

OFFICE/RETAIL

1700 W. CORTLAND CHICAGO, IL

JAMESON.

STEVEN GOLDSTEIN
SENIOR VICE PRESIDENT
312.840.9002
STEVE@CHICAGOBROKER.COM



EXECUTIVE SUMMARY



SPACE AVAILABLE

OFFICE SPACE: 863 - 5,000 SF
RETAIL SPACE: 1,900 SF

BUILDING SIZE

44,000 SF

ZONING

C2-2

FOR LEASE (SECOND FLOOR)

\$15-\$22 MODIFIED GROSS

FOR LEASE (GROUND FLOOR)

\$35 MODIFIED GROSS

PROPERTY DESCRIPTION

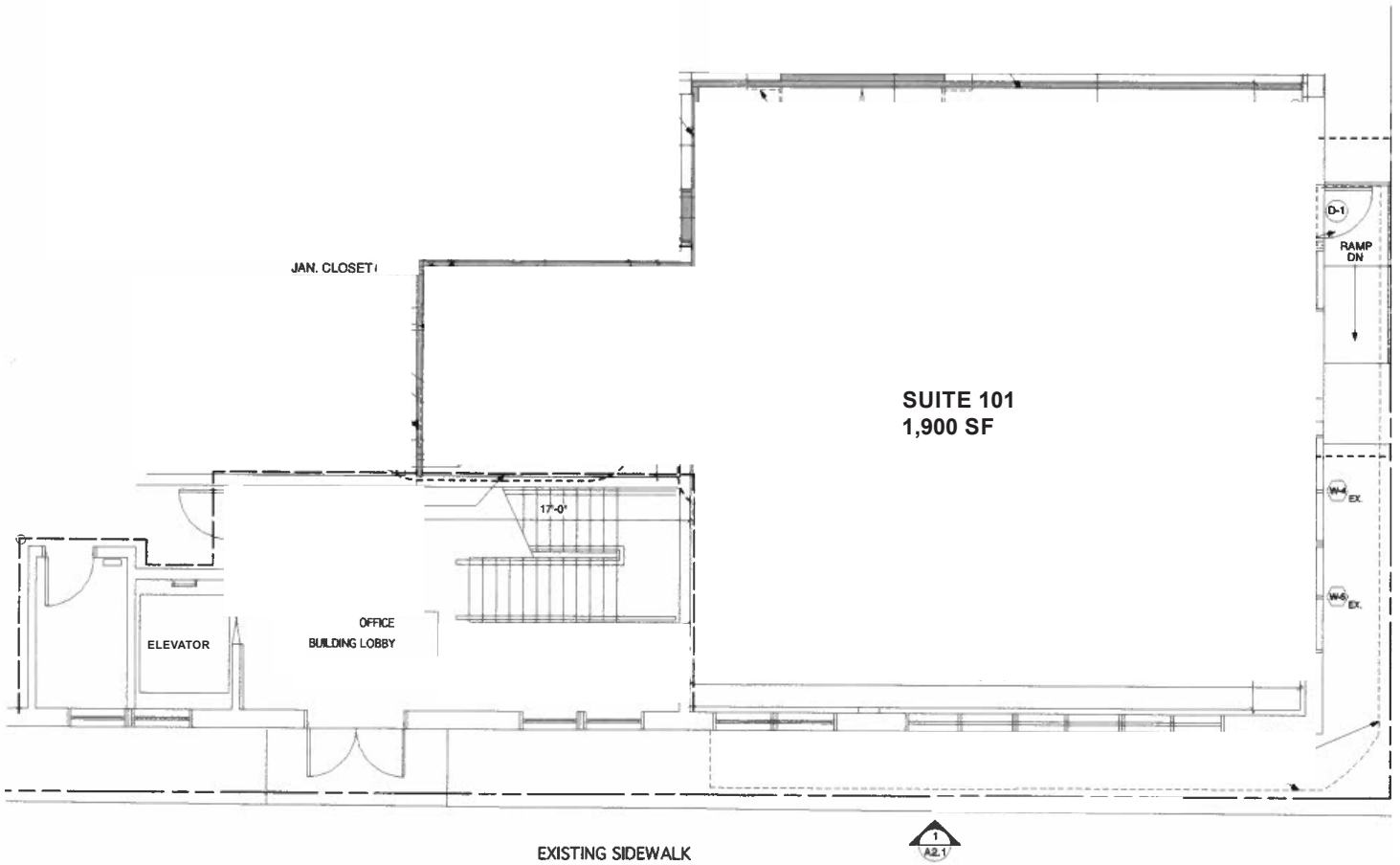
Welcome to 1700 W Cortland Avenue located between the Wicker Park & Bucktown neighborhoods! With 1,900 SF of retail/showroom space on the ground floor, and flexible office layouts ranging from 863 SF to 5,000 SF, this property offers the perfect opportunity for your business to thrive. Having completed an extensive renovation in spring 2024, the transformation will redefine modern elegance, featuring a brand-new entryway and elevator lobby adorned with sleek flooring, contemporary lighting, and fresh paint. Not stopping there, the renovation extends to the corridors and washrooms, where upgraded fixtures, lighting, and flooring will enhance both functionality and aesthetics. Exterior enhancements include a redesigned entry canopy, inviting landscaping, and facade improvements, ensuring a striking first impression for your clientele.

Convenience meets connectivity as this property is just steps away from the Metra/CTA stations, easy access to the Kennedy Expressway, an array of restaurants, and the bustling amenities of Wicker Park & Bucktown. Whether you're seeking a dynamic retail space or a versatile office environment, this property offers the ideal canvas to realize your business vision. Embrace the opportunity to establish your presence in one of Chicago's most sought-after neighborhoods, where every detail of this meticulously renovated property is tailored to elevate your business to new heights of success.

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RETAIL/SHOWROOM SPACE
1700 W. CORTLAND AVENUE
CHICAGO



RETAIL/SHOWROOM SPACE - SUITE 101

1700 W. CORTLAND AVENUE

CHICAGO



VIRTUAL RENDERING



VIRTUAL RENDERING

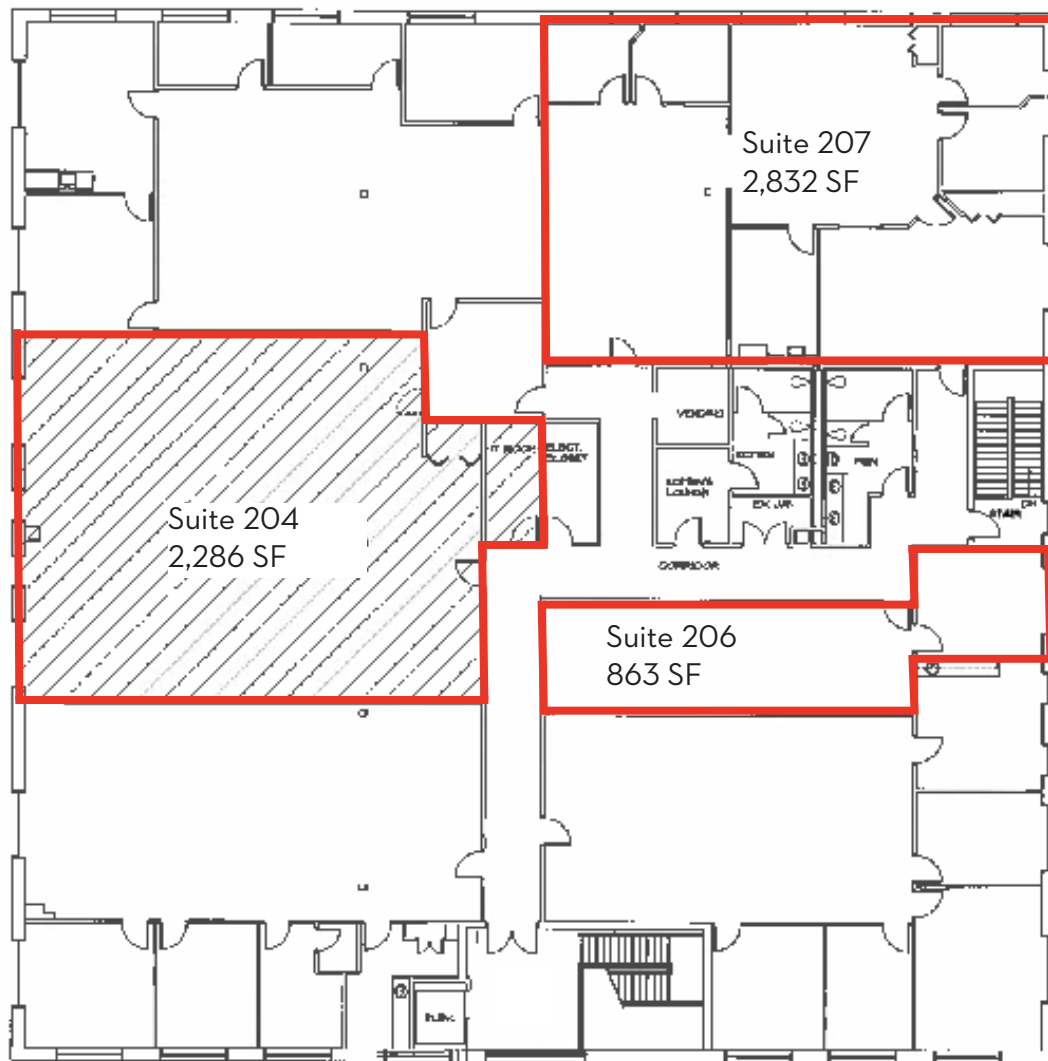


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SECOND FLOOR OFFICES

1700 W. CORTLAND AVENUE

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SECOND FLOOR OFFICES - SUITE 206
1700 W. CORTLAND AVENUE
CHICAGO



VIRTUAL RENDERING

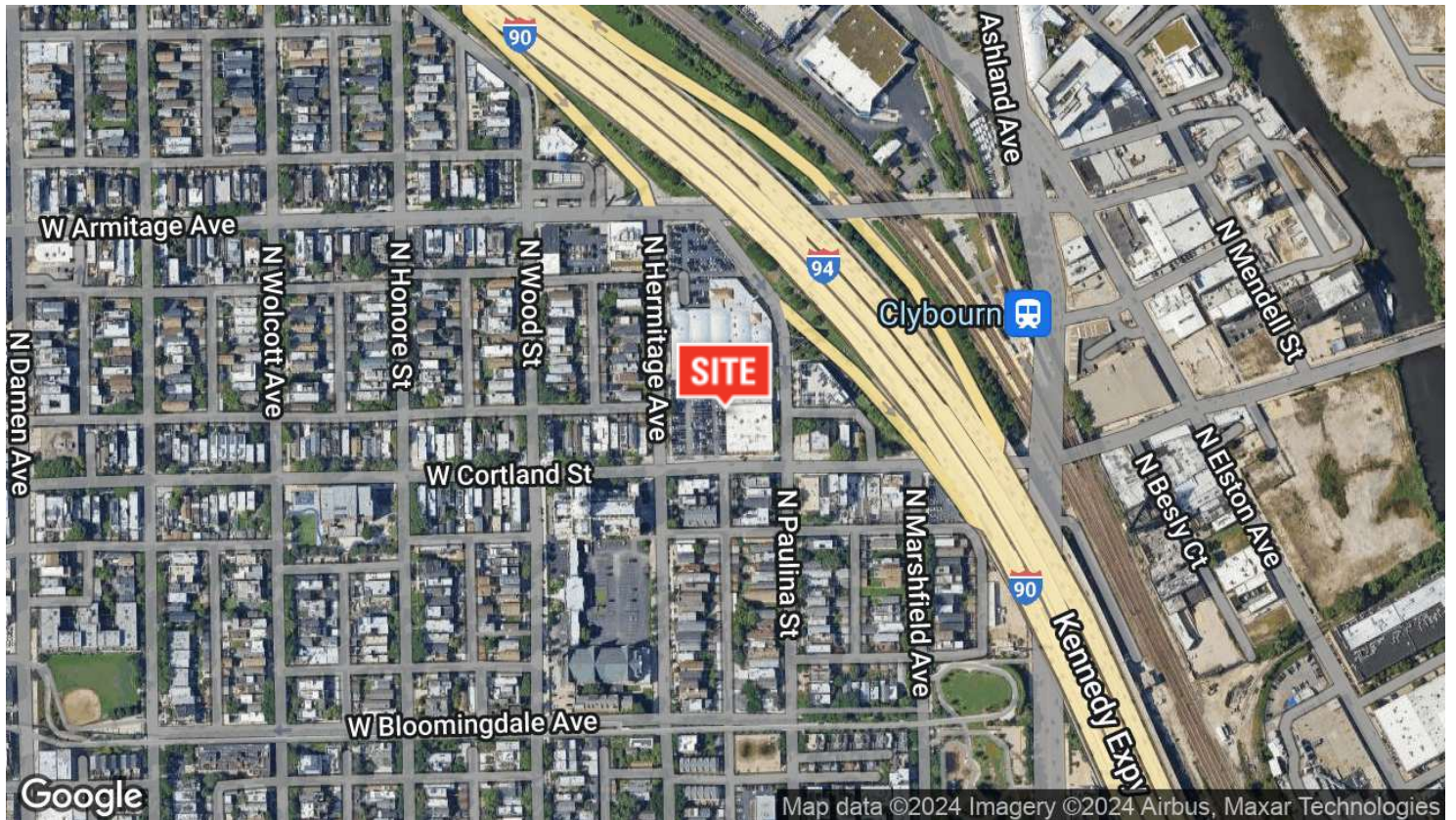
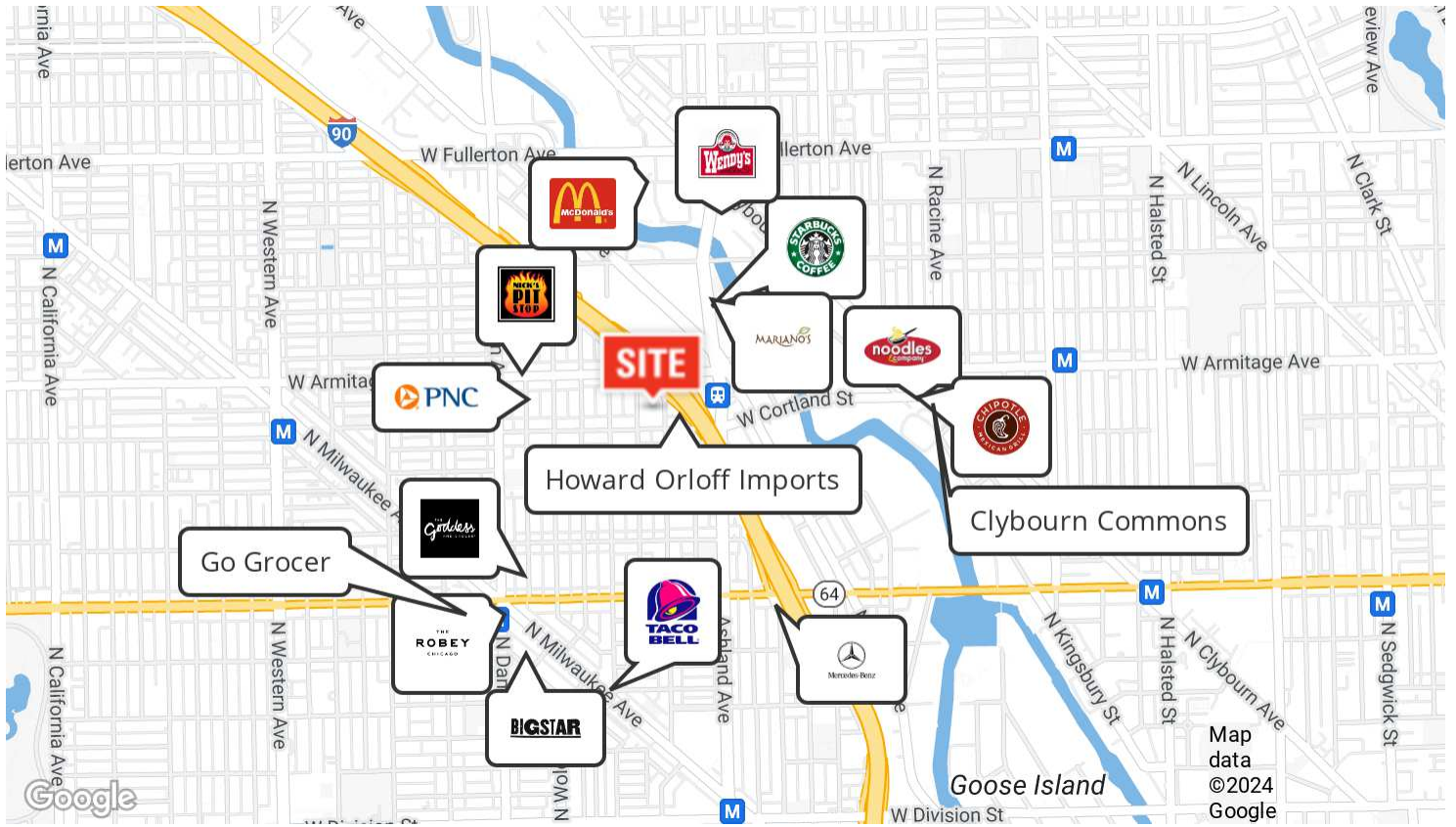



VIRTUAL RENDERING

SECOND FLOOR OFFICES - SUITE 204
1700 W. CORTLAND AVENUE
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DEMOGRAPHIC INSIGHTS

1700 W. CORTLAND AVENUE

CHICAGO

KEY FACTS

55,772

Population



2.1

Average Household Size

33.2

Median Age

\$148,141

Median Household Income

EDUCATION

3%

No High School Diploma



6%

High School Graduate



9%

Some College



82%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,721

Total Businesses



29,240

Total Employees

EMPLOYMENT



89.8%

White Collar



4.5%

Blue Collar



5.7%

Services

2.5%

Unemployment Rate

INCOME



\$148,141

Median Household Income



\$97,616

Per Capita Income



\$178,931

Median Net Worth

2023 Households By Income (Esri)

The largest group: \$200,000+ (35.3%)

The smallest group: \$15,000 - \$24,999 (2.6%)

Indicator ▲	Value	Diff	
<\$15,000	5.8%	-5.2%	█
\$15,000 - \$24,999	2.6%	-4.6%	█
\$25,000 - \$34,999	2.8%	-4.1%	█
\$35,000 - \$49,999	3.5%	-6.1%	█
\$50,000 - \$74,999	8.6%	-6.8%	█
\$75,000 - \$99,999	8.8%	-3.7%	█
\$100,000 - \$149,999	18.4%	+2.0%	█
\$150,000 - \$199,999	14.2%	+5.7%	█
\$200,000+	35.3%	+22.9%	█

Bars show deviation from 17031 (Cook County)

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