

FOR LEASE

1452 N Western Ave.

CHICAGO, IL 60622

PRESENTED BY:

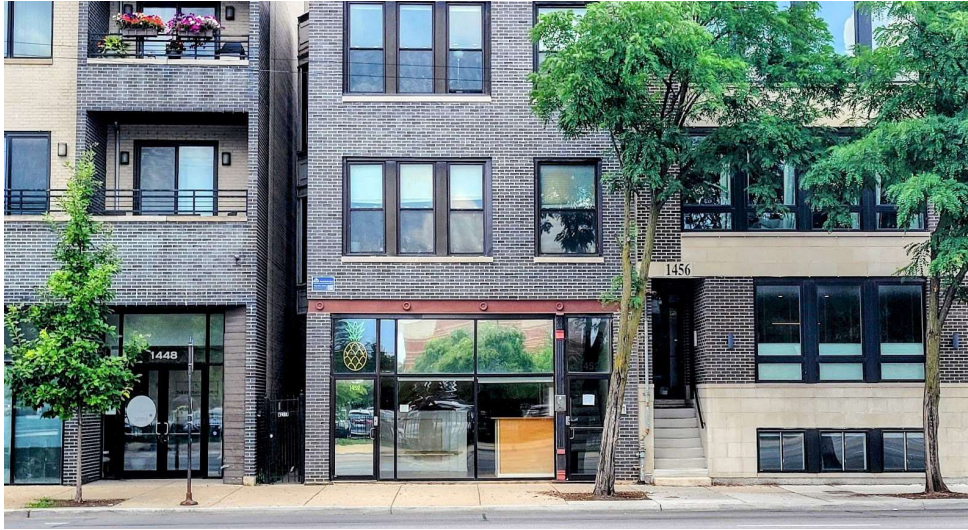
JASON HENDRIX

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EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$35 PSF Gross
AVAILABLE SF:	850
SPACE:	Ground floor commercial

PROPERTY OVERVIEW

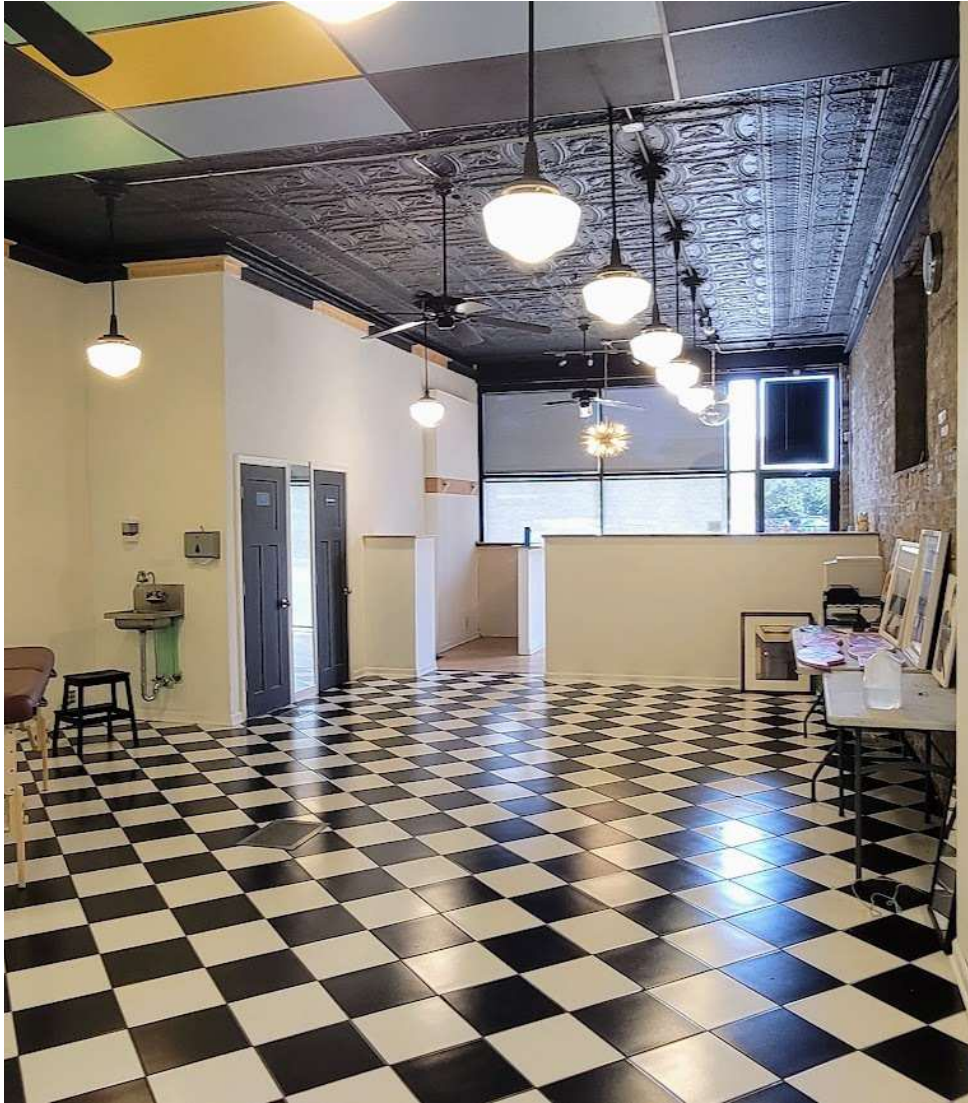
Introducing 1452 N Western Ave, a gem of a commercial property in Chicago! This versatile space boasts a sleek, contemporary design and an open layout that's perfect for bringing your business vision to life. The large windows flood the interior with natural light, creating an inviting and energizing atmosphere. With its prime location, this property offers high visibility and easy access for your clientele. The flexible floor plan allows for seamless customization, while the nearby public transportation options make commuting a breeze for employees and customers. Don't miss the chance to make this fantastic space your business's new home!

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

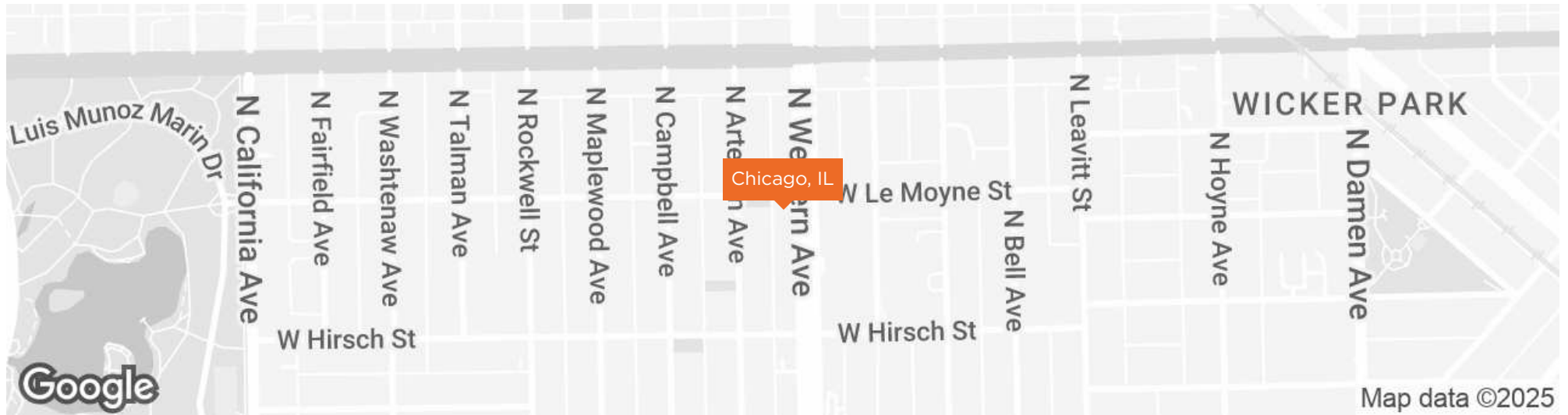
- Prime location on N Western Ave
- High foot traffic area
- Modern, renovated space
- Generous natural light
- High visibility storefront
- Flexible lease terms
- Close to public transportation
- Professional management
- Spacious layout
- Dynamic neighborhood
- Ideal for retail or office use
- Across the street from Prime Care Community Health Center

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CITY INFORMATION



LOCATION DESCRIPTION

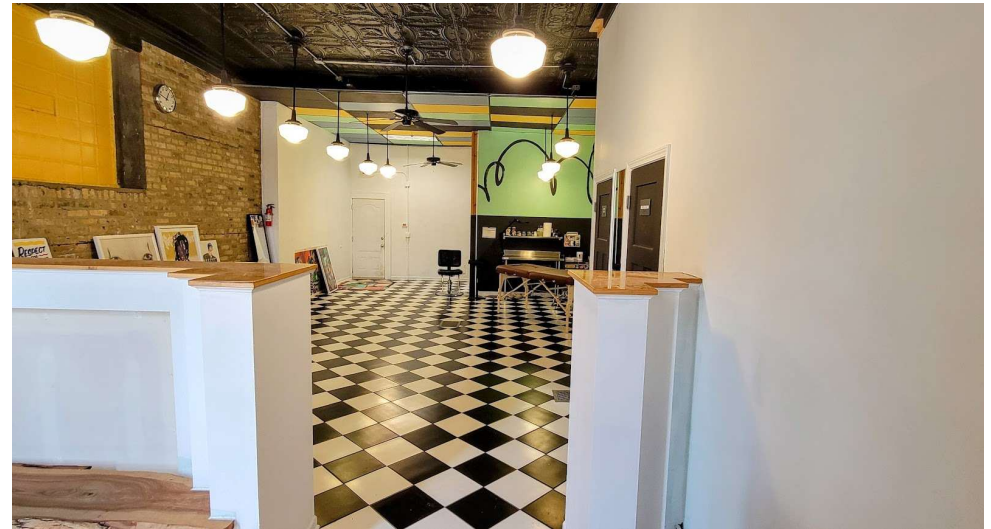
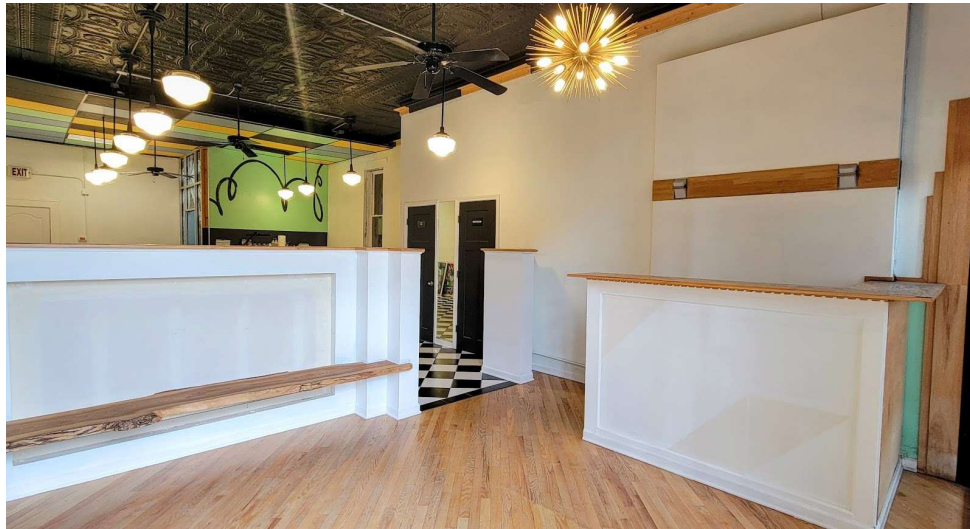
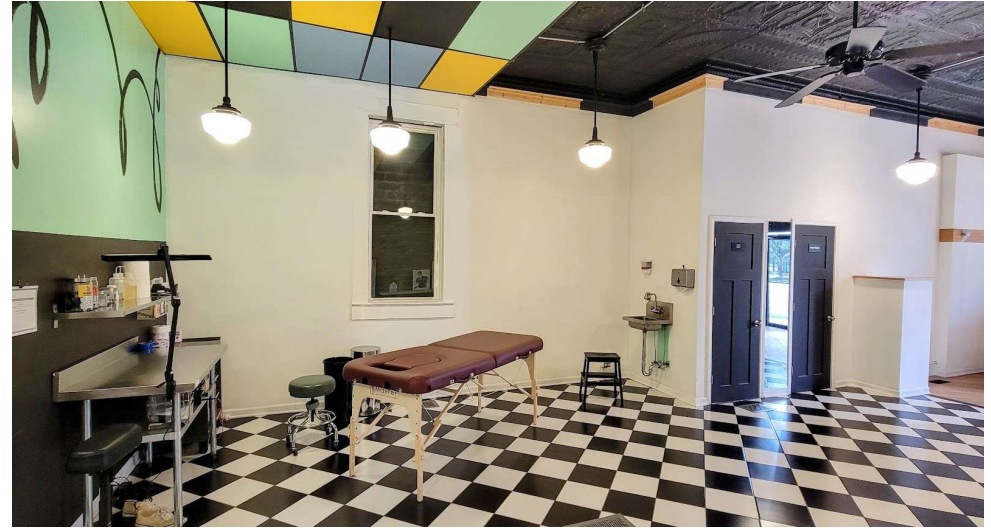
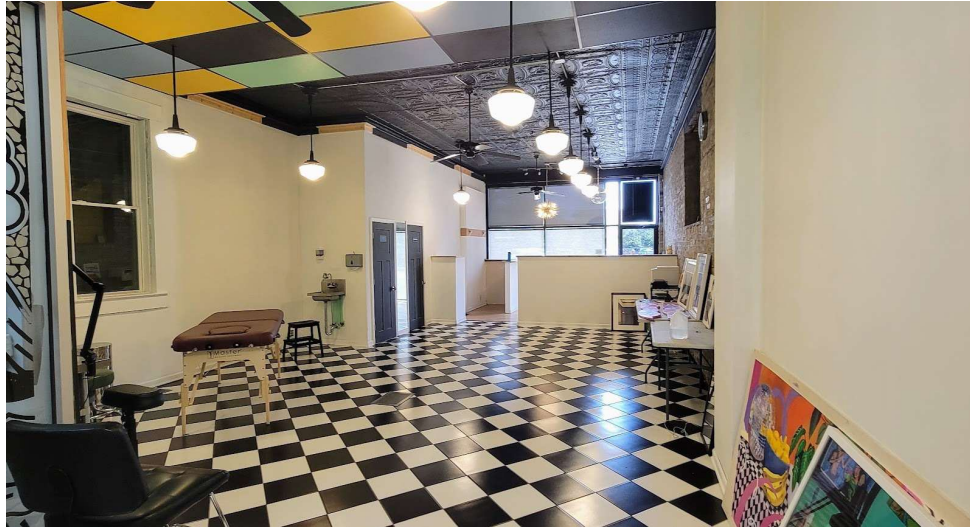
Nestled in a prime location in the heart of the city, the area surrounding the property is an ideal hub for office professionals and retailers alike. With a steady stream of foot traffic, the location provides a vibrant backdrop for businesses to thrive. From quirky boutiques to trendy pop-ups, the area attracts a diverse mix of visitors seeking unique experiences. The nearby neighborhoods boast a rich tapestry of culture and creativity, making it an attractive destination for professionals and businesses looking to tap into the city's dynamic energy. Whether it's a cozy cafe, a chic fashion store, or a specialty shop, the area offers an enticing canvas for businesses to make their mark.

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INTERIOR PHOTOS



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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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