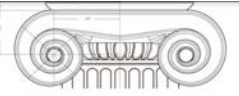


THE LORD COMPANIES L.L.C.



Brokerage • Development • Investment • Consulting

# Office/Medical/Retail Space for Lease

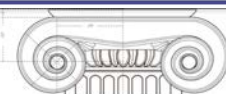
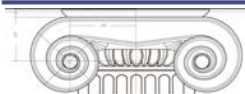
*4507-21 W Lawrence Ave  
Mayfair, Chicago, IL 60630*



1225 W MORSE AVE, SUITE 100, CHICAGO, IL 60626

PHONE: 312.944.6270

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- Property Overview:**
- **Newer Construction Mixed Use Building** on high traffic Lawrence Ave.
  - Located near several CTA stops and blocks away from Hwy 90/94.
  - Twelve beautiful residential rental units above.
  - Parking in the lot for employees and patrons.
  - New pylon sign to further maximize visibility on Lawrence Ave.

- Available Space:**
- 1,576 SF
  - Floor-to-ceiling windows & high ceilings
  - Space features:
    - 2 Private offices
    - Private restroom
    - Kitchenette
    - Dedicated HVAC unit, hot water tank, & 200 amps of electrical service
    - Extra wide side entrance with easy access for deliveries

**Rental Rate:** Please Inquire.

**Additional Expenses:** Tenant is responsible for its own separately metered gas and electric utilities. Tenant will also be responsible for its share of *increases* in real estate taxes and common area maintenance (CAM) expenses over base year 2021 expenses.

**Location:** West of N. Elston Ave, North of W. Lawrence Ave.

**Zoning:** B3 (Community Shopping District) which accommodates a very broad range of retail and service uses. 39<sup>th</sup> Ward (Ald. Samantha Nugent).

<b>Demographics: (2022)</b>	<b>1.0 mi</b>	<b>2.0 mi</b>
Population	36,242	159,972
Households	12,595	55,239
Average Household Income	\$95,216	\$96,743

**Availability:** Immediate Availability

**For further information, please contact:**

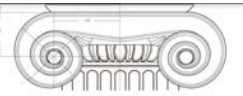
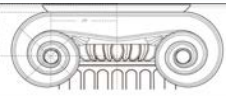
Keith Lord	Gina Caruso
(312)-287-6066	(312) 802-9290

KEITH@LORDCOMPANIES.COM	GINA@LORDCOMPANIES.COM
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*\*Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*

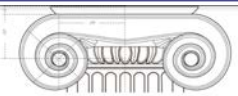
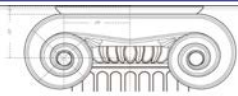
1225 W MORSE AVE, SUITE 100, CHICAGO, IL 60626      PHONE: 312.944.6270

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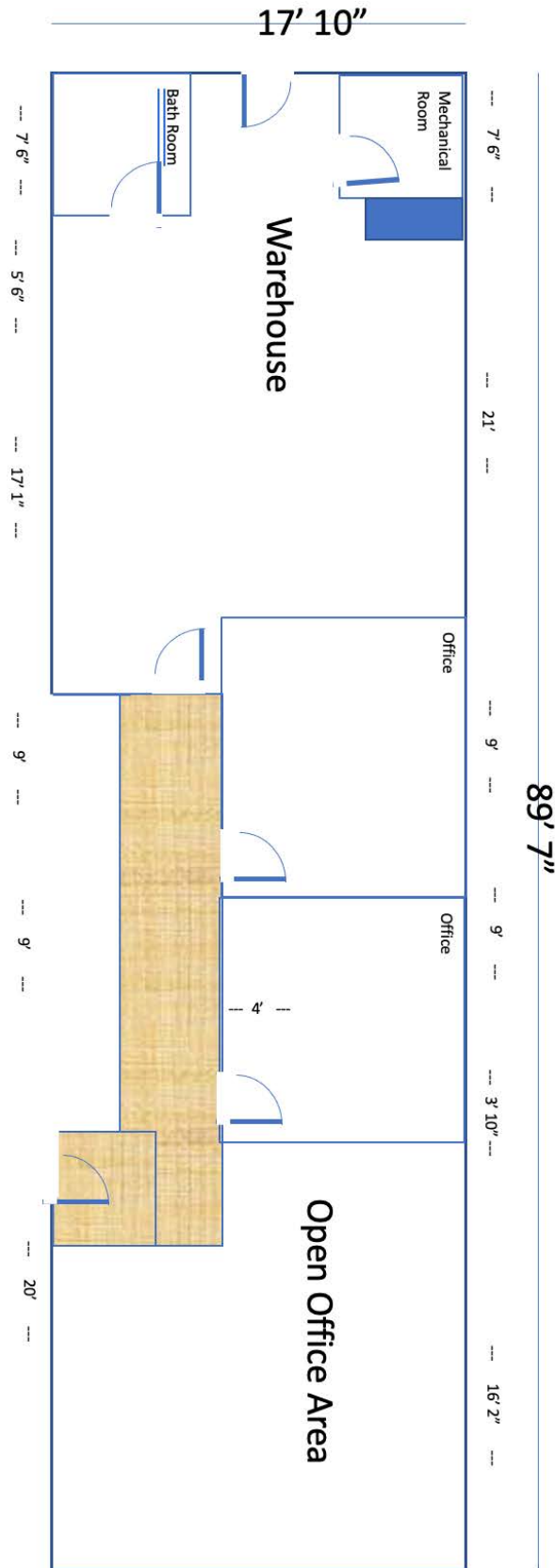


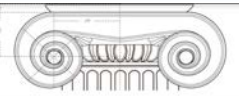
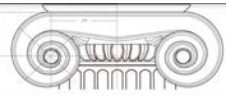
## Space Photos



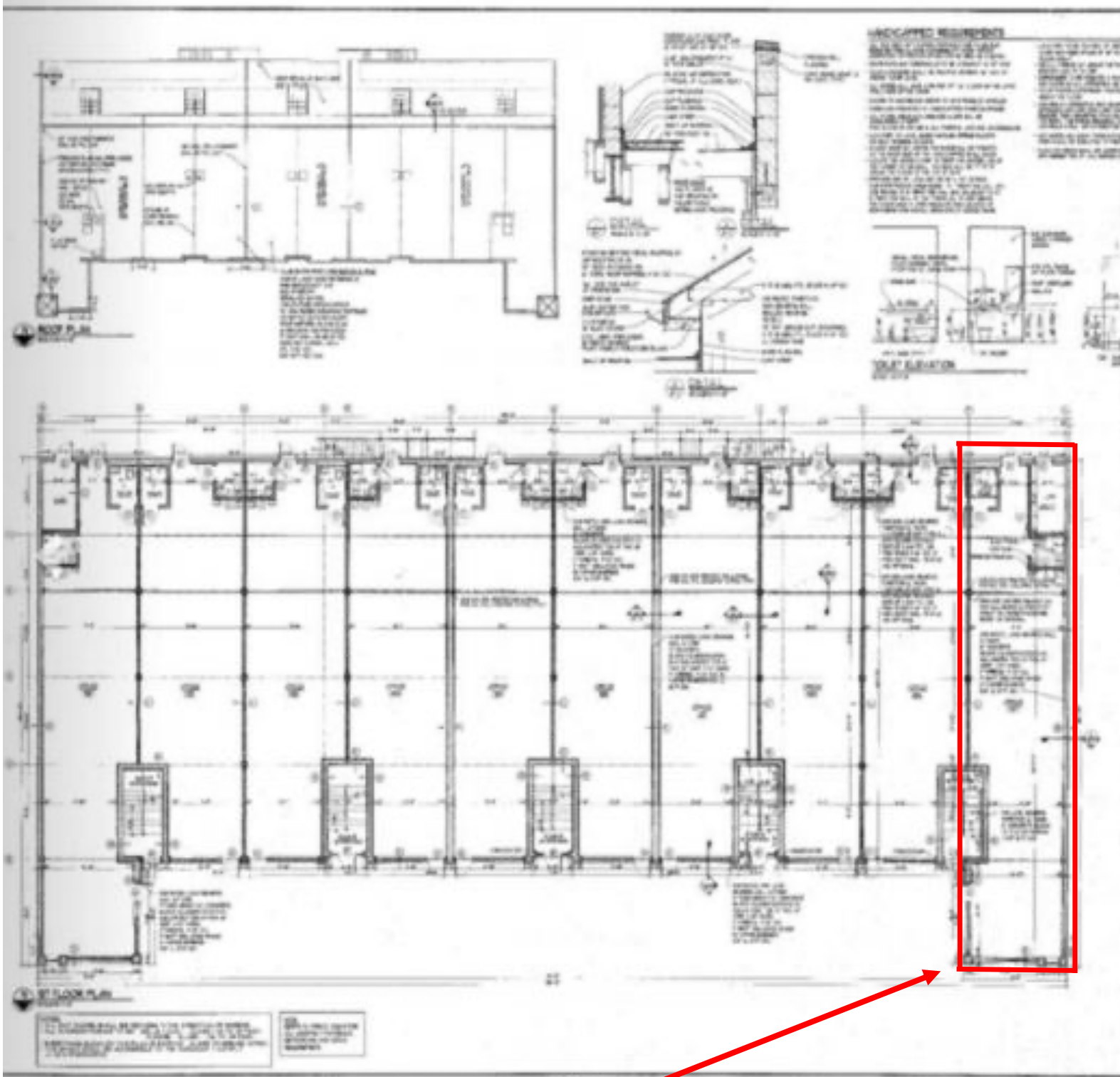


# Floorplan: 1,576 SF

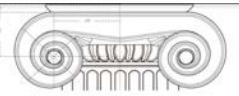
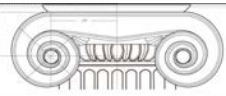




# 4507-21 W Lawrence Site Plan



**1,576 SF available**



## Location Maps

