

4200-4220 N BROADWAY

BUENA PARK / UPTOWN | CHICAGO, IL

FIVE NEWLY WHITEBOXED STOREFRONTS

Retail, office and medical space with up to 2,835 SF contiguous

836-2,835 SF

AVAILABLE

B3-3

ZONING

180 FT

BROADWAY FRONTAGE

MODIFIED GROSS

LEASE TYPE

A HIGH-VISIBILITY STOREFRONT OPPORTUNITY

Five newly whiteboxed suites are available within a landmark 1917 masonry building on North Broadway. Each space offers direct Broadway frontage, a strong glass line and a clean canvas for tenant buildout. Suites may be leased individually or combined, accommodating retail, office, medical, medspa and salon users, subject to zoning.

100/100

PEDESTRIAN SCORE

8 MIN

TO SHERIDAN RED LINE

140K+

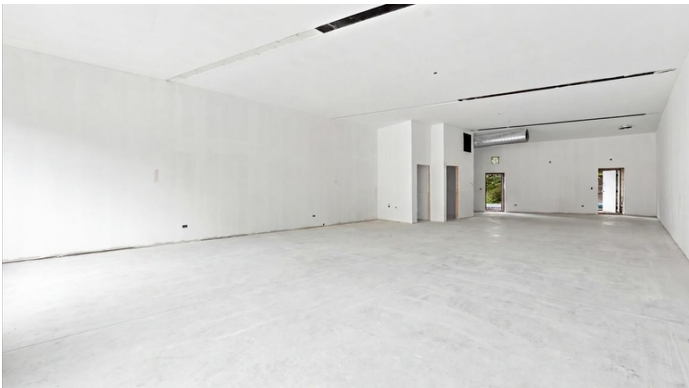
DAYTIME EMPLOYEES / 3 MI

\$94K+

MEDIAN HHV / 3 MI

SPACE THAT IS READY FOR YOUR VISION

Bright storefronts. Flexible footprints. Direct Broadway exposure.



AVAILABLE SUITES

4206 N BROADWAY	836 SF
4210 N BROADWAY	982 SF
4212 N BROADWAY	928 SF
4214 N BROADWAY	1,395 SF
4220 N BROADWAY	1,440 SF

Adjacent suites can combine for up to 2,835 SF. Rate and terms available upon request.

PROPERTY HIGHLIGHTS

- Recently whiteboxed for tenant buildout
- Excellent glass line and direct frontage
- Signalized intersection and bus access
- 10,800-13,700+ vehicles per day
- Sheridan and Wilson rail stations nearby

A LANDMARK CORNER IN BUENA PARK

Prominent visibility at Broadway and Buena Avenue in the heart of Uptown.



PROPERTY POSITIONING

Five newly whiteboxed suites are available within a landmark 1917 masonry storefront building at the signalized intersection of Broadway and Buena Avenue. The approximately 10,000-square-foot, two-story property offers 180 feet of frontage along Broadway and 140 feet along Buena, creating exceptional visibility in the heart of Buena Park and Uptown. Every available suite fronts directly on Broadway.

100/100

PEDESTRIAN SCORE

413K+

RESIDENTS / 3 MI

140K+

DAYTIME EMPLOYEES / 3 MI

\$94,167

MEDIAN HHI / 3 MI

ACCESS & USE

- Sheridan Red Line: approximately 8-minute walk
- Wilson Red/Purple Line: approximately 9-minute walk
- North Broadway traffic: approximately 10,800-13,700 vehicles/day
- B3-3 zoning
- CTA bus access and signalized intersection frontage
- Potential retail, restaurant, office, medical, medspa and salon uses*

*All uses are subject to zoning, licensing, building requirements and landlord approval.

CHOOSE YOUR FOOTPRINT

Five individual suites with the flexibility to create a larger contiguous space.



Adjacent suites can be combined into a single larger space, up to 2,835 SF. Floor plans deemed reliable but not guaranteed.

SCHEDULE A TOUR

MIKE WOLSON

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