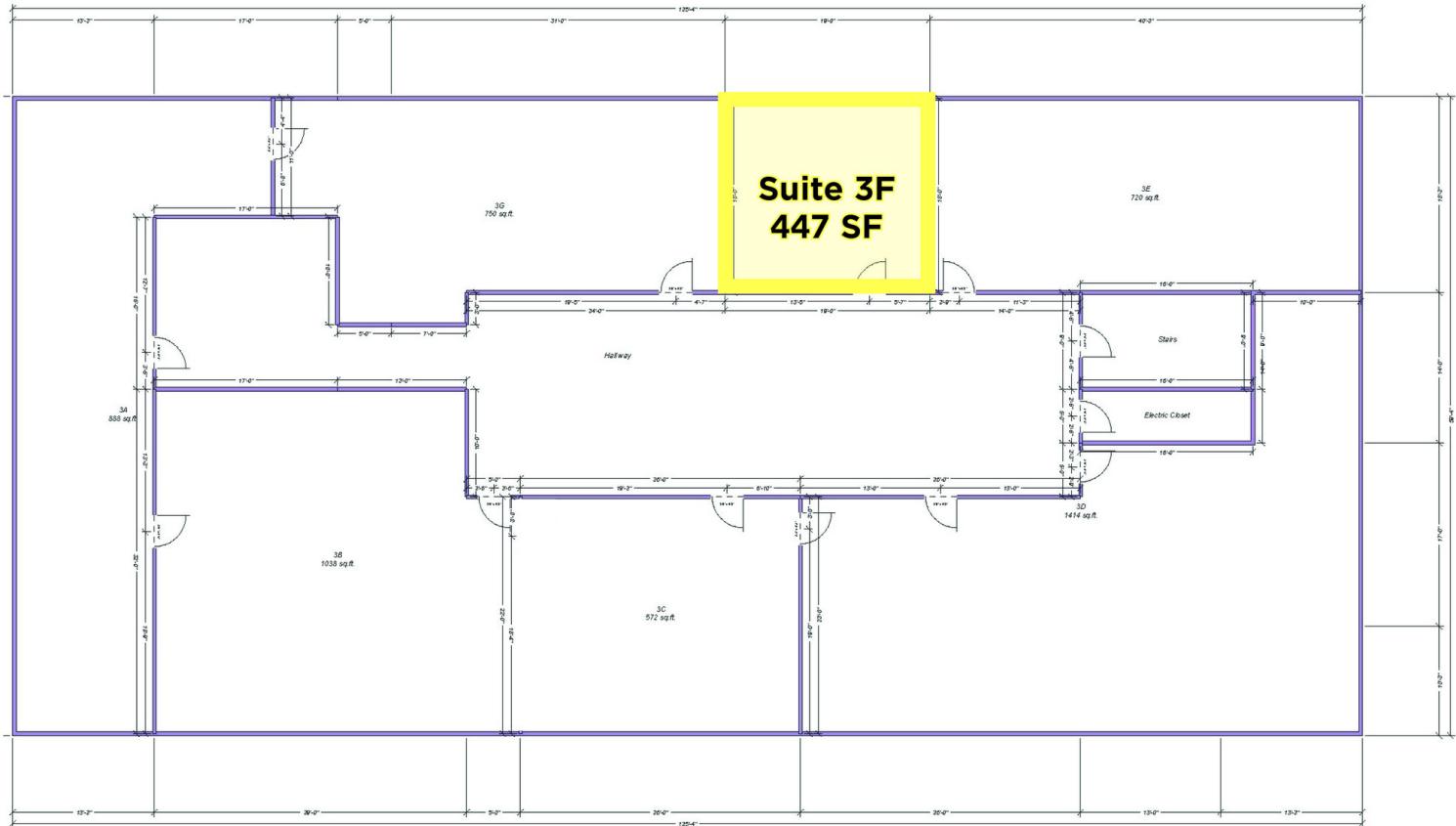
LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	447 SF	LEASE RATE:	\$19.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3F	447 SF	Modified Gross	\$19.00 SF/yr	Former nail salon. Utilities included.

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FLOOR PLAN - 3RD FLOOR



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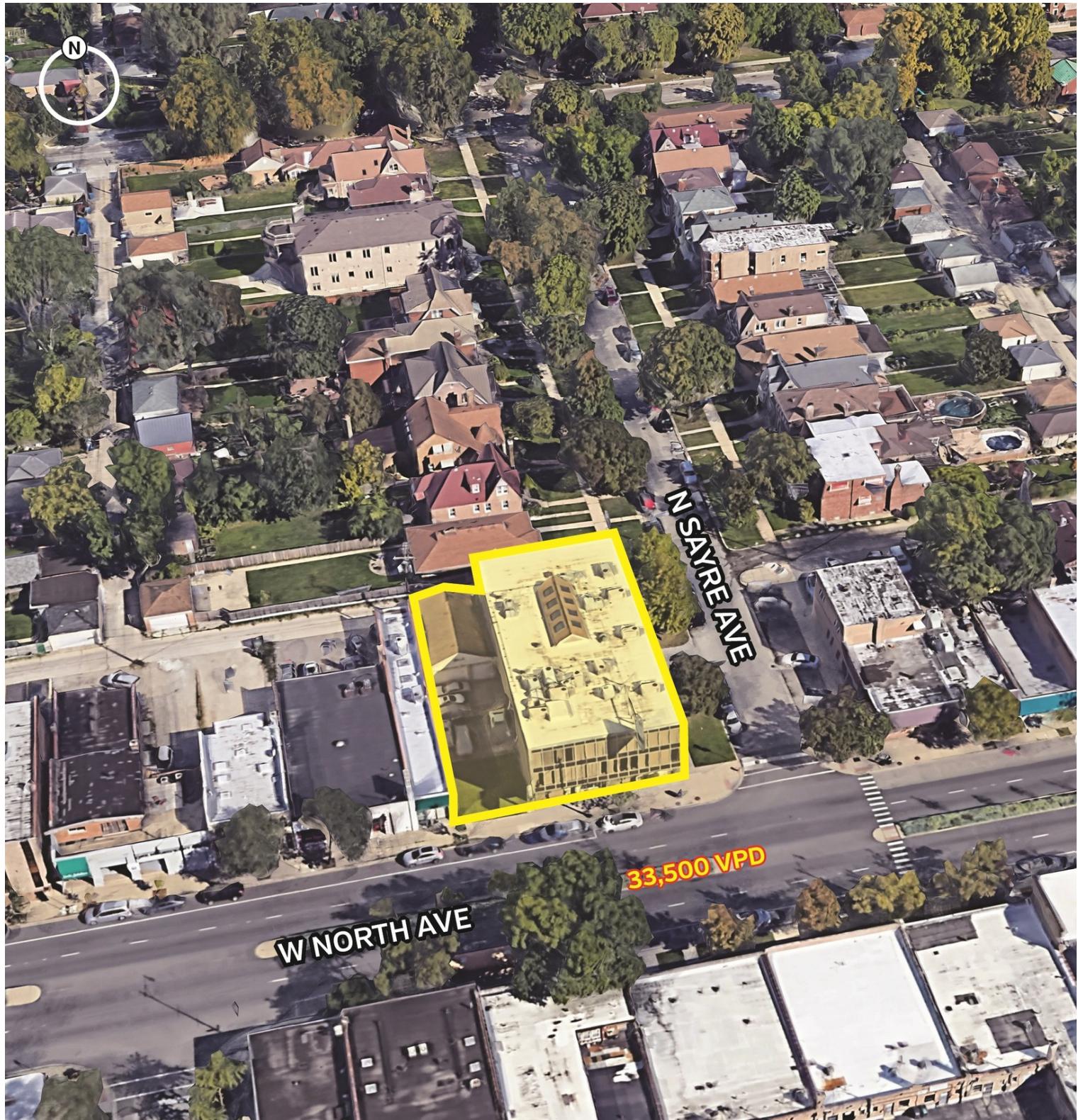
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AERIAL



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RETAILER MAP



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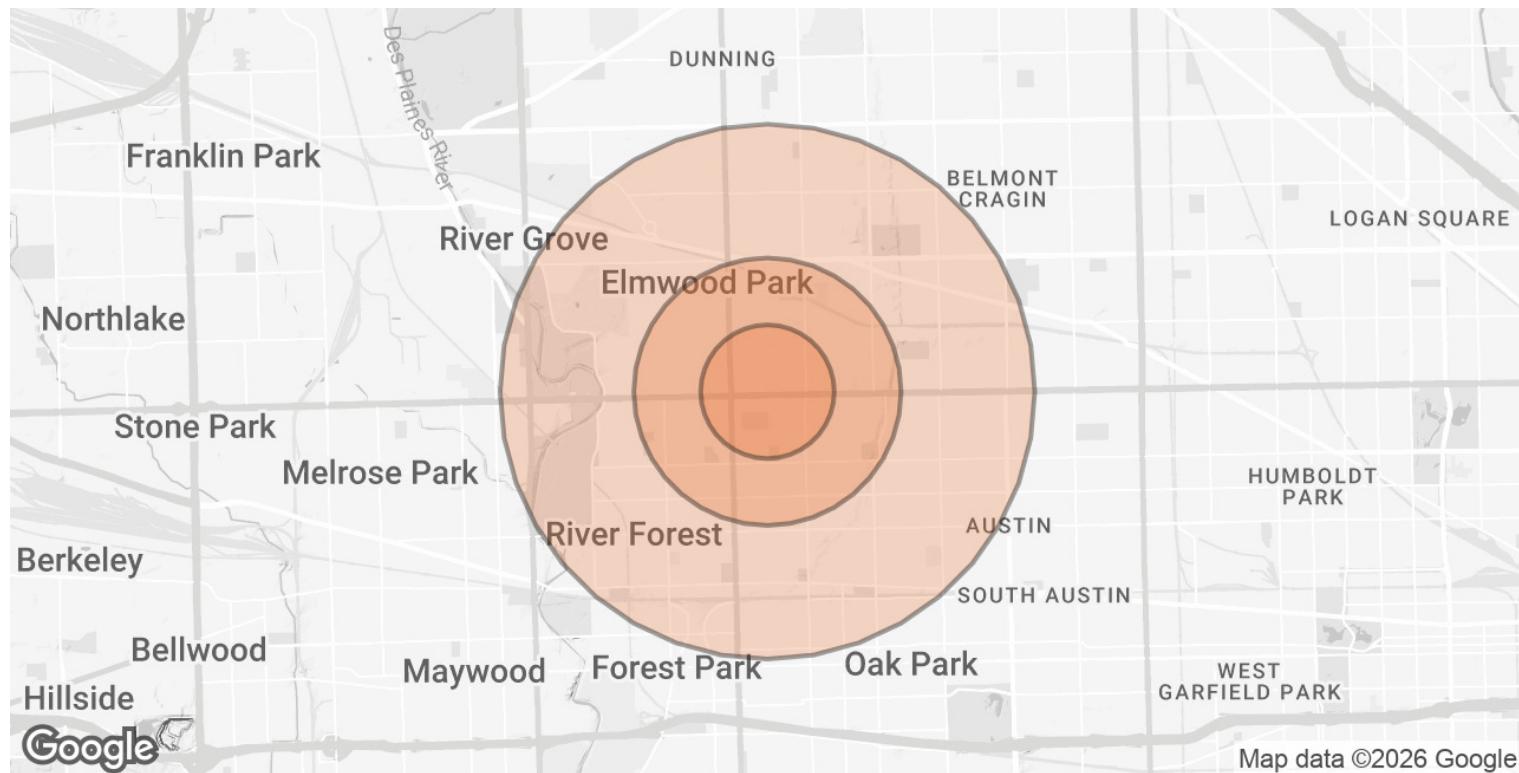
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	2 MILES
TOTAL POPULATION	6,343	26,502	131,609
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	45	44	42
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
TOTAL HOUSEHOLDS	2,437	10,196	51,405
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$172,895	\$157,973	\$119,089
AVERAGE HOUSE VALUE	\$519,413	\$504,337	\$419,380

Demographics data derived from AlphaMap

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