



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.

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



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



Western Ave : +/- 32,723 VPD

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EXTERIOR PHOTOS



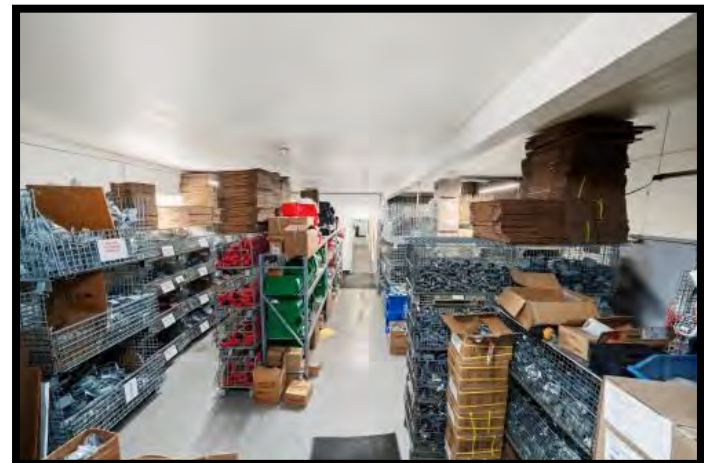
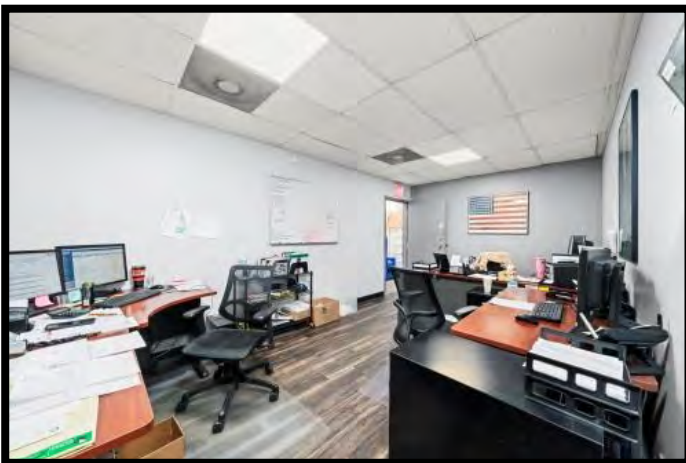
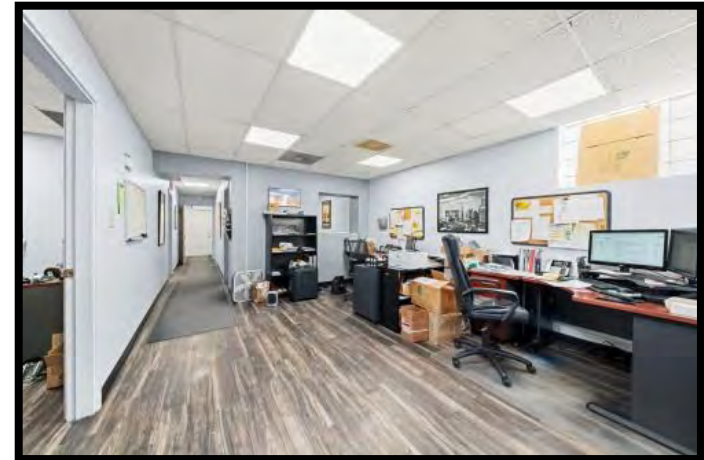
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INTERIOR COMMERCIAL OFFICE (+/- 3,250)



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ATTACHED GARAGE (+/- 750)



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AERIAL IMAGES



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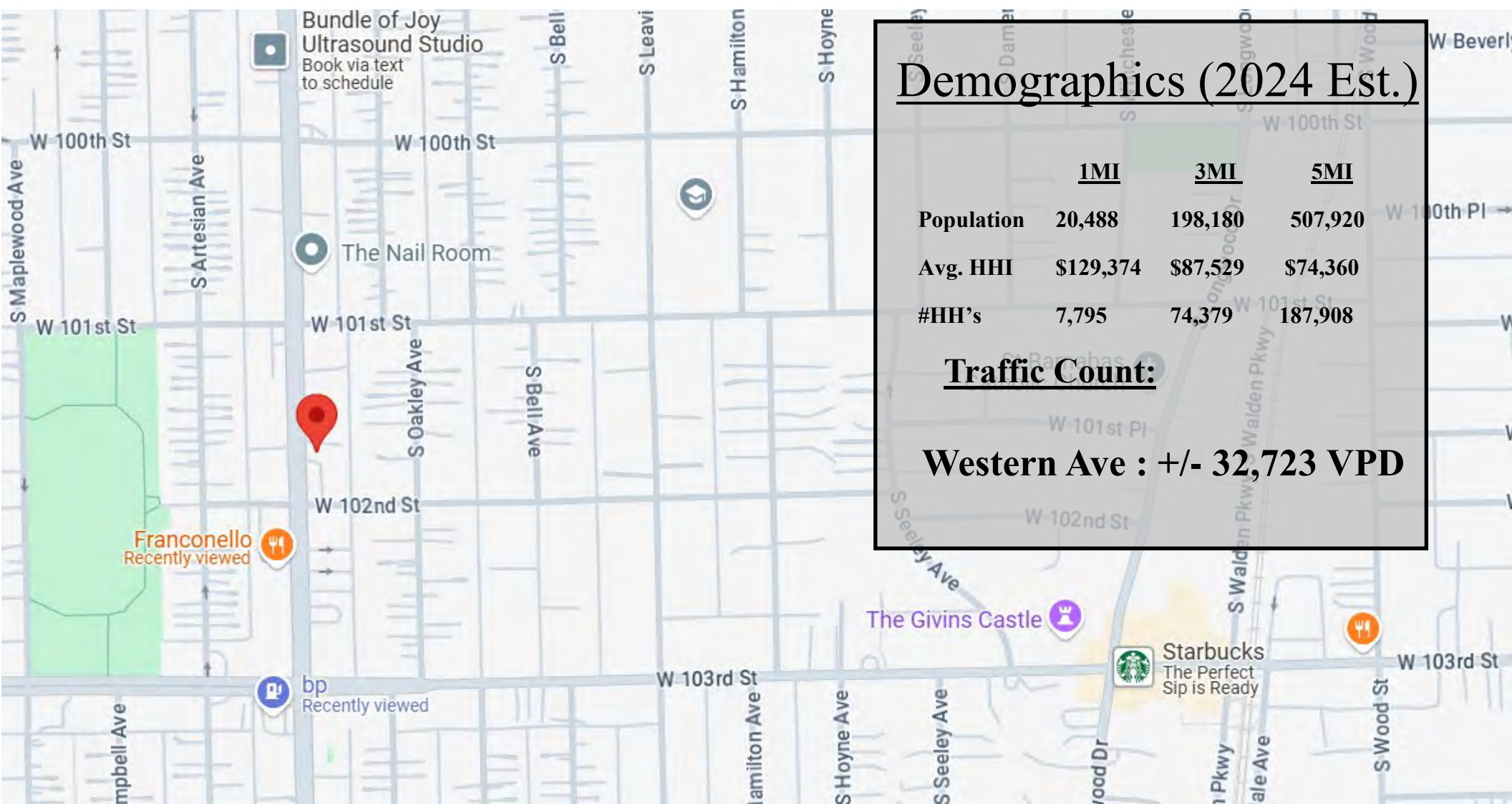
NEIGHBORHOOD OVERVIEW

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.



DEMOGRAPHICS



Demographics (2024 Est.)

	<u>1MI</u>	<u>3MI</u>	<u>5MI</u>
Population	20,488	198,180	507,920
Avg. HHI	\$129,374	\$87,529	\$74,360
#HH's	7,795	74,379	187,908

Traffic Count:

Western Ave : +/- 32,723 VPD



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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.

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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.

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