



2315

N SOUTHPORT

2nd Generation
Office/Retail
For Lease

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CHICAGO COMMERCIAL | URBAN TEAM



Leasing Overview

Asking Rent	\$30 PSF MG
Space Available	1,347 SF
Ceiling Height	~11' LL: ~6.5'
Zoning	B2-3
Date Available	11/1/2025
Condition	2nd Generation
	Office
Sub-Market	Lincoln Park
Aldermanic Ward	2nd

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Leasing Overview

- Move-in-ready second-generation office space with excellent existing conditions.
- Duplex down with two private offices, two restrooms, and open work area.
- Perfect for professional services, creative firms, or boutique users.
- Located in the heart of Lincoln Park/DePaul neighborhoods, surrounded by restaurants, coffee shops, and retail amenities.
- Walking distance to CTA Red/Purple/Brown Lines at Fullerton and easy access to I-90/94.
- Excellent neighborhood demographics and good pedestrian traffic.



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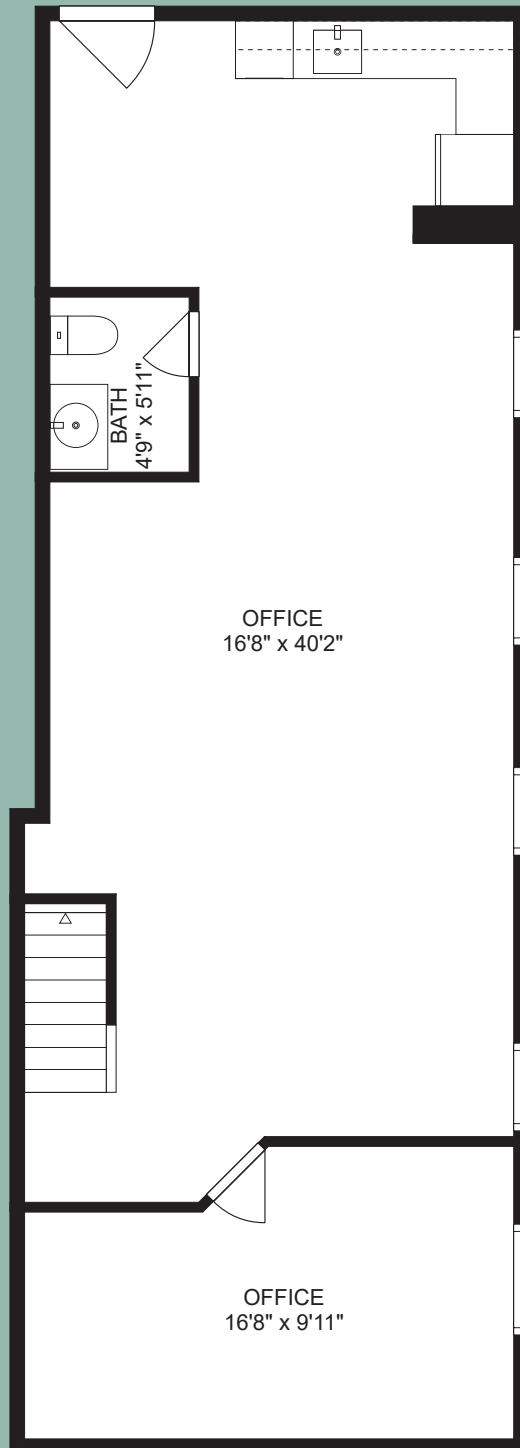
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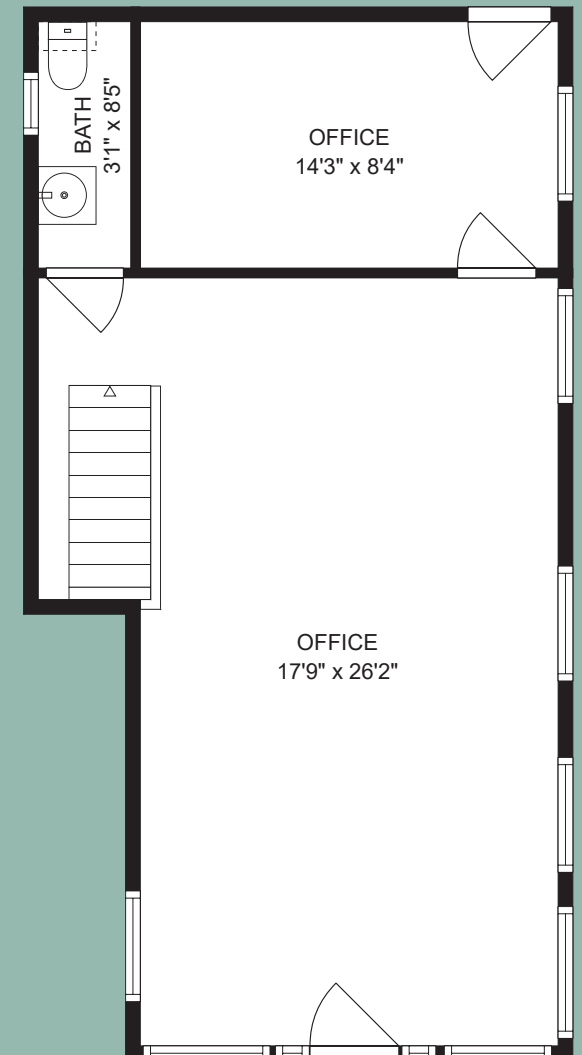
Floor Plans



click for main level
virtual tour



click for lower level
virtual tour





Notable Retailers

RESTAURANTS & BARS



RETAIL & OFFICE



ENTERTAINMENT



ABOUT LINCOLN PARK

Lincoln Park is one of Chicago's most established and desirable neighborhoods, offering a rare mix of dense residential, thriving retail corridors, and strong office demand. The neighborhood's tree-lined streets, historic architecture, and proximity to Downtown make it a top destination for both residents and businesses seeking long-term stability. Anchored by DePaul University and the 1,200-acre Lincoln Park itself, the area benefits from a steady flow of students, professionals, and visitors year-round.

Retailers in Lincoln Park enjoy access to a diverse and affluent customer base. North Avenue, Clark Street, Armitage Avenue, and Halsted Street serve as the neighborhood's main commercial arteries, featuring a dynamic mix of national brands, boutique shops, restaurants, and entertainment venues. High foot traffic, strong daytime population, and the neighborhood's reputation as a shopping and dining hub continue to fuel retail demand.

For office users, Lincoln Park offers a unique alternative to the Central Business District. Its accessible location, excellent transit options, and vibrant amenities create a highly attractive environment for professional services, creative firms, medical practices, and boutique offices. With ongoing investment, rising consumer spending, and a well-established community identity, Lincoln Park stands out as one of Chicago's premier submarkets for both retail and office users.

Sub-Market Overview



AREA DEMOGRAPHICS

	0.25 Miles	0.5 Miles	1 Mile
Total Population	4,128	15,605	60,199
Average Age	35.1	31.0	31.4
Total Households	1,815	6,105	27,280
People Per Household	2.2	2.2	2.1
Average Household Income	\$265,230	\$299,728	\$277,045
Average Home Value	\$762,398	\$729,265	\$697,066

Demographic Source: Applied Geographic Solutions via Sites USA.

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SVN® Chicago Commercial

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