

# LINCOLN PARK

HIGH VISIBILITY HALSTED STREET  
CORNER WITH PARKING AVAILABLE

FOR LEASE

COMBINED  
2ND - 4TH FLOORS  
AVAILABLE

1500  
NORTH  
HALSTED





1500  
NORTH  
HALSTED

# LEASING OVERVIEW

SPACE AVAILABLE\*: **27,110 RSF**  
2<sup>ND</sup> FLOOR **9,726 RSF**  
3<sup>RD</sup> FLOOR **9,726 RSF**  
4<sup>TH</sup> FLOOR **7,658 RSF**

*NO OPTION TO SUBDIVIDE\**

ASKING RATE: **\$18/RSF NNN**

EST. PASS THRU: **\$12/RSF**

ZONING: **C3-5**

FLOOR: **2-4**

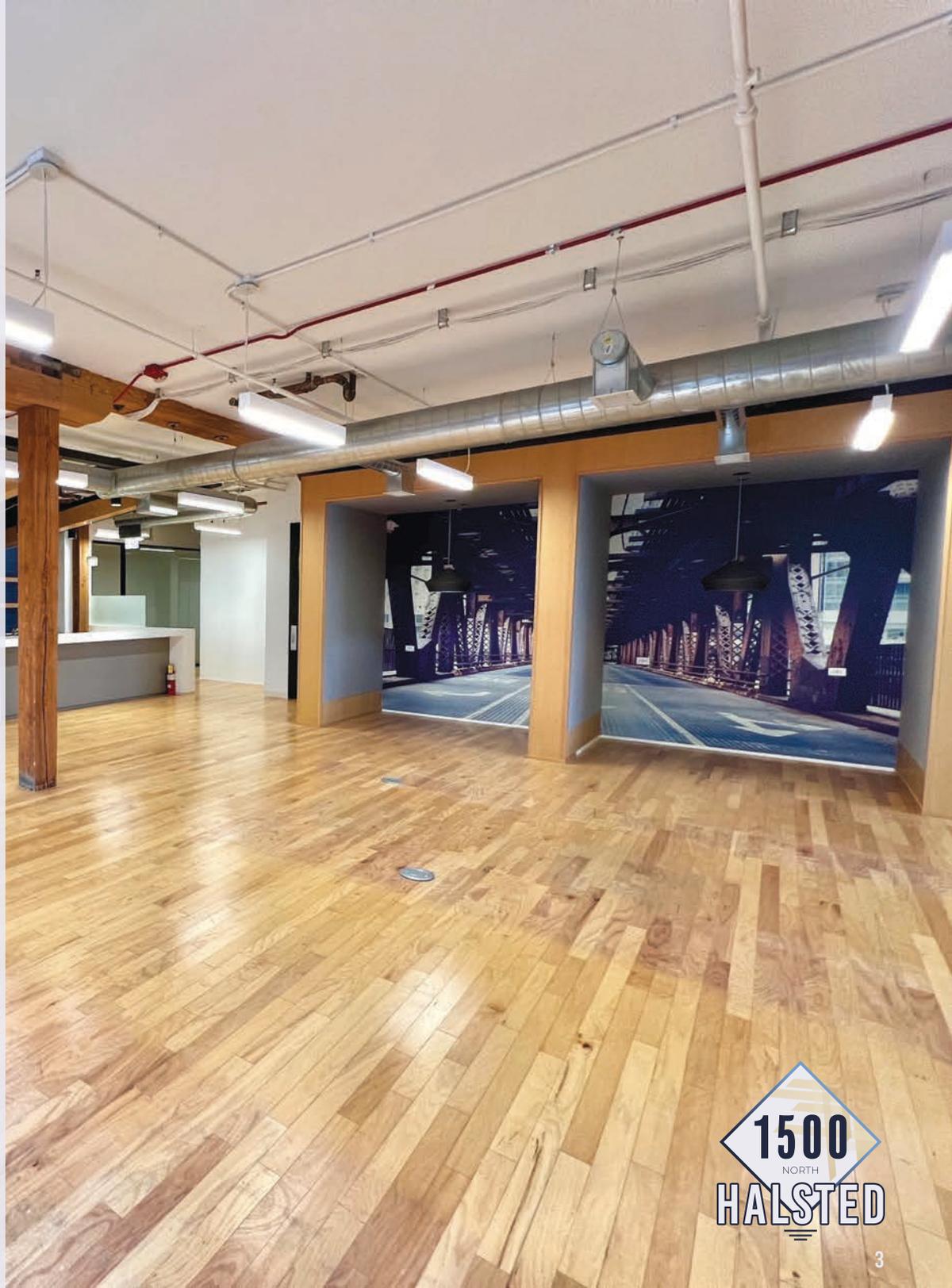
DATE AVAILABLE: **NOW**

PARKING AVAILABLE: **6 SURFACE SPOTS**

CEILING HEIGHT: **~12'**

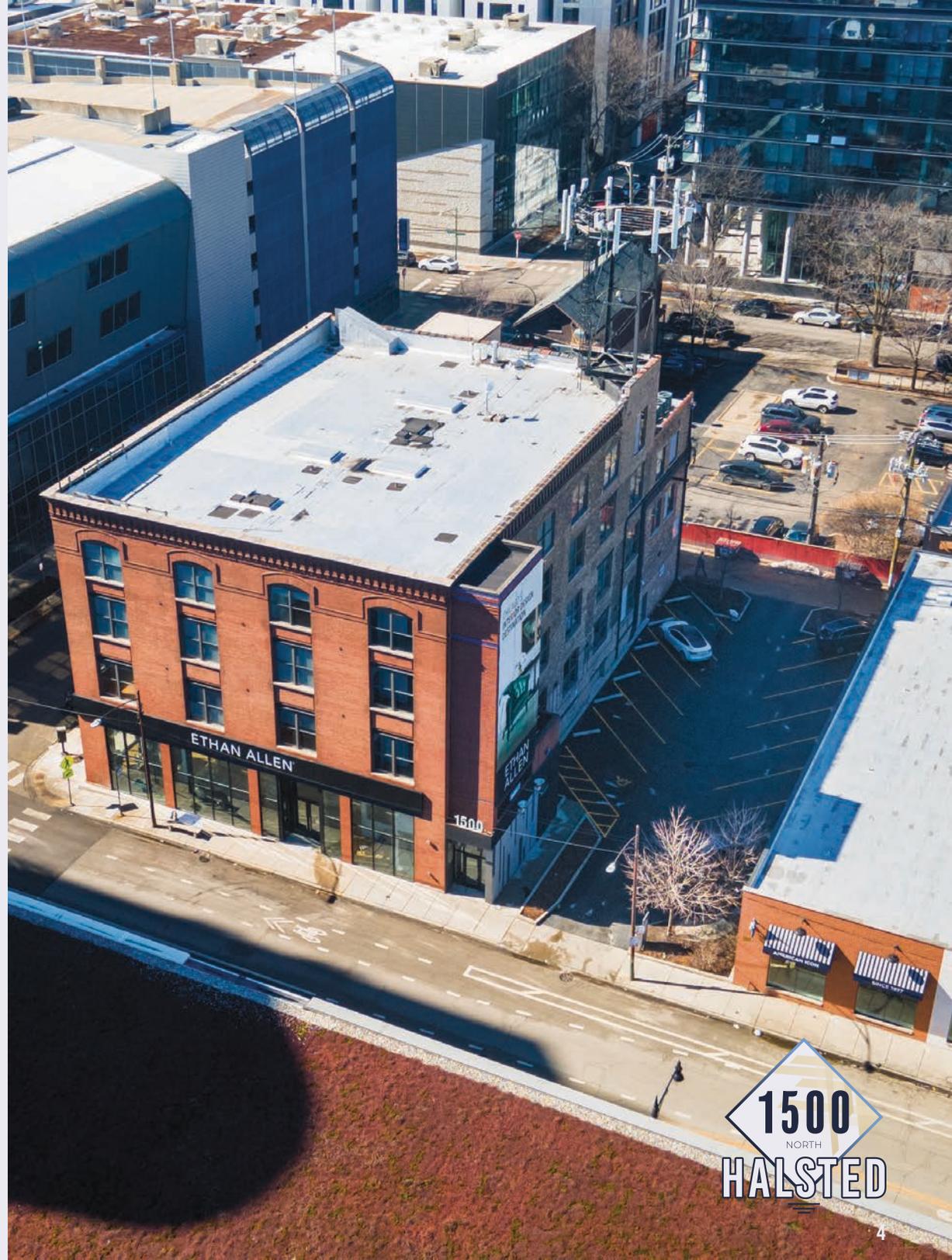
CONDITION: **MOVE-IN-READY**

WARD / ALDERMAN: **02 / HOPKINS**

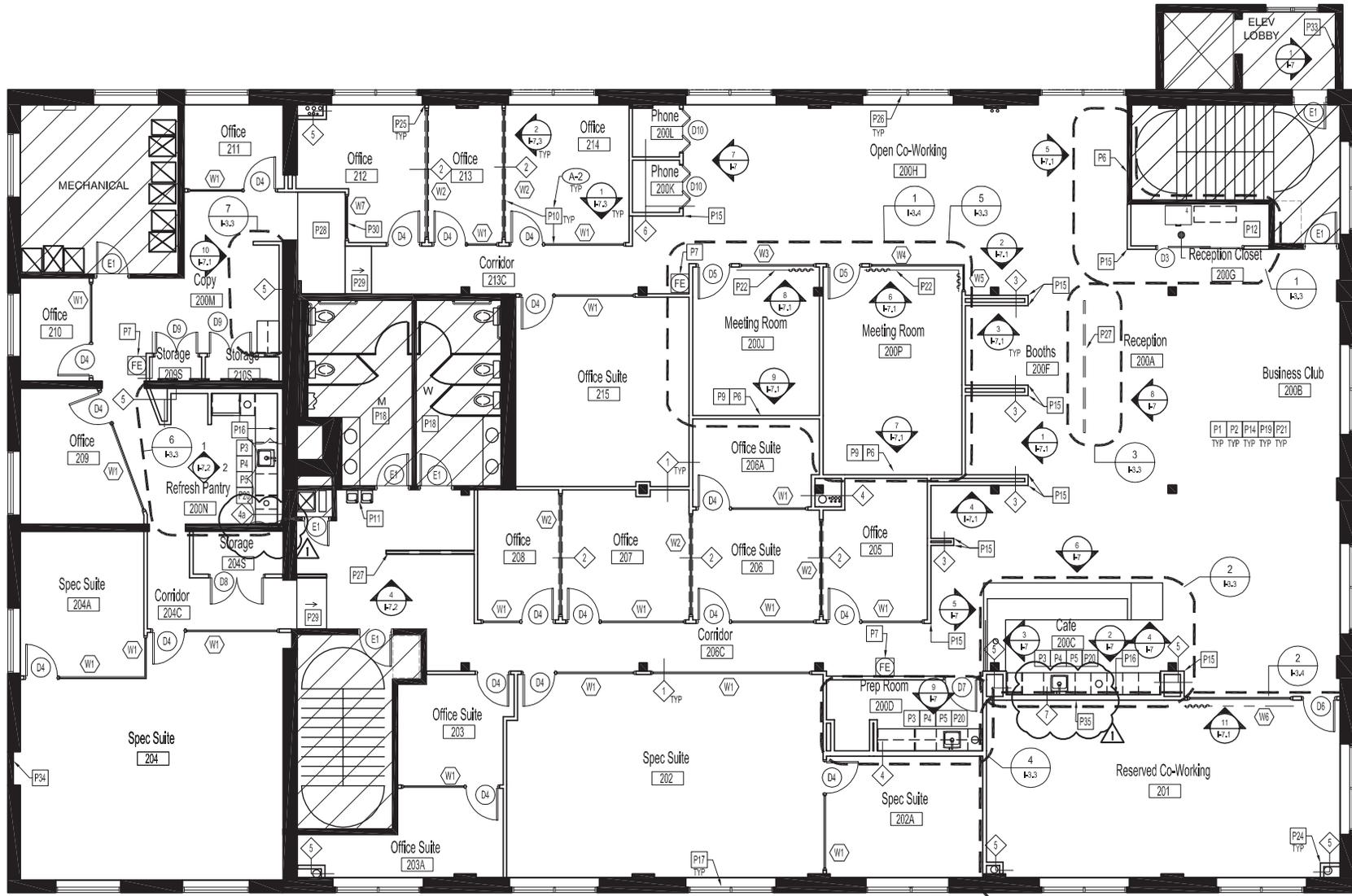


# LEASING HIGHLIGHTS

- High visibility Halsted street corner exposure and phenomenal Lincoln Park location.
- Fully built-out former co-working office space consisting of the building's 2nd to 4th floors in move-in ready condition.
- Combined 2nd, 3rd and 4th floors totalling 27,110 RSF available
- Premises consists of a dedicated lobby entrance, direct passenger elevator access, reception, multiple conference rooms, ADA compliant bathrooms on each floor, 2 full kitchenettes and a cafe bar.
- Property underwent full gut rehab in 2015 and completed interior co-working buildout in 2018.
- Incredibly dynamic live-work-play location.
- Excellent co-tenancy in the immediate including Apple, Whole Foods, Dick's Sporting Goods, Mariano's, The British School, Off Color Brewing, Crate & Barrel, REI, Starbucks, The Container Store, Sweetgreen, Pot Belly, Lululemon, Sephora, FFC, Sweetwaters Coffee & Tea, CB2, OFF 5th Avenue, James & Sons, DSW, The Shade Store, Lovesac, La-Z-Boy, Rejuvenation, Ethan Allen and more.
- Located 2 blocks from North/Clybourn Red Line Station and easy access to the 90/94 Expressway via North Avenue.



# FLOOR PLANS | 2ND FL | 9,726 RSF



# FLOOR PLANS | 3RD FL | 9,726 RSF



2 Partition Plan - 3rd Floor  
I-3.1 SCALE 1/8" = 1'-0"



# FLOOR PLANS | 4TH FL | 7,658 RSF



3 Partition Plan - 4th Floor  
1-3.1 SCALE: 1/8" = 1'-0"



# MARKET OVERVIEW



## AREA DEMOGRAPHICS

	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	<b>26,764</b>	<b>85,637</b>
<b>AVERAGE AGE</b>	<b>30.2</b>	<b>32.7</b>
<b>TOTAL HOUSEHOLDS</b>	<b>13,495</b>	<b>46,600</b>
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$242,408</b>	<b>\$234,538</b>
<b>TOTAL BUSINESSES</b>	<b>1,107</b>	<b>3,675</b>
<b>AVERAGE DAYTIME POPULATION</b>	<b>14,393</b>	<b>46,156</b>

*\*Demographic Snapshot data provided by Applied Geographic Solutions & Costar Group*

## LINCOLN PARK NEIGHBORHOOD DESCRIPTION

Nestled just north of downtown, Lincoln Park is one of Chicago's most vibrant and sought-after neighborhoods, seamlessly blending historic charm with modern energy. With its tree-lined streets, iconic brownstones, and proximity to Lake Michigan, the area attracts a dynamic mix of affluent residents, young professionals, and visitors alike. Home to DePaul University, Lincoln Park Zoo, and a variety of world-class cultural institutions, the neighborhood enjoys a steady flow of foot traffic year-round, making it an ideal location for retailers looking to capture a diverse and engaged audience.

Lincoln Park's retail corridors, including Armitage Avenue, Halsted Street, and North Avenue, offer an unbeatable mix of national brands, local boutiques, and upscale dining. The neighborhood's high median household income and strong buying power create an attractive market for retailers looking to establish a presence in one of Chicago's most coveted shopping districts. With excellent public transportation, pedestrian-friendly streets, and a customer base that values quality and experience, Lincoln Park provides an unparalleled opportunity for retail success.

# AREA MAP



TARGET



LOVESAC MARIANO'S SWEETWATER'S  
DICK'S SPORTING GOODS OFF 5TH THE SHADE STORE  
James & Sons Fine Jewelers AMC THEATRES Nando's



NORTH AVENUE

HALSTED STREET

CLYBURN AVENUE



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*The information listed in this proposal has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.*



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