

LEASE

Old Town | 2nd Generation Fitness Space

1513 N. WELLS STREET

Chicago, IL 60610

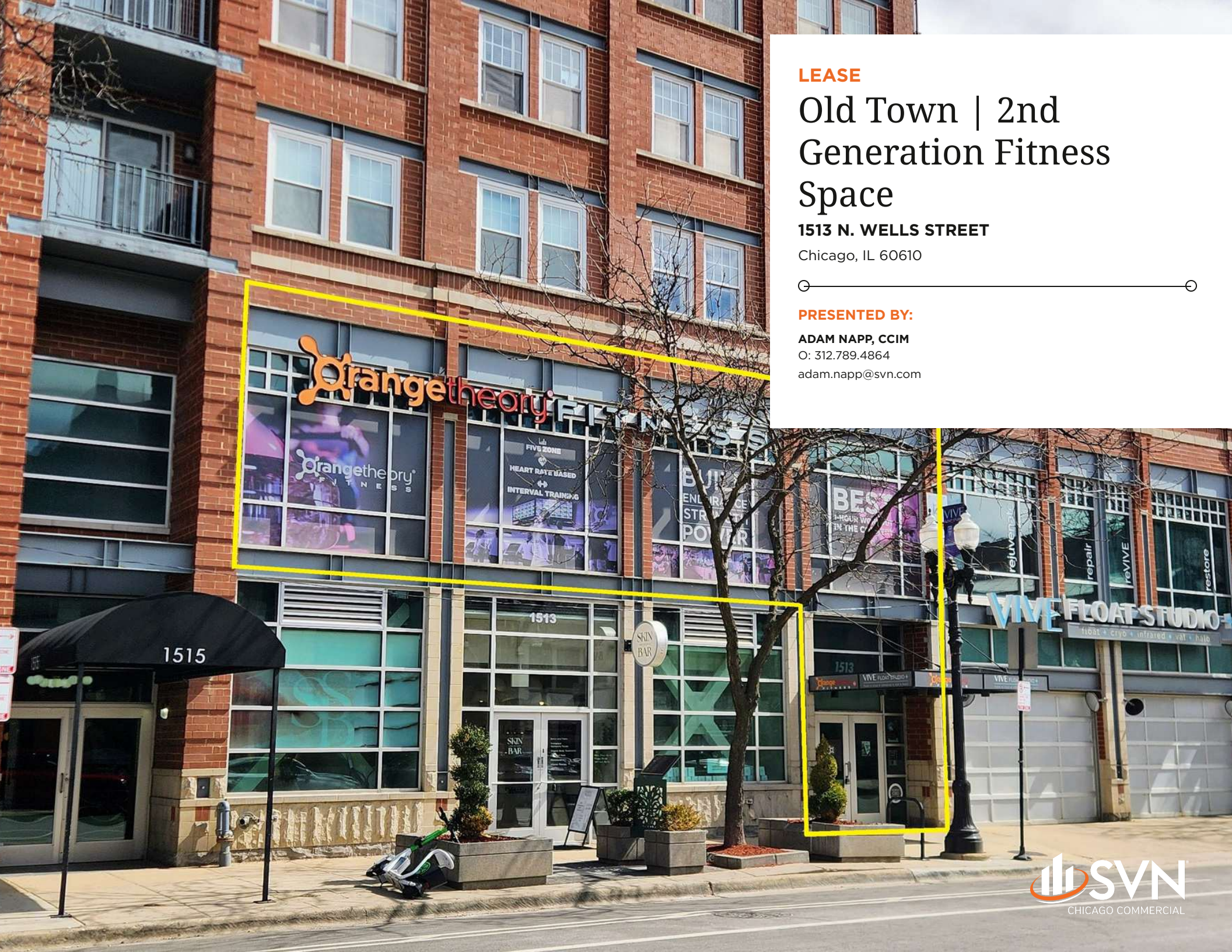


PRESENTED BY:

ADAM NAPP, CCIM

O: 312.789.4864

adam.napp@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$32.50/PSF NNN
AVAILABLE SF:	4,219 SF
ZONING:	B3-5
NEIGHBORHOOD:	Old Town

PROPERTY DESCRIPTION

2nd GENERATION FITNESS SPACE! SVN Chicago Commercial is pleased to offer this rare and exceptional leasing opportunity at 1513 N. Wells Street, in the heart of Chicago's Old Town neighborhood. This fully built 4,219 SF turnkey space offers a versatile layout, boasting an open gym floor, two large bathrooms with showers, a spacious check-in area, two offices, and ample storage. With building signage, 60' of window frontage, and a covered entryway with additional signage, this 2nd-floor space has high visibility and is complemented by elevator access and an entry vestibule. Additionally, three (3) indoor garage parking spaces are available for \$250/month each. The space is well located in the heart of Wells Street, Old Town's main commercial corridor, with restaurants, shops, and boutiques. Old Town is a dense, high-income neighborhood with easy access to downtown and Lake Michigan. B3-5 zoning allows for a wide range of Retail and Service Retail uses, making it a prime location for your business. Don't miss the chance to establish your brand in this thriving, highly coveted commercial corridor.

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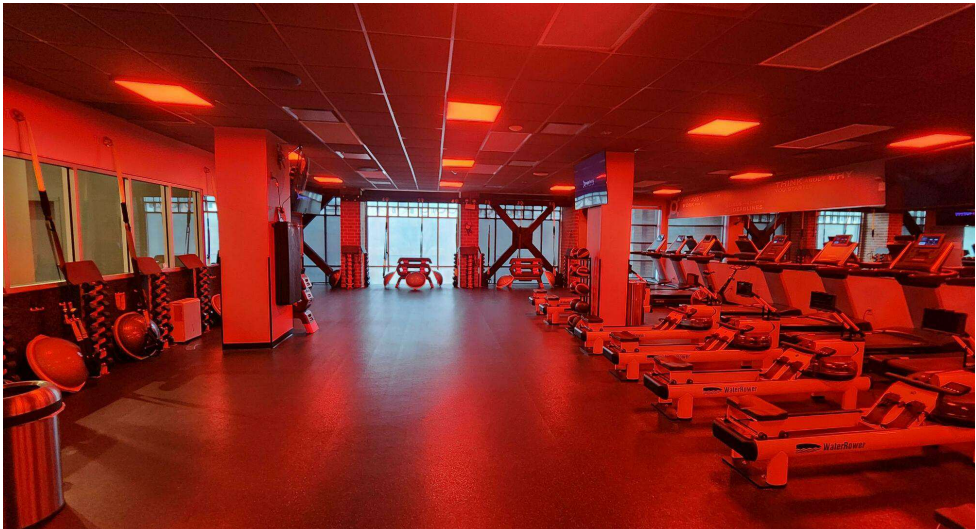
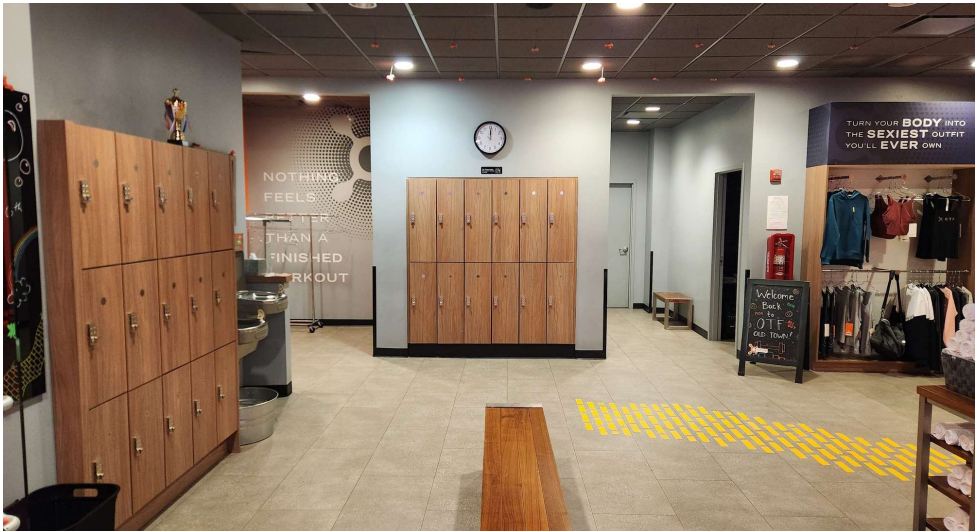
COMPLETE HIGHLIGHTS

LOCATION INFORMATION

BUILDING NAME	Old Town 2nd Generation Fitness Space
STREET ADDRESS	1513 N. Wells Street
CITY, STATE, ZIP	Chicago, IL 60610
SUB-MARKET	Old Town

PROPERTY HIGHLIGHTS

- 4,219 SF, 2nd Generation Fitness Space
- Turnkey Space with Open Gym Floor, Two Large Bathrooms with Showers, Spacious Check-In Area, Two Offices, and Storage
- 2nd Floor Space with Entry Vestibule and Elevator Access
- Tremendous Visibility with Building Signage, 60' of Window Frontage, and Covered Entryway with Signage
- Three (3) Indoor Garage Parking Spaces Available for \$250 Each
- In the Heart of Wells Street, Old Town's Main Commercial Corridor with Restaurants, Shops, and Boutiques
- Old Town is a Dense, High-Income Neighborhood with Easy Access to Downtown and Lake Michigan
- B3-5 Zoning Allows for a Maximum Range of Retail and Service Retail Uses

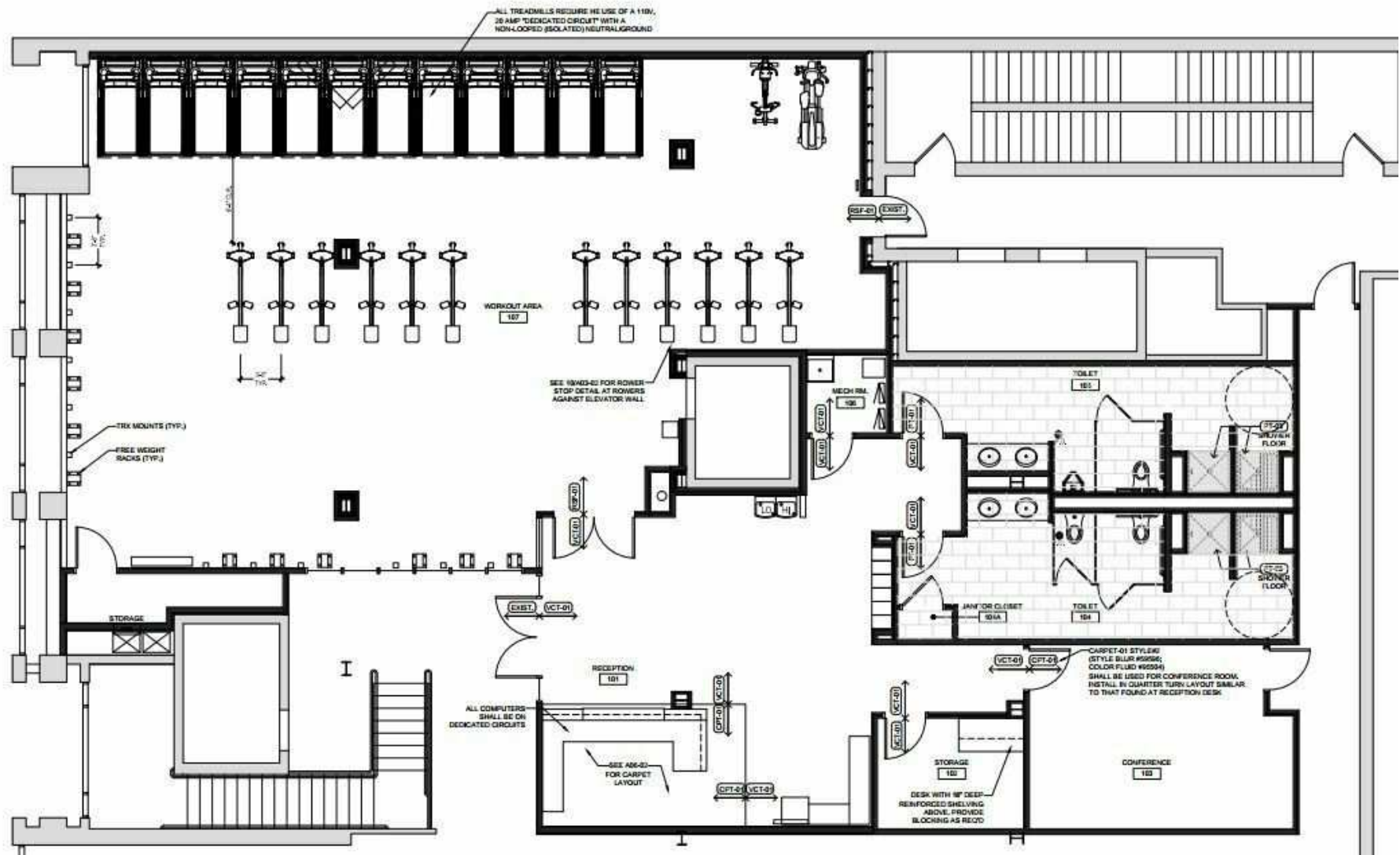


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FLOOR PLAN - EXISTING CONDITIONS

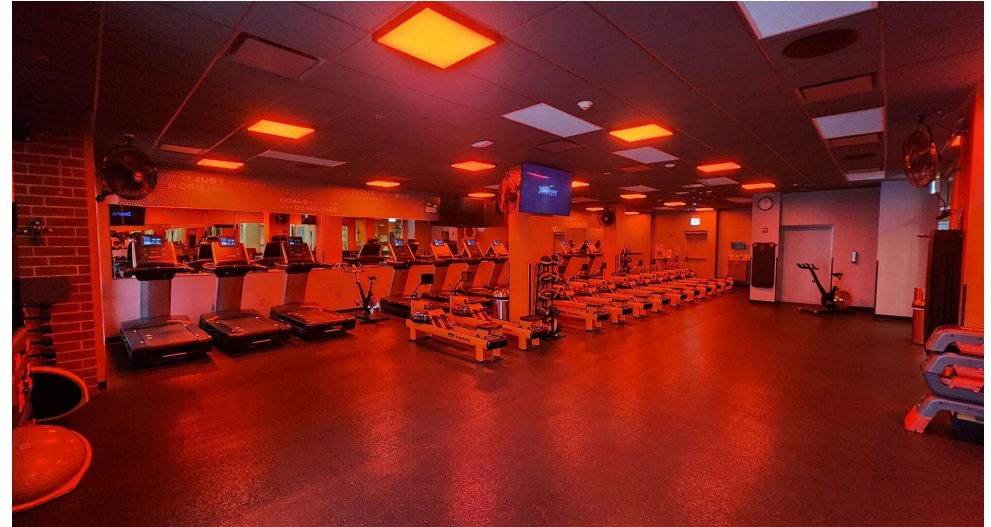
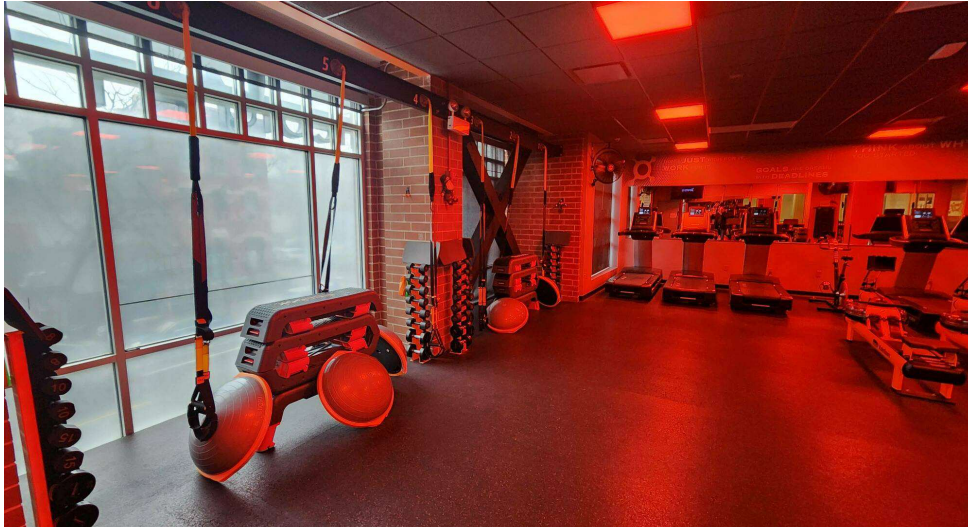
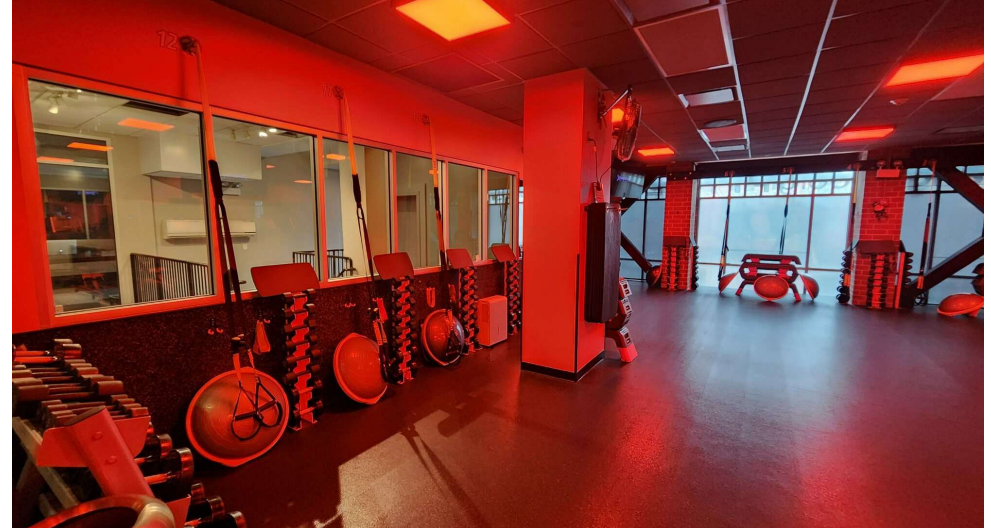


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INTERIOR PHOTOS

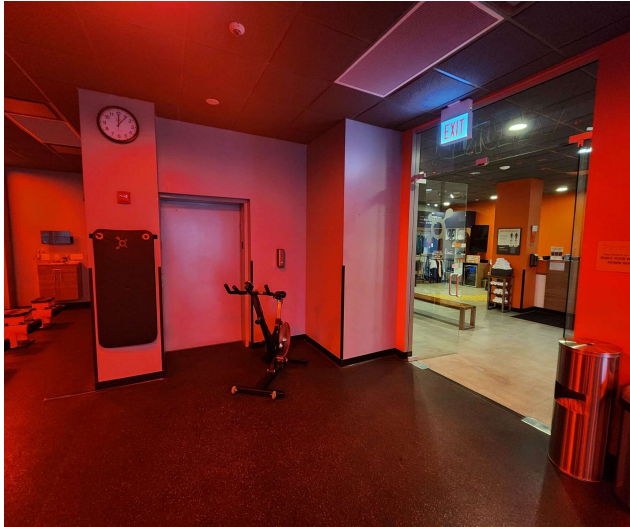
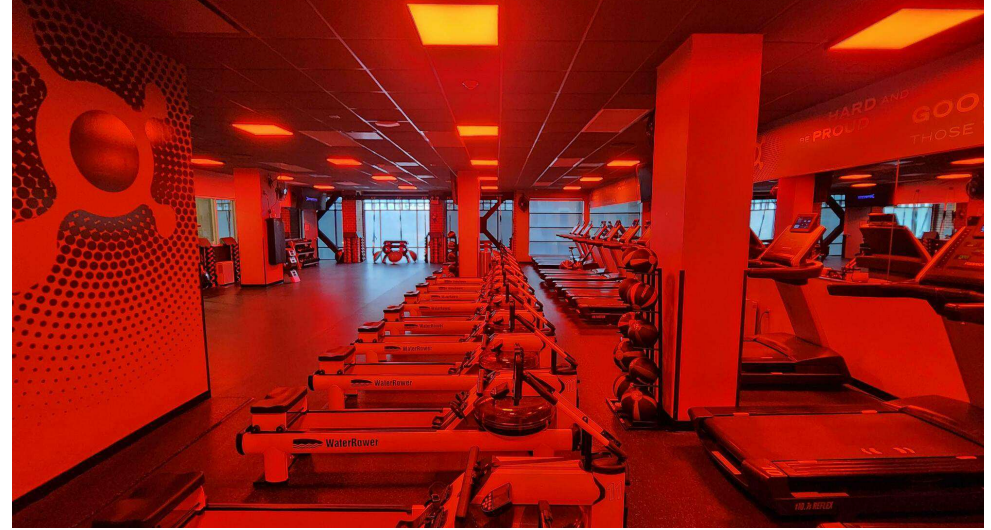
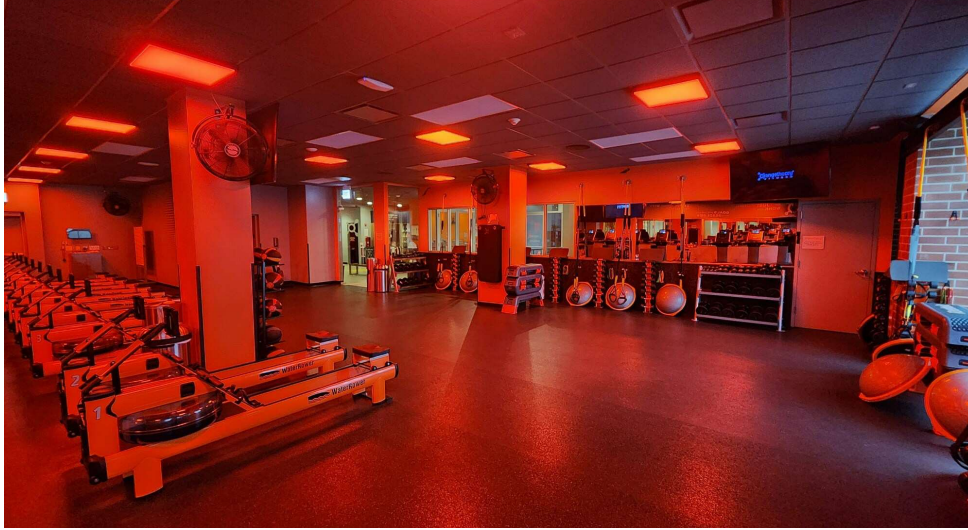


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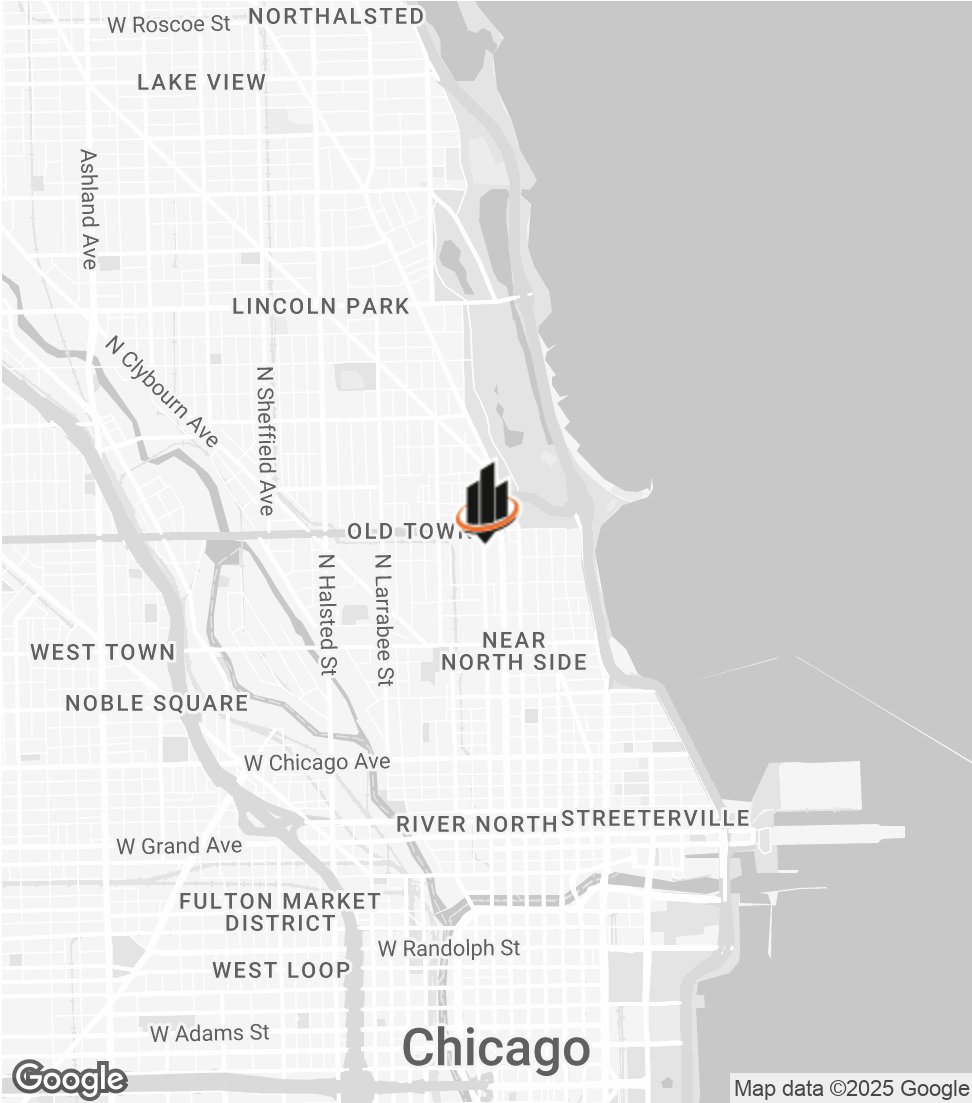
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LOCATION MAPS



LOCATION OVERVIEW

Old Town is a historic neighborhood on Chicago’s North Side, renowned for its charming Victorian-era architecture and vibrant cultural scene. With a population of approximately 42,900 residents and a median age of 32.3, the community is predominantly young professionals. The area boasts a median household income of \$106,277, with an average annual income of \$167,543. Residents enjoy a lively mix of boutique shops, cozy cafes, and popular bars along Wells Street, all within close proximity to downtown and Lake Michigan. This blend of historic charm and modern amenities makes Old Town a sought-after destination for both locals and visitors.

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DEMOGRAPHICS MAP & REPORT

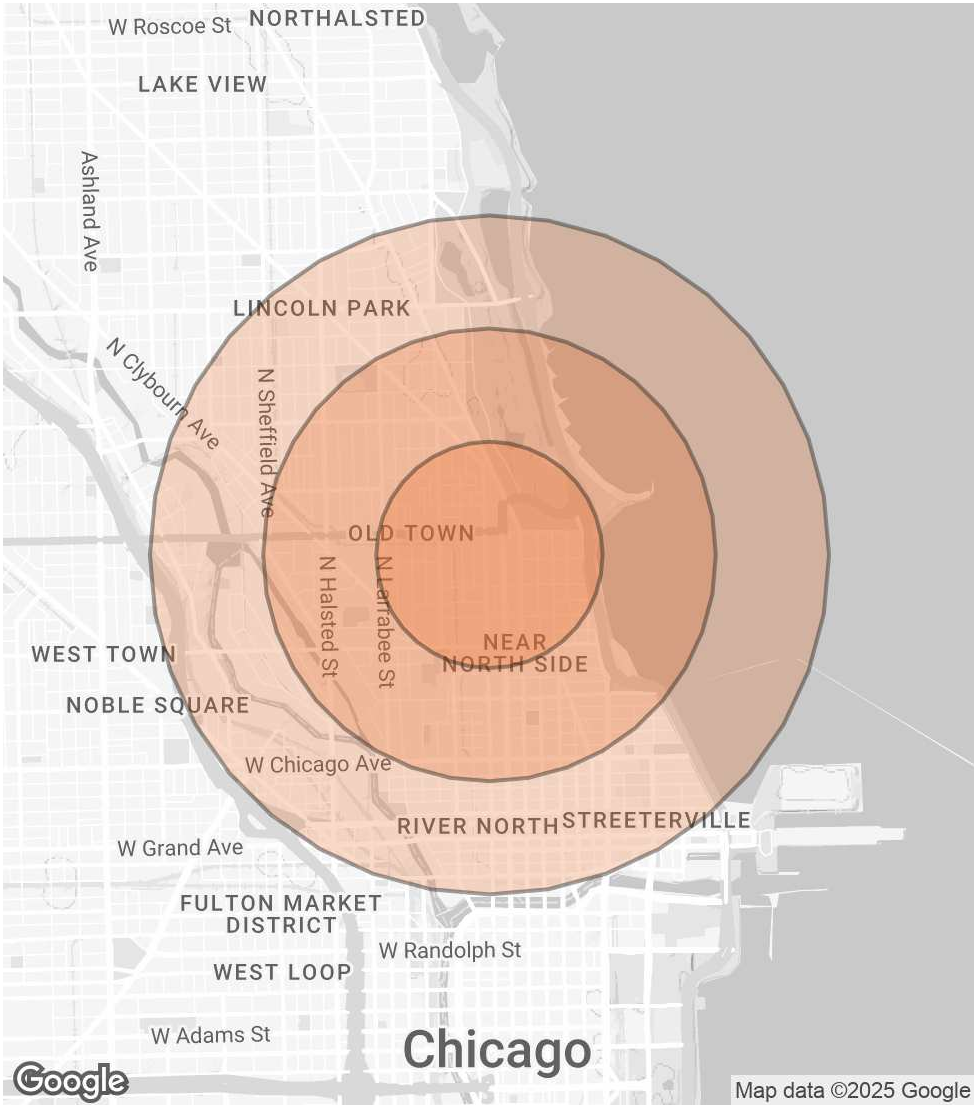
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	32,577	76,026	148,937
AVERAGE AGE	41	41	40
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	41	41	40

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	20,227	45,327	90,050
# OF PERSONS PER HH	1.6	1.7	1.7
AVERAGE HH INCOME	\$170,176	\$177,147	\$184,487
AVERAGE HOUSE VALUE	\$766,363	\$839,157	\$818,602

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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