



FOR LEASE

+- 3200 SF Office Flex Space

Prime Location in Chicago's Beverly Neighborhood

10141 S. Western Ave, Chicago, IL 60643

EXCLUSIVELY LISTED BY:



**FIRST IN
REALTY**
INCORPORATED



For Lease

Mixed-Use Investment Opportunity

+/- 3200 SF Office Flex Space

Prime Location in Chicago's Beverly Neighborhood

Description:

Great opportunity to lease an office flex unit located in Chicago's Beverly neighborhood, a vibrant community known for its charming streets, strong local economy, and ideal mix of urban and suburban appeal.

+/- 3,185 SF Divisible Office space featuring warehouse and assembly area with 10' ceilings and I-Beam attached to a +/- 750 SF 2.5 car heated garage.

Office space features four private offices, open work area, and kitchenette.

Small warehouse ideal for light manufacturing, storage, fitness and more.

Ideal for a variety of users including but not limited to contractors, light manufacturing, fitness, therapy and so much more.

Unit can be subdivided to suit smaller users and add additional income. Versatile unit can be suitable to a variety of users.

All mechanicals replaced within 10 years.

Busy Western Avenue offers presence on heavily traveled retail corridor with access to some of the best restaurants and retail destinations in the market.

Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



FOR LEASE
+/- 3200 SF Office Flex Space
Prime Location in Chicago's
Beverly Neighborhood

Western Ave : +/- 32,723 VPD



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com



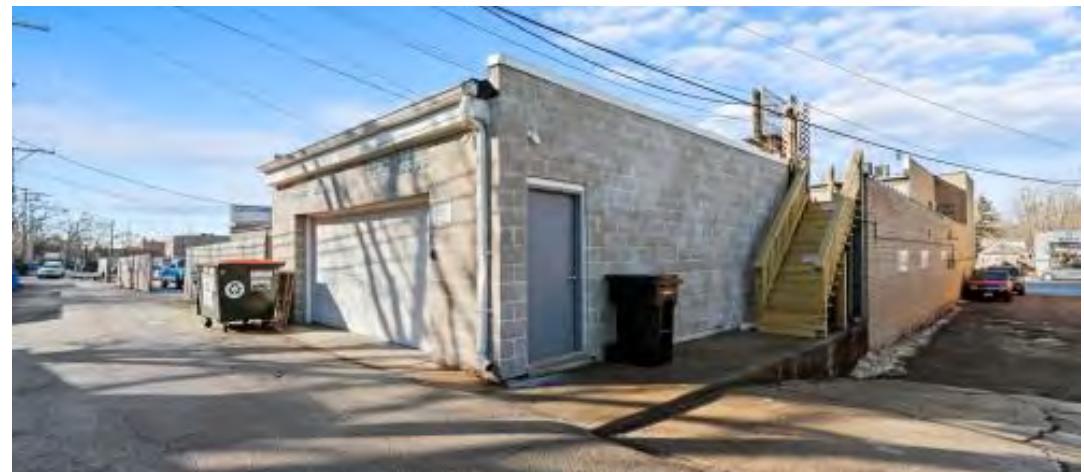
For Lease

Mixed-Use Investment Opportunity

+/- 3200 SF Office Flex Space

Prime Location in Chicago's Beverly Neighborhood

EXTERIOR PHOTOS



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com



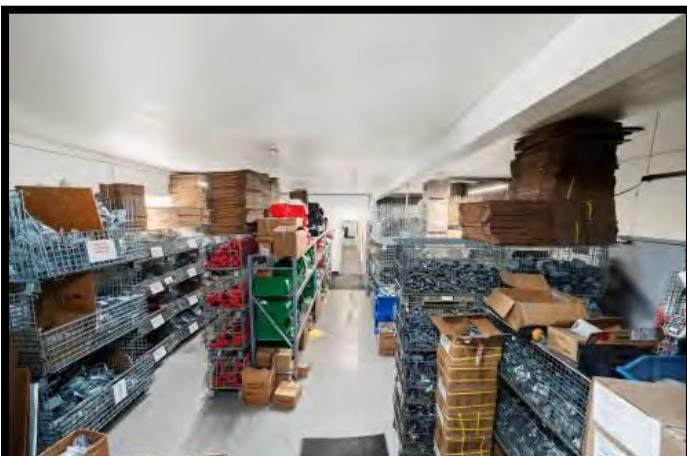
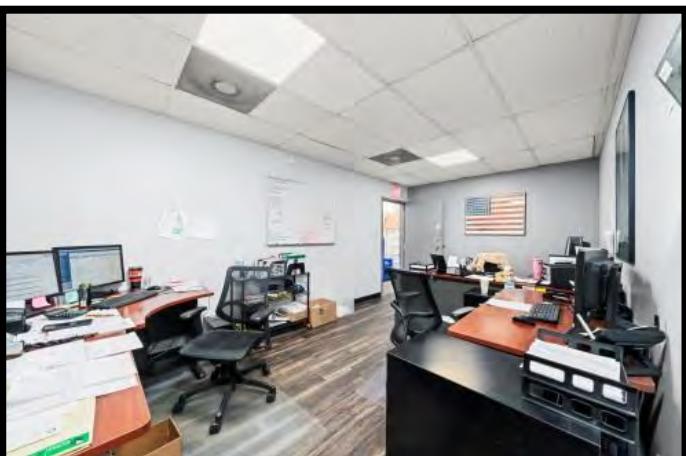
For Lease

Mixed-Use Investment Opportunity

+/- 3200 SF Office Flex Space

Prime Location in Chicago's Beverly Neighborhood

INTERIOR COMMERCIAL OFFICE (+/- 3,250)



Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com



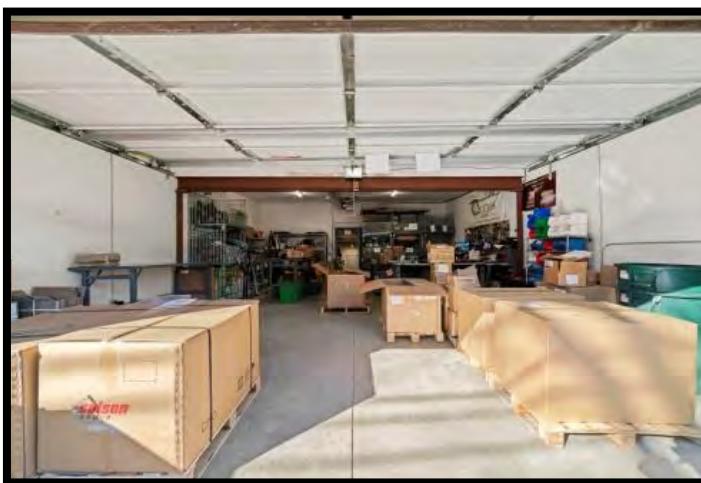
For Lease

Mixed-Use Investment Opportunity

+/- 3200 SF Office Flex Space

Prime Location in Chicago's Beverly Neighborhood

ATTACHED GARAGE (+/- 750)



Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com

For Lease

Mixed-Use Investment Opportunity

+/- 3200 SF Office Flex Space

Prime Location in Chicago's Beverly Neighborhood

AERIAL IMAGES



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

1



**FIRST IN
REALTY**
INCORPORATED

For Lease

Mixed-Use Investment Opportunity

+/- 3200 SF Office Flex Space

Prime Location in Chicago's Beverly Neighborhood

AERIAL IMAGES



Western Ave : +/- 32,723 VPD



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

NEIGHBORHOOD OVERVIEW

Chicago's Beverly Neighborhood

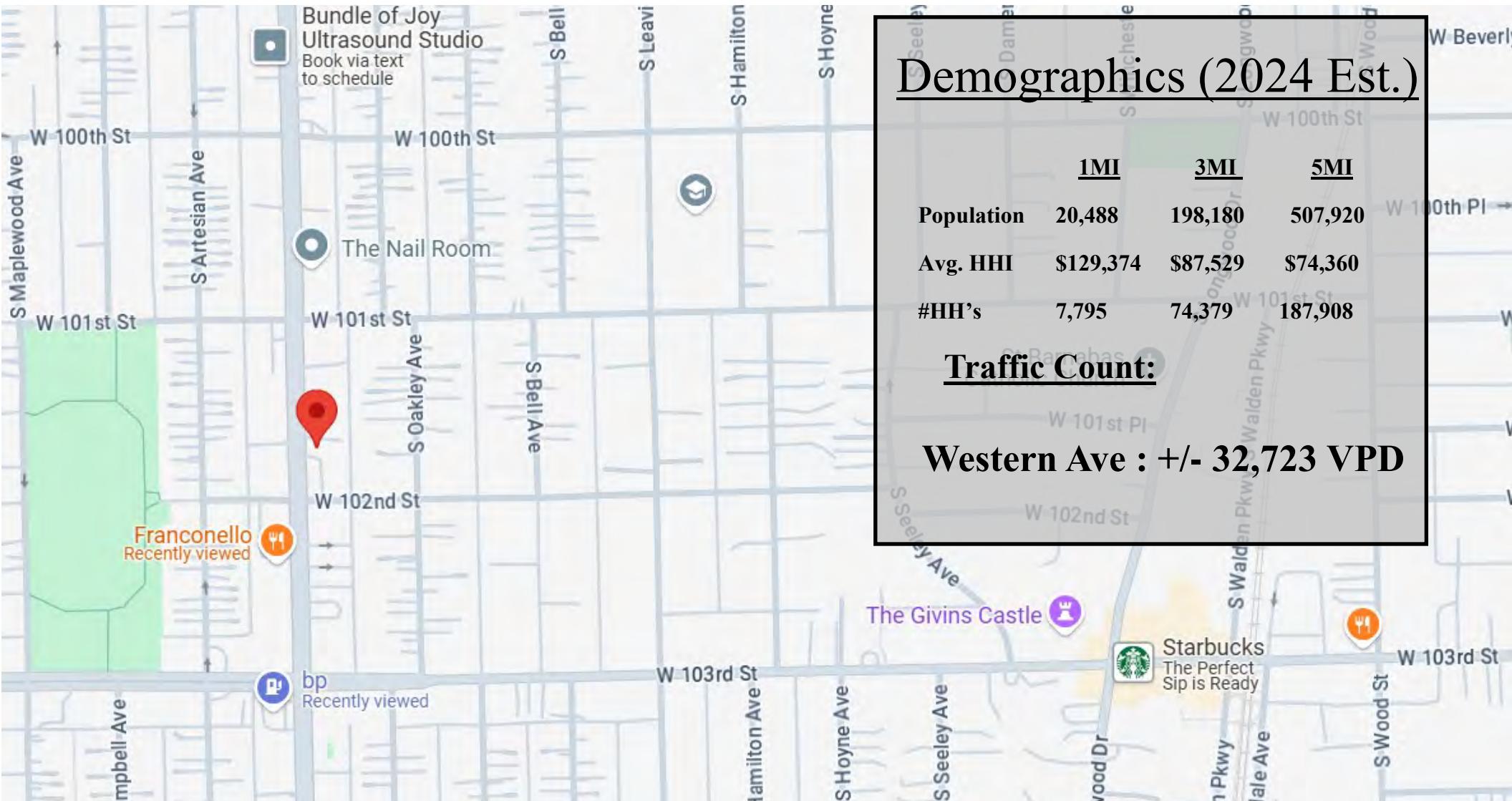
Chicago's Beverly neighborhood is a historic and vibrant community on the City's South Side, known for its tree-lined streets, distinctive architecture, and strong sense of community. With a mix of classic single-family homes and thriving local businesses, Beverly offers a suburban feel within the city, attracting families, professionals, and entrepreneurs alike. The neighborhood is home to great schools, parks, and cultural landmarks, as well as a lively dining and shopping scene along 95th Street. Its strong transportation links, including Metra's Rock Island serving downtown Chicago and South Suburban communities, make it a convenient location for commuters while maintaining a peaceful, residential atmosphere.



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



DEMOGRAPHICS



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



For Lease

Mixed-Use Investment Opportunity

+/- 3200 SF Office Flex Space

Prime Location in Chicago's Beverly Neighborhood

AGENCY | DISCLAIMER

Agency

First In Realty, Inc ("Listing Broker") has been retained as exclusive broker of the owner/seller (the "Seller"). Listing Broker shall be deemed agent of the Seller and no other party unless otherwise agreed to in writing and therefore information deemed confidential to purchaser or prospective purchaser or their agents, principals, employees, and related parties (the "Purchaser") shall otherwise not be shared with Listing Broker unless such information shall be intended to be shared with Seller. All communication whether with another broker or Purchaser shall be through Listing Broker and not direct with Seller.

Disclaimer

Any and all information, materials, representations, statements, or omissions, including the listing information contained herein, whether oral or written in nature (collectively, the "Sale Information") are provided without representation or warranty as to completeness, accuracy, or condition of the Property and is not intended to provide a complete or exhaustive summary of the Property, or of any documents related thereto, nor does it purport to contain all of the information which Purchaser may need or desire in order to make an informed decision. The Sale Information is meant merely as a guide and all financial projections are speculative, based upon assumptions relating to the general economy, competition, and other factors beyond the control of the owner or Listing Agent and therefore may be subject to material and adverse variations, and are not intended to be relied upon by Purchaser. The Sale Information makes no representations or warranties as to compliance or lack of compliance with applicable governmental requirements, ability or suitability, financial performance, or projected financial performance of the Property for any party's intended use. The owner, Listing Agent, and their respective officers, agents, principals, employees, and related parties make no representations or warranties, express or implied, as to the accuracy, inaccuracy, or completeness of the listing information or any other oral or written information provided by any of them, including but not limited to the income and expenses of the Property, the projected financial performance of the Property, the rent roll or tenancy of the Property, the physical condition, age of or improvements within or upon the Property or compliance with any city, state, federal or other regulations including zoning. The Information and any verbal representations by any of owner, Listing Agent, and their respective officers, agents, principals, employees, and related parties is not an offer and cannot result in a legal commitment or obligation. The Purchaser assumes all risks of reliance on the Sales Information or due diligence materials and is solely responsible for verifying the information contained therein and is urged to seek legal and professional assistance in verifying data and determining the suitability of the acquisition for Purchaser's intended use. All data and assumptions regarding financial performance, market rents and/or projected rents, including that used for financial modeling purposes, may differ from actual data or performance and are deemed to be estimates based on reasonable market standards as may change from time to time and are subject to Purchaser's own independent investigation and due diligence unless stated otherwise. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE AND VERIFY ANY AND ALL INFORMATION PROVIDED OR RECEIVED INCLUDING BUT NOT LIMITED TO PROPERTY INVESTIGATION, LEAD BASED PAINT, RADON, MOLD, HAZARDUS MATERIALS, ENVIRONMENTAL ASSESSMENT, ZONING, AND FINANCIAL ANALYSIS AND REVIEW.

Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the Property.

IT IS ILLEGAL FOR EITHER THE OWNER OR THE LISTING BROKER TO REFUSE TO DISPLAY OR TO SELL TO ANY PERSON BECAUSE OF ONE'S MEMBERSHIP IN A PROTECTED CLASS, E.G.: RACE, COLOR, RELIGION, NATIONAL ORIGIN, SEX, ANCESTRY, AGE, MARITAL STATUS, PHYSICAL OR MENTAL HANDICAP, FAMILIAL STATUS, OR ANY OTHER CLASS PROTECTED BY ARTICLE 3 OF THE ILLINOIS HUMAN RIGHTS ACT. OWNER AND LISTING BROKER ACKNOWLEDGE THAT THEY SHALL ALSO BE BOUND BY THE PROVISIONS OF STATE AND LOCAL (CITY AND/OR COUNTY) HUMAN RIGHTS OR FAIR HOUSING ORDINANCES IF ANY AND AGREE TO COMPLY WITH SAME.

Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



**FIRST IN
REALTY**
INCORPORATED



Mark Mielnicki

Designated Managing Broker
773.779.3473 X101
Cell: 773-297-7718
mark@firstinrealty.com

Dan Poole

Managing Broker
773.779.3473 X103
Cell: 773-615-3774
dan@firstinrealty.com