

NEWLY RENOVATED UPTOWN SITE FOR LEASE 1,000 – 2,000 SF + Basement 1601 - 1607 W. Lawrence Avenue, Chicago, IL 60640



PROPERTY OVERVIEW

Beautifully renovated retail space and premiere corner location in an iconic terra cotta building. Zoned B3-1.5.

- 1607 W. Lawrence - 1,000 SF site with option to add 1601 W. Lawrence corner site for a full 2,000+ SF corner site.
- All new mechanicals and improvements in 1607 W Lawrence, including: 400-amp electric, dedicated HVAC unit, water heater, freshly painted ceiling. All new HVAC for other units and new rubber-lined roof.
- Freshly sand-blasted and sealed exposed brick with historic interior stained-glass window feature.
- Newly renovated full basement with 7' ceilings that is ideal for storage or office use.
- Both 1607 and 1601 W Lawrence have a bathroom with option to relocate in the spaces.

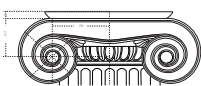
LOCATION

Located in the East Ravenswood/Andersonville neighborhood in Chicago's Uptown community, the property has convenient access to public transit and ample street parking. The property is surrounded by a dense population, area parks, and a wide variety of entertainment and restaurant/shopping spots.

- Proximity to the Metra Lawrence Station (307,000 annual riders), CTA Wilson station, and bus stops.
- 15,700 vehicles per day on Lawrence and 30,733 vehicles on Ashland.
- 71,000+ population within 1 mile with an average household income of \$88,773.
- Minutes from lakeside amenities such as the Lakefront Trail and Montrose Beach.
- *Co-tenants:* Delta Mobile and Coco Vietnamese. *Area retailers:* Mariano's, LA Fitness, Starbucks, Dunkin' Donuts, 7-Eleven, Jersey Mike's, Golden Nugget, Shell Gas, Chase Bank.
- Western Ave. North TIF District SBIF funds available in the future.
- Ravenswood SSA Façade Rebate Funds available - \$5,000 per storefront or per business.

LEASE RATE

- \$25-\$27 PSF NNN
- \$2.00 PSF CAM & \$9.00 PSF Taxes



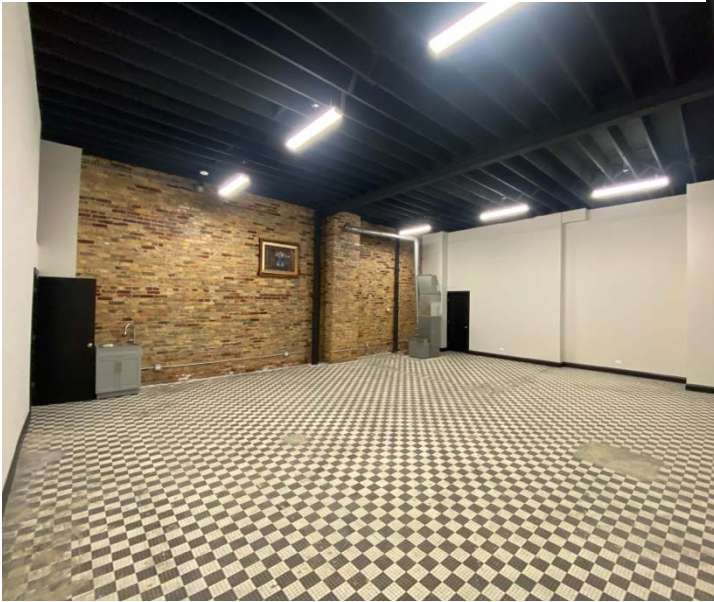
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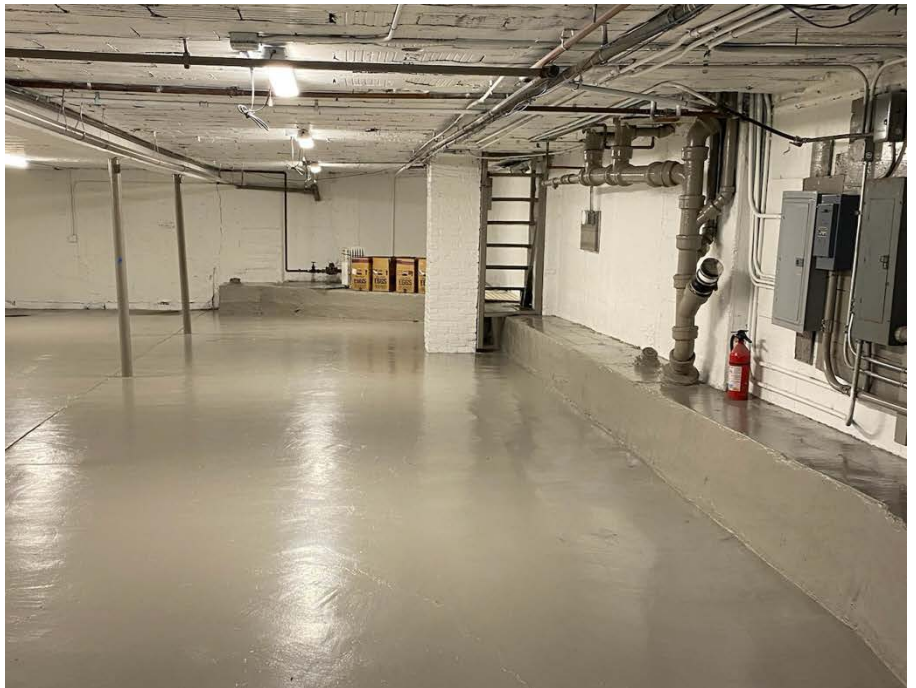
Sealed exposed brick, stained- glass window feature, and column-free space.



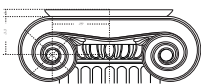
Freshly painted 14' ceiling, freshly painted walls, tile flooring. Lots of natural light from windows.



Bathroom with exterior sink (bathroom can be relocated).



Freshly painted and cleaned basement with 7' clear ceiling.

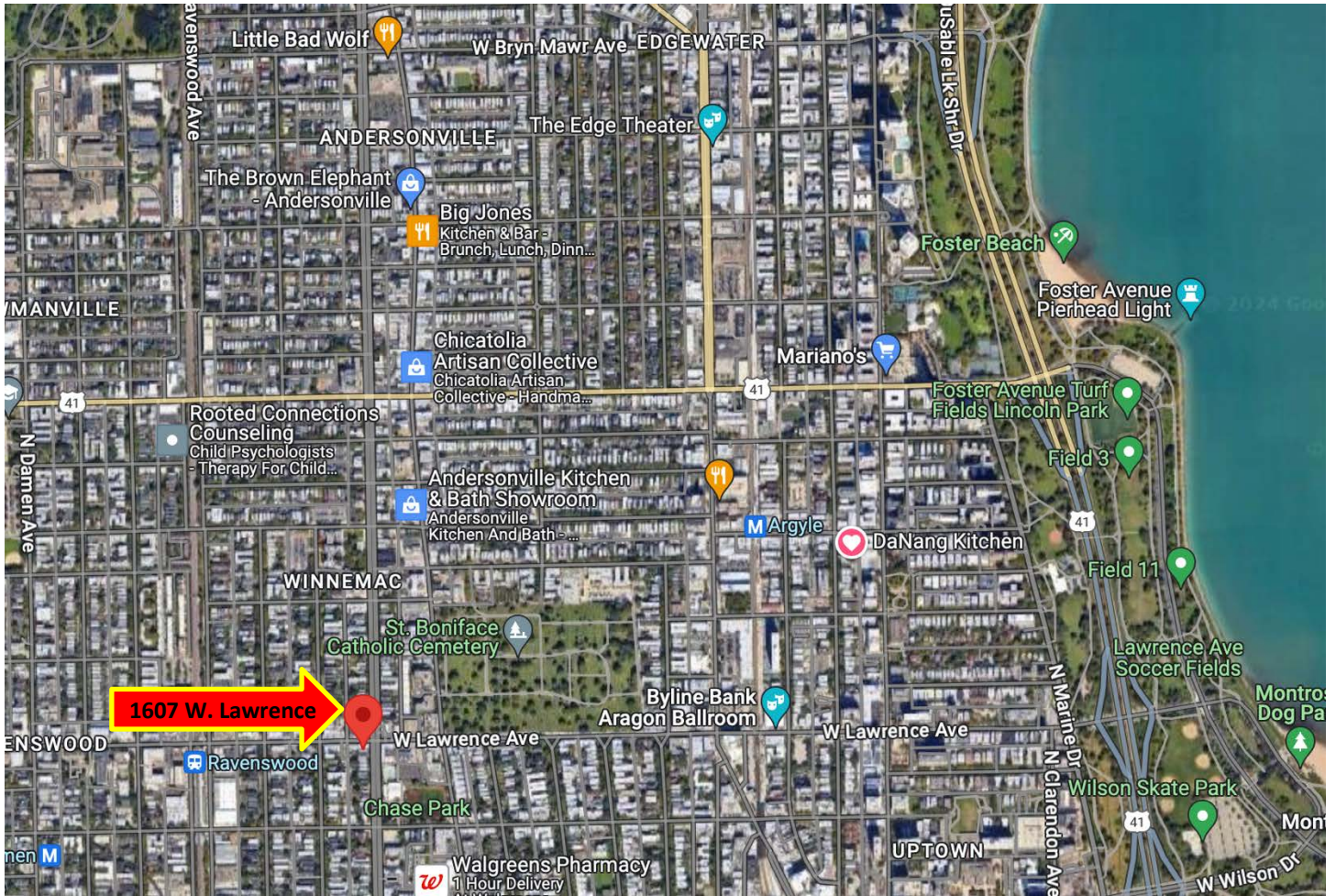


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MARKET AREA



AREA RETAILERS

