

# FOR LEASE

6400 N Northwest Hwy Chicago, IL 60631



## PROPERTY DESCRIPTION

Position your business in one of Chicago's most vibrant northwest neighborhoods. This 16,443-square-foot ground-floor commercial suite at 6400 N. Northwest Highway offers a turnkey, fully built-out environment in the heart of Edison Park, a bustling corridor where Harlem Avenue and Northwest Highway see over 31,000 vehicles per day. The space combines visibility, accessibility, and professional design to meet the needs of today's medical, professional, retail, or service-oriented tenants.

The suite features approximately 50 private offices, a welcoming reception and lobby area, two large conference/training rooms, and a spacious open office zone ideal for team collaboration. Additional highlights include a large employee break room and kitchenette, an exercise and wellness room, and three restrooms (including one ADA-accessible). Wide corridors, glass-fronted offices, and thoughtful interior design create a bright, professional atmosphere throughout the space.

Tenants benefit from 69 shared on-site parking spaces dedicated to first-floor occupants, offering convenience for staff and visitors. The property is zoned B3-2 (Community Shopping District), allowing for diverse uses such as medical and dental offices, professional service firms, educational or training facilities, wellness and fitness centers, and retail showrooms.

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## Paul Proano

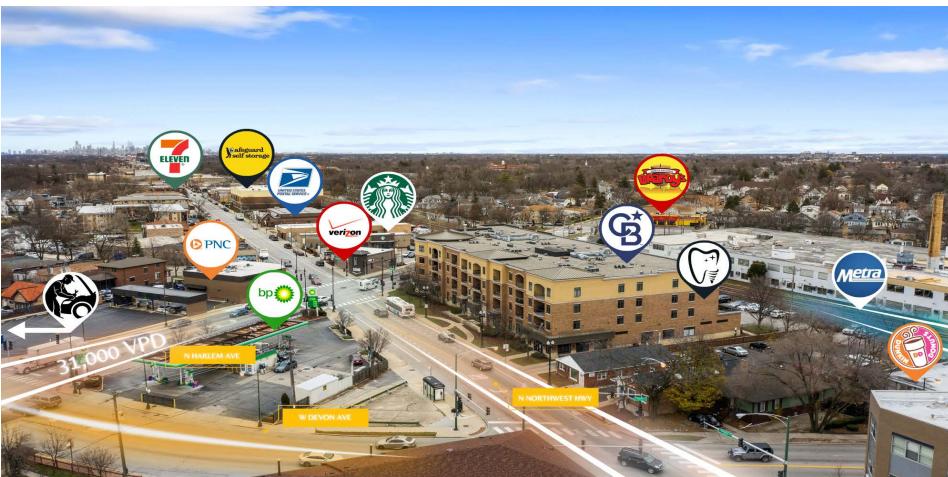
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## LOCATION DESCRIPTION

Located in the heart of Edison Park, one of Chicago's most desirable and established northwest-side neighborhoods, 6400 N. Northwest Highway offers exceptional visibility and accessibility at the high-traffic intersection of Harlem Avenue and Northwest Highway, which sees over 31,000 vehicles per day. This prime corner location sits within a thriving commercial corridor surrounded by national retailers, local businesses, restaurants, and professional offices, creating a vibrant environment for both employees and customers.

The property benefits from immediate access to major transportation routes, including Harlem Avenue, Northwest Highway, and I-90, providing a direct connection to O'Hare International Airport in just 15 minutes and to downtown Chicago in under 25 minutes. The Edison Park Metra Station and multiple CTA bus routes are within walking distance, ensuring convenient transit options for commuters.

Edison Park is known for its strong residential base, excellent demographics, and community-oriented atmosphere. The surrounding area features high household incomes, stable housing, and a mix of professional and retail activity, making it ideal for tenants seeking a visible, accessible, and well-supported business location. Nearby neighborhoods include Norwood Park, Park Ridge, and Jefferson Park, offering a consistent customer and employee draw from both the city and surrounding suburbs.

With its strategic positioning, strong traffic counts, and proximity to transportation, 6400 N. Northwest Highway provides the perfect combination of exposure, convenience, and prestige for medical, professional, retail, and service-oriented tenants alike.

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## PROPERTY HIGHLIGHTS

- Prime Location in Chicago's Edison Park with 31,000+ VPD at Harlem Ave & Northwest Hwy.
- Spacious Open Floor Plan with adaptable layout and demising options.
- Modern Architecture and Design with glass office fronts and premium finishes.
- High Ceilings and Large Windows providing abundant natural light.
- 69 On-Site Parking Spaces for tenants and visitors.
- Close Proximity to Public Transportation – near Metra station and CTA bus routes.
- Flexible Lease Terms tailored to tenant needs.
- Professional Property Management ensuring top-tier building maintenance.
- On-Site Amenities including fitness area, break room, and meeting spaces.
- High-Speed Internet Access and modern IT infrastructure.
- 24/7 Security and Surveillance for peace of mind.
- Energy-Efficient Building Features reducing operating costs.

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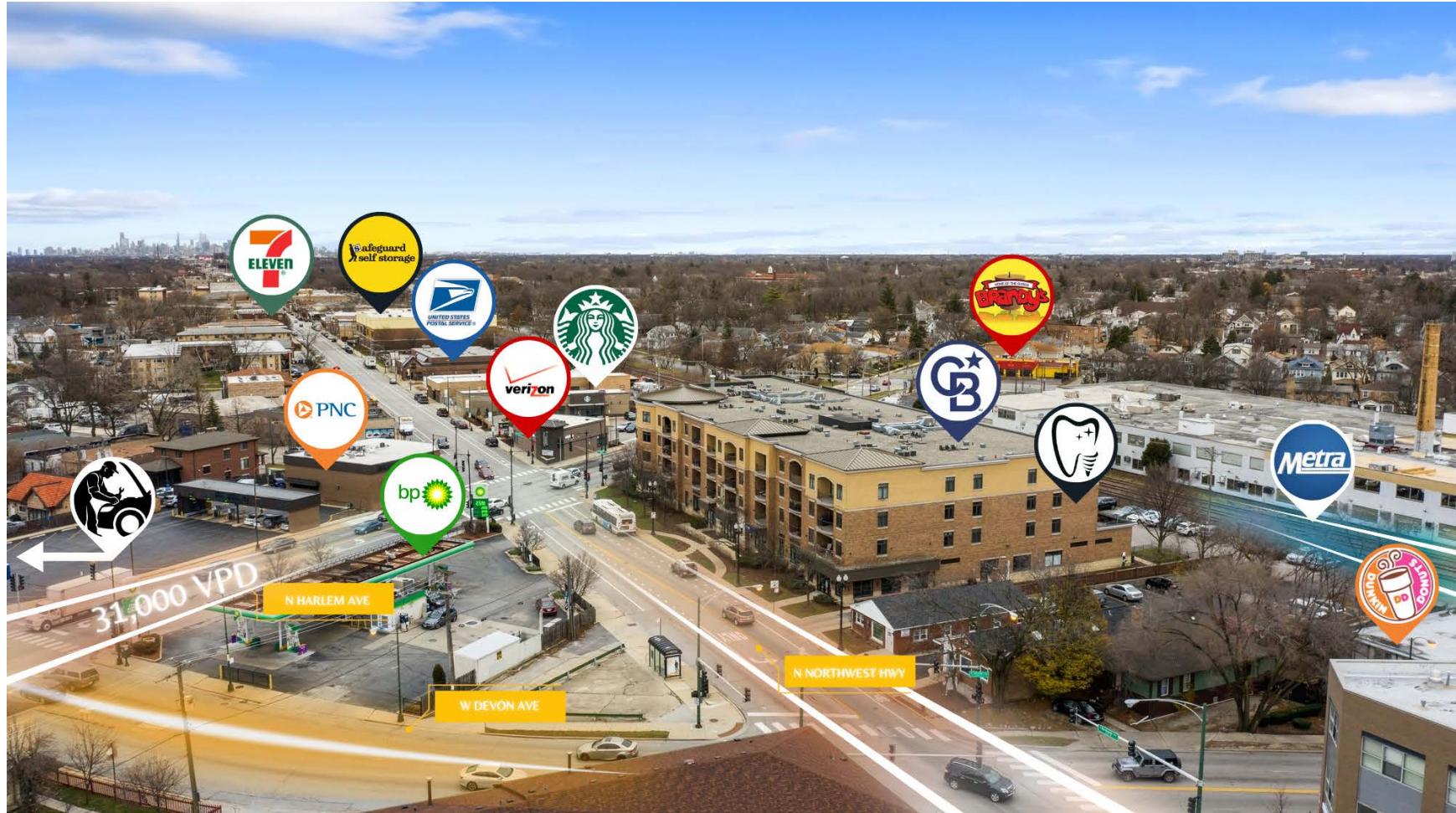


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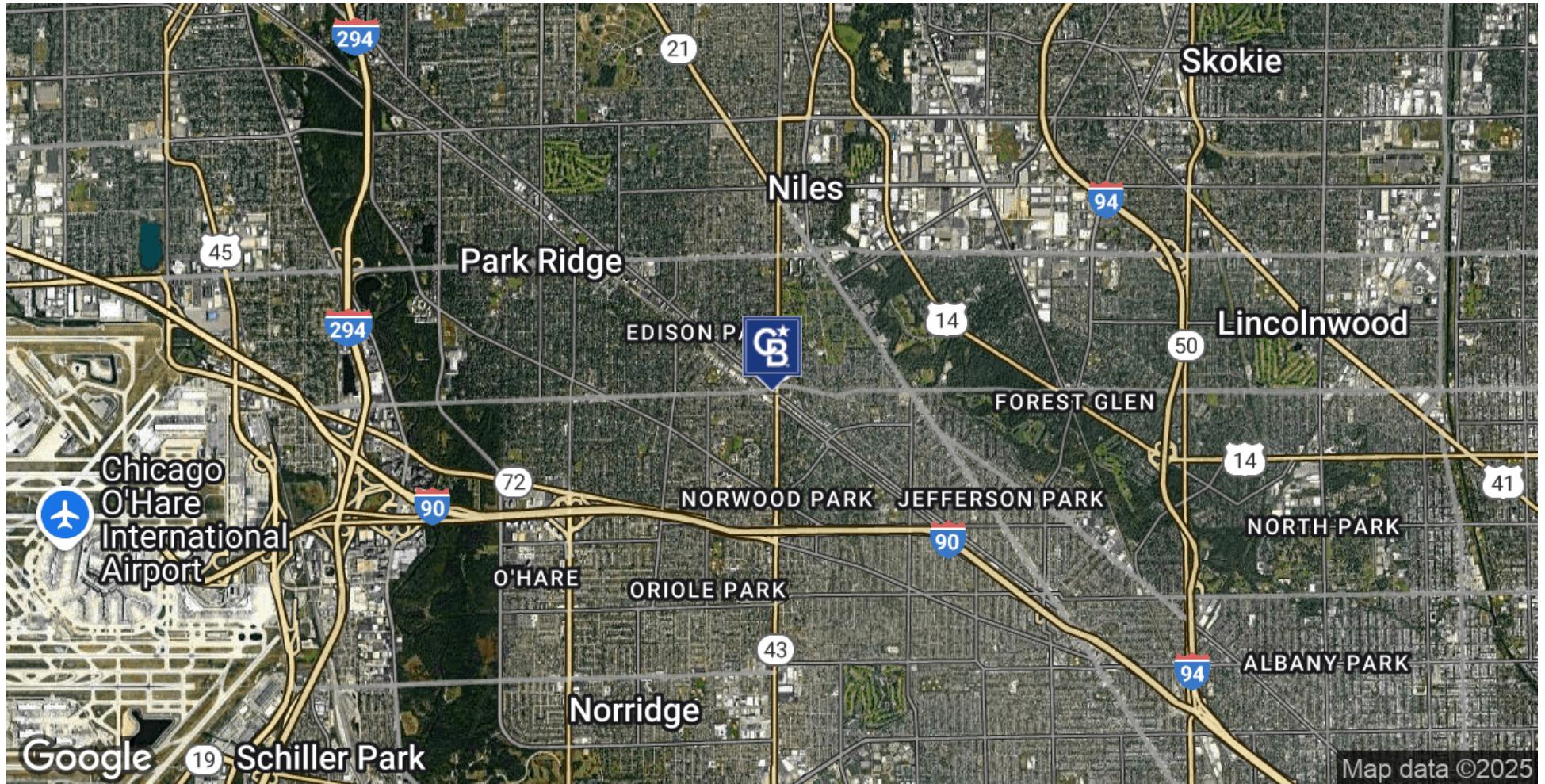


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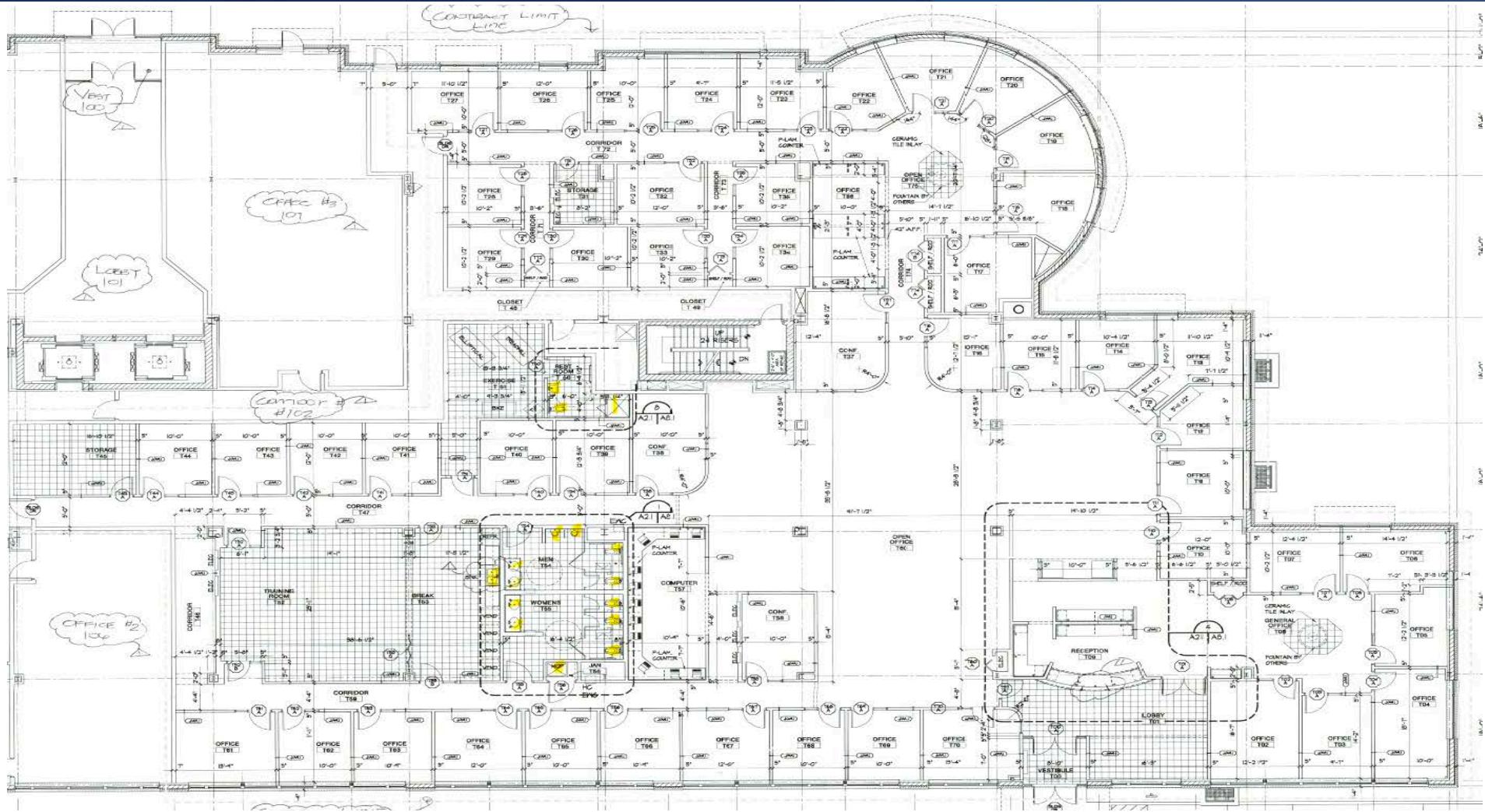


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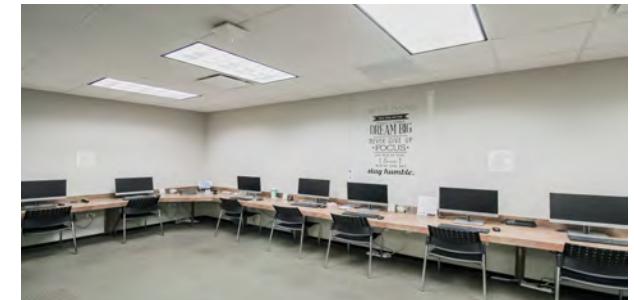


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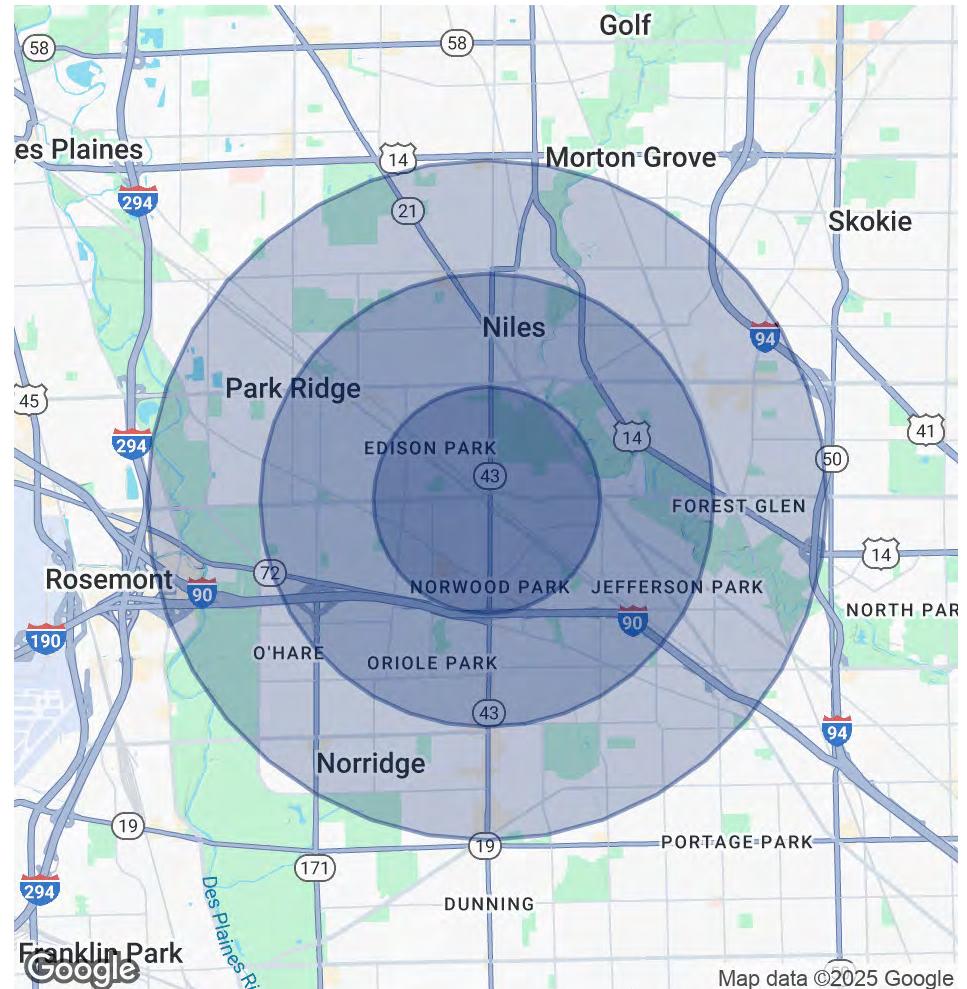
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	23,814	88,776	189,224
Average Age	44.4	43.6	43.1
Average Age (Male)	42.5	41.2	40.7
Average Age (Female)	46.4	45.6	44.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	9,787	34,952	74,351
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$87,598	\$87,531	\$81,904
Average House Value	\$392,996	\$386,940	\$370,559

2020 American Community Survey (ACS)



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