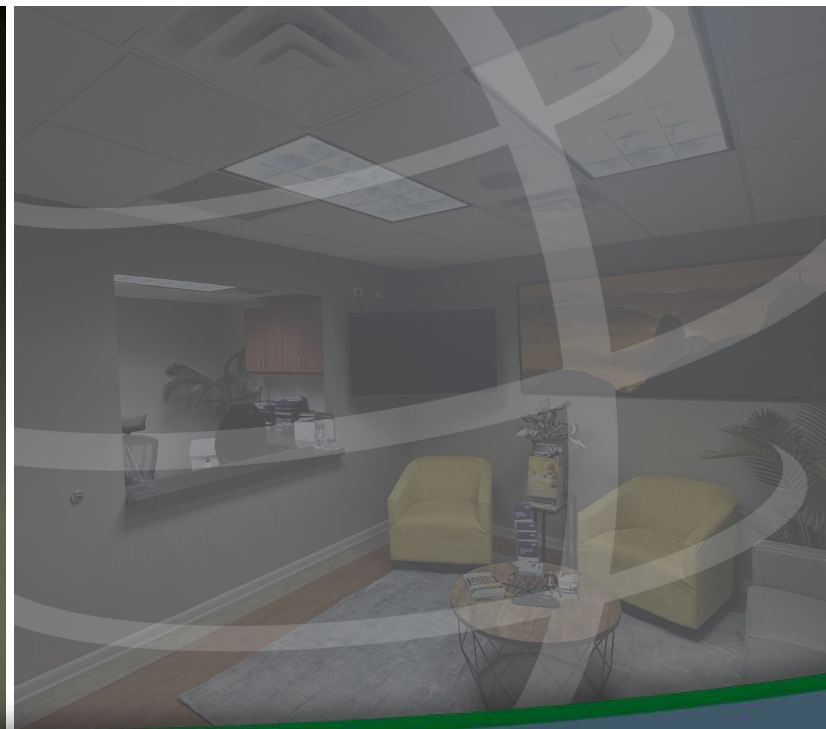
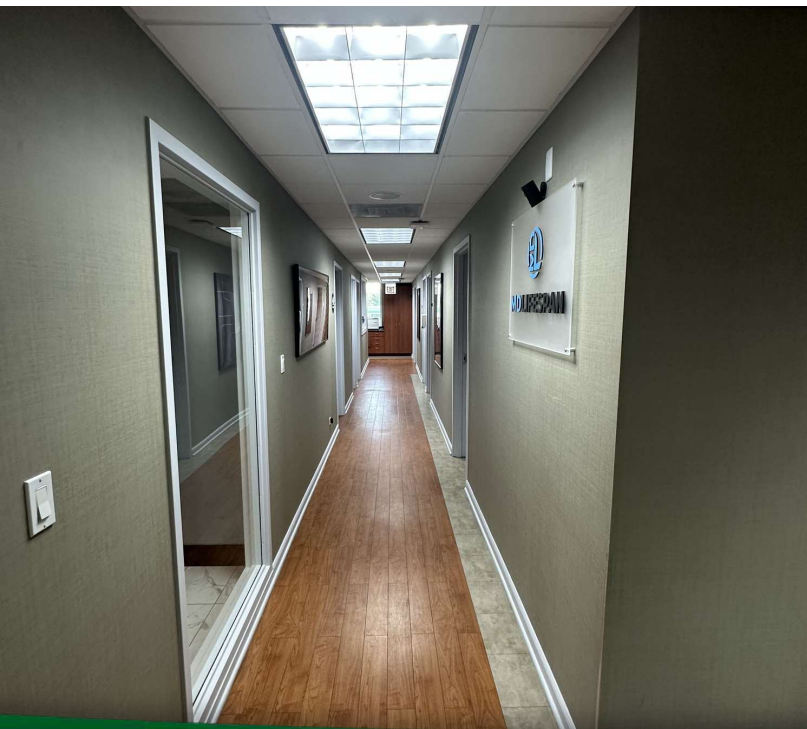


2400 N ASHLAND AVE, CHICAGO, IL 60614



For more information, please contact:

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LEASING 2400 N ASHLAND AVE

2400 N Ashland Ave, Chicago, IL 60614



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 2,268 SF

Lease Rate: \$35.00 SF/yr (NNN)

Lot Size: 0.07 Acres

Year Built: 1974

Building Size: 7880 SF

Renovated: 2015

Zoning: M1-2

PROPERTY HIGHLIGHTS

- Turkey office space available
- Over 41,000 Vehicles/Day between Ashland and Fullerton.
- Building signage available
- Prime Chicago location
- Patient designated parking



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PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Presenting 2400 N Ashland Ave, an exceptional leasing opportunity in the heart of Chicago, IL. This prime property offers turnkey medical office space with a high daily traffic count of over 41,000 vehicles between Ashland and Fullerton. With patient designated parking and the potential for building signage, this space is tailored to meet the unique needs of healthcare providers. Its prime location in Chicago provides a strategic advantage for professionals seeking to establish or expand their presence in a dynamic urban setting. Explore the possibilities and elevate your healthcare practice with this unparalleled leasing opportunity at 2400 N Ashland Ave.

LOCATION DESCRIPTION

Located in the heart of Chicago's vibrant Lincoln Park neighborhood, the area surrounding 2400 N Ashland offers a vibrant mix of residential, office, retail, and dining options. Just steps away from DePaul University, the location provides a bustling, energetic atmosphere for professionals. The population of Lincoln Park is just over 70,000.



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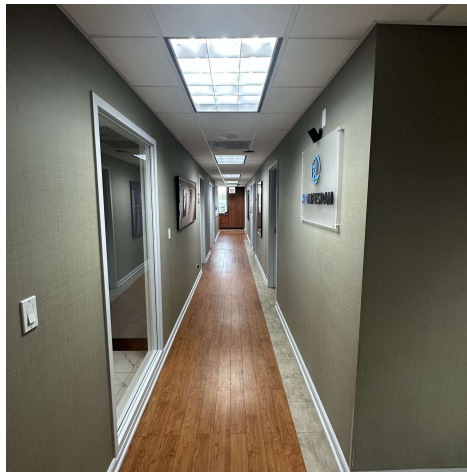
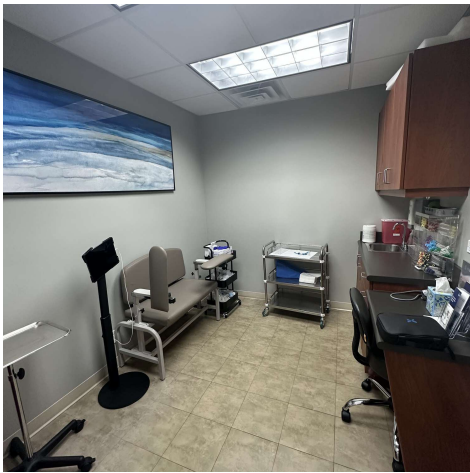
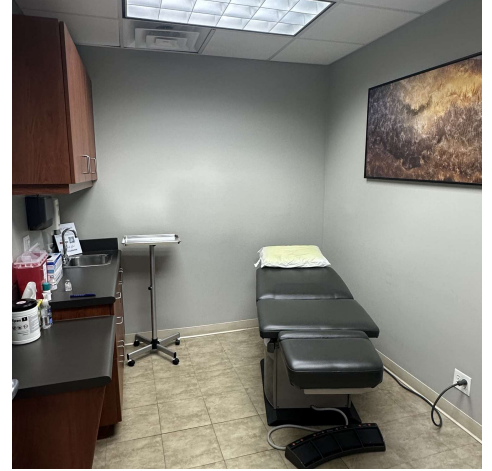
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ADDITIONAL PHOTOS



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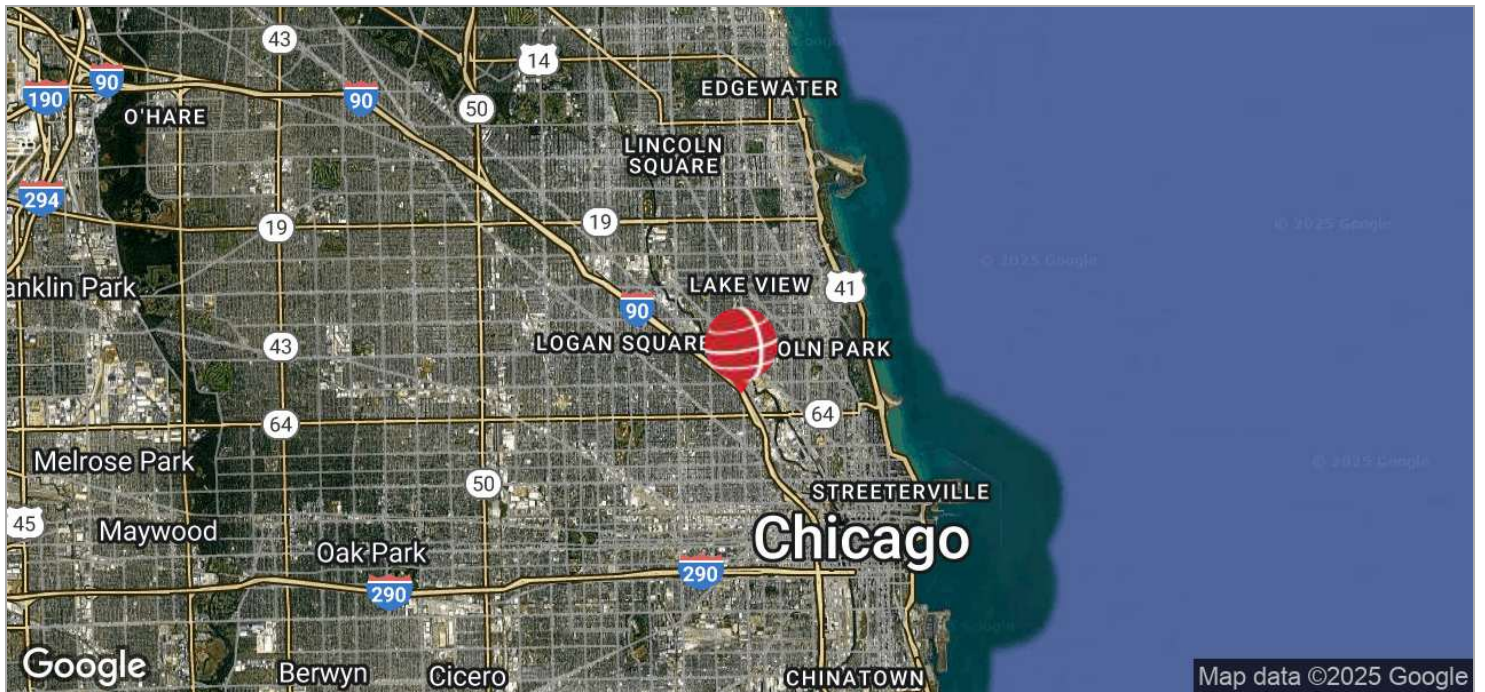
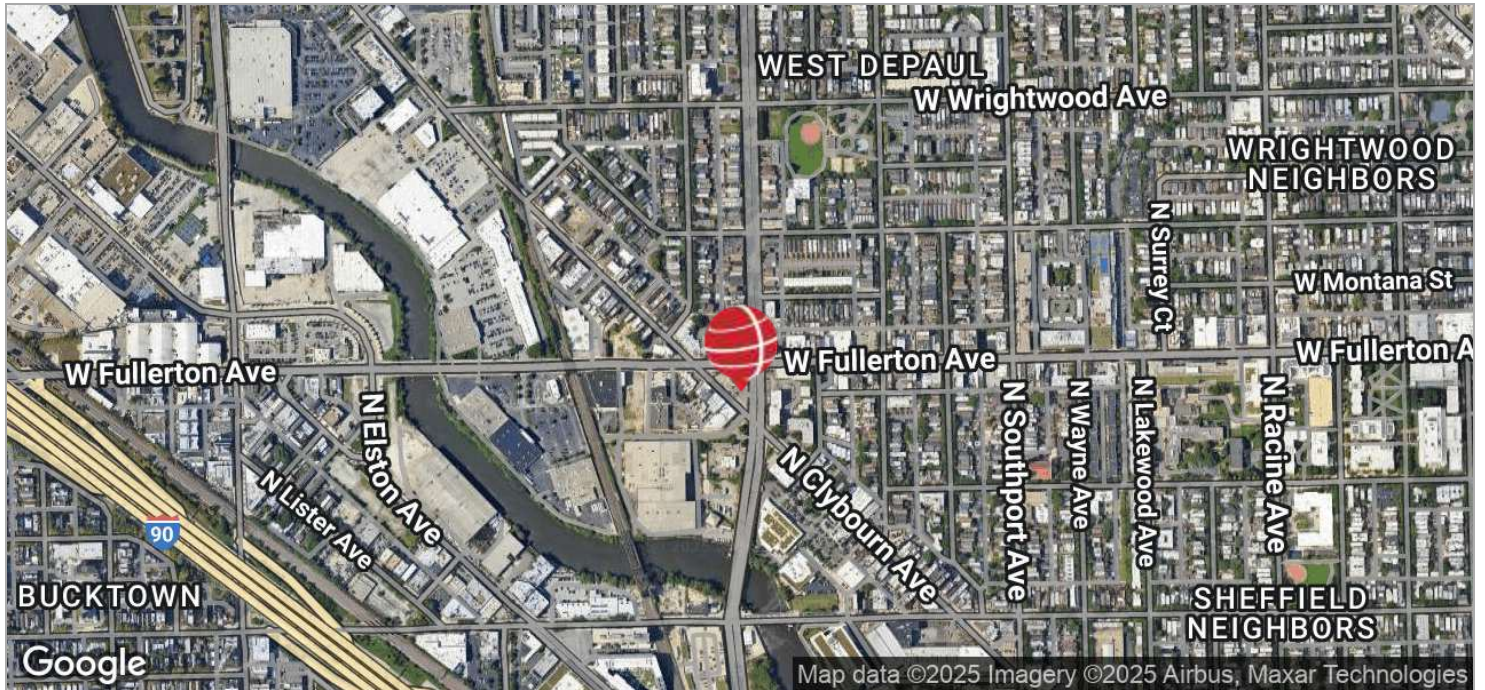
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LOCATION MAPS



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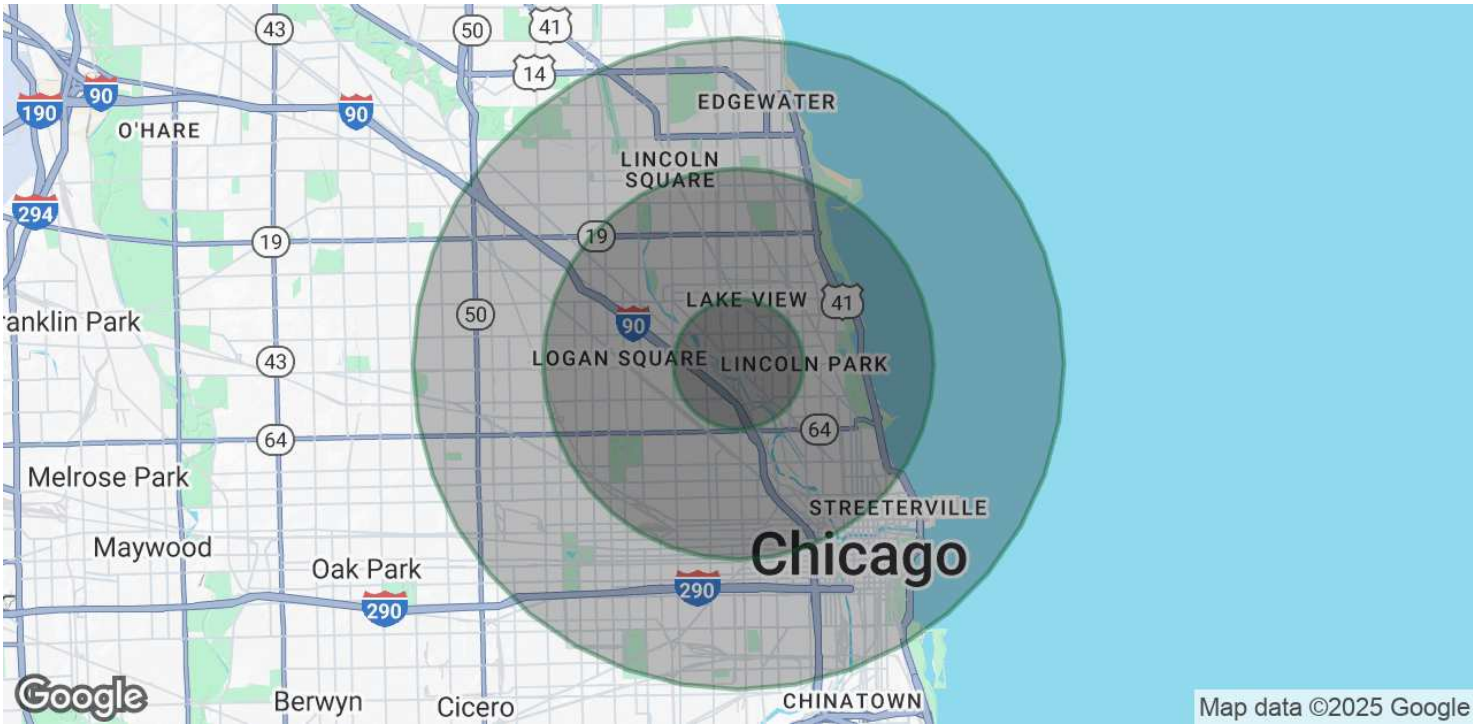
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LEASING 2400 N ASHLAND AVE

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	55,208	547,111	1,052,095
Average Age	34	37	38
Average Age (Male)	34	37	38
Average Age (Female)	34	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	24,112	280,477	507,889
# of Persons per HH	2.3	2	2.1
Average HH Income	\$230,590	\$161,196	\$137,314
Average House Value	\$998,182	\$726,496	\$599,857

Demographics data derived from AlphaMap

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