



LEASE

2827-47 N. Clybourn Avenue Chicago, IL 60618

PRESENTED BY

Adam Napp, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$27/PSF Modified Net
AVAILABLE SF:	750 - 1,970 SF
YEAR BUILT:	2020
ZONING:	B3-2

PROPERTY OVERVIEW

SVN Chicago Commercial is pleased to offer 2827-47 N. Clybourn for LEASE. The subject is a newer Mixed-Use building constructed in 2020 with 32 high-end apartments above ground-floor Retail and Office space. The building presents two leasing opportunities. 2837-39 N. Clybourn are approximately 1,970 SF each and present a rare opportunity to lease nearly column-free space with 24' ceilings and an abundance of natural light. They are in cold grey shell condition and an allowance is available to finish the spaces. Additionally, a mezzanine could be added for more square footage. 2841 N. Clybourn is an approximately 750 SF ground floor Retail/Office space in vanilla-box condition with a fully-built ADA bathroom. All units have newer mechanicals. The building is of high quality, well-maintained, and professionally managed. There is a surface parking lot in the rear of the building. The property is zoned B3-2 and is ideal for many uses. Located near the Clybourn / Diversey / Damen intersection in the West Lakeview neighborhood, it is adjacent to a high-volume Costco and between the Elston and Clybourn Retail corridors. The Clybourn / Diversey / Damen intersection sees 42,250 vpd. Please call the advisor for additional details.

LOCATION OVERVIEW

West Lakeview, Chicago, IL

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS 2827-47 N. Clybourn Avenue

CITY, STATE, ZIP Chicago, IL 60618

PROPERTY HIGHLIGHTS

- Two Leasing Opportunities
- 2837-39 N. Clybourn - Each unit is 1,970 SF Cold Grey Shell with 24' Ceilings
- 2841 N. Clybourn - 750 SF 1st floor RET/OFC in Vanilla Box Condition
- Allowance Available to Finish 2,837 & 2,839 Spaces
- Newer Construction/ Mechanicals (2020)
- 32 High-End Apartments Above
- Surface Parking, Pending Availability
- Abundance of Natural Light
- Ability to Add Mezzanine for Additional Square Footage
- Zoned B3-2
- Near Diversey / Clybourn / Damen Intersection
- Strong Traffic Counts - 42,250 VPD (Intersection)
- West Lakeview Neighborhood
- Adjacent to a High-Volume Costco and the Elston and Clybourn Retail Corridors



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NN	LEASE TERM:	Negotiable
TOTAL SPACE:	750 - 1,970 SF	LEASE RATE:	\$27/PSF

AVAILABLE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

2837 N. Clybourn	Available	1,970 SF	Modified Net	\$27.00 SF/yr	Currently a cold grey shell, the delivery condition can be negotiated. Huge 24' ceilings with minimal columns, and large windows for natural light. A mezzanine can be added for additional square footage. Surface parking is available in the rear of the building.
2839 N. Clybourn	Available	1,970 SF	Modified Net	\$27.00 SF/yr	Currently a cold grey shell, the delivery condition can be negotiated. Huge 24' ceilings with minimal columns, and large windows for natural light. A mezzanine can be added for additional square footage. Surface parking is available in the rear of the building.
2841 N. Clybourn	Available	750 SF	Modified Net	\$27.00 SF/yr	Approximately 750 SF Retail/Office space that is currently in vanilla-box condition with a fully-built ADA bathroom. Newer mechanicals.

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2837-39 - INTERIOR PHOTOS



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2841 - INTERIOR PHOTOS



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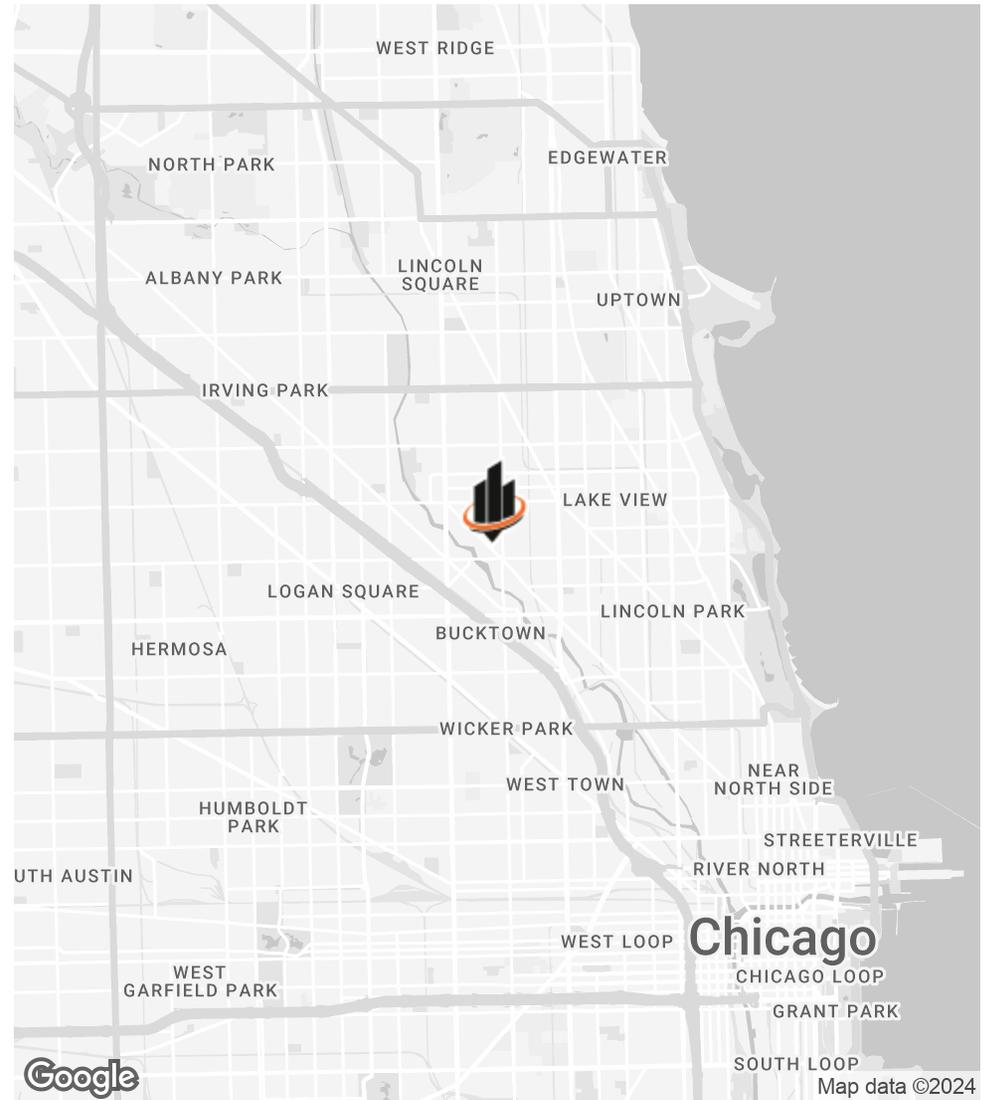
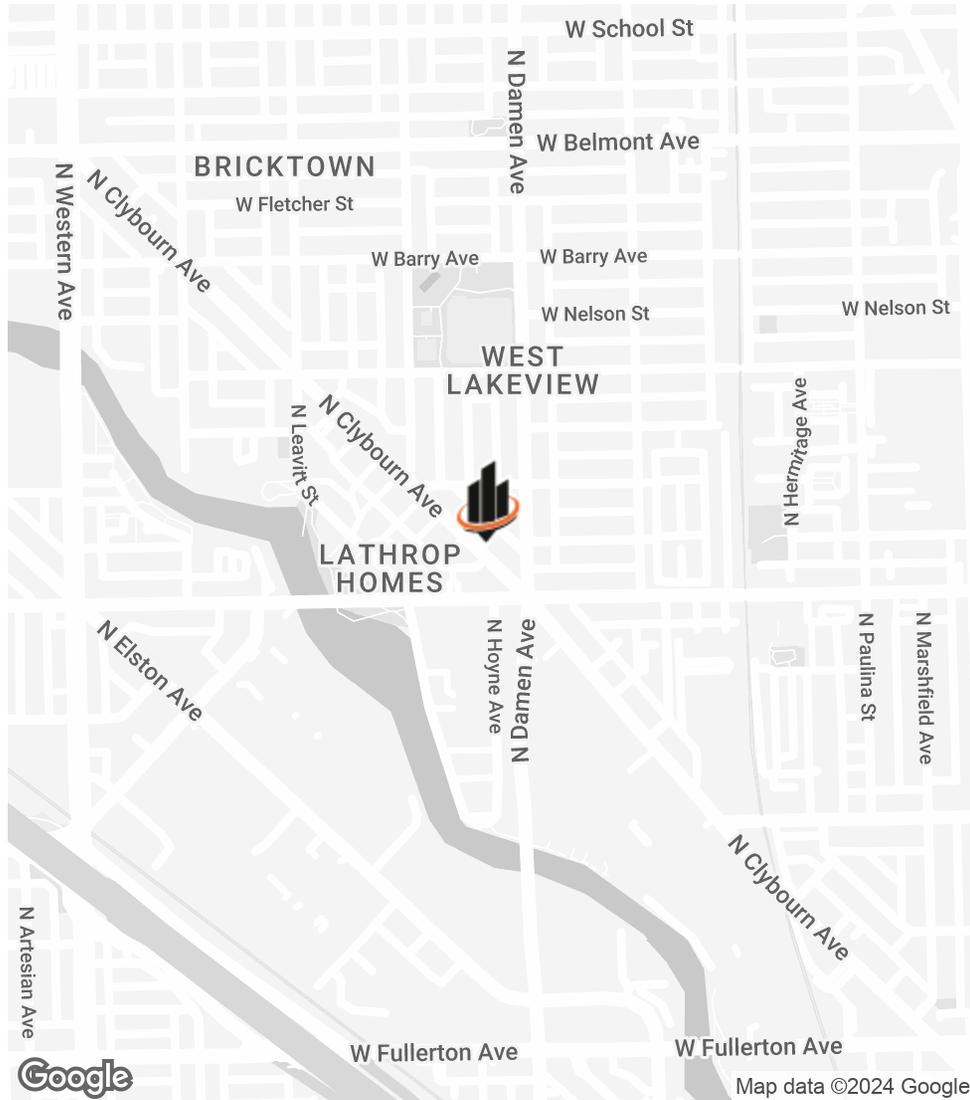
RETAIL AERIAL MAP



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

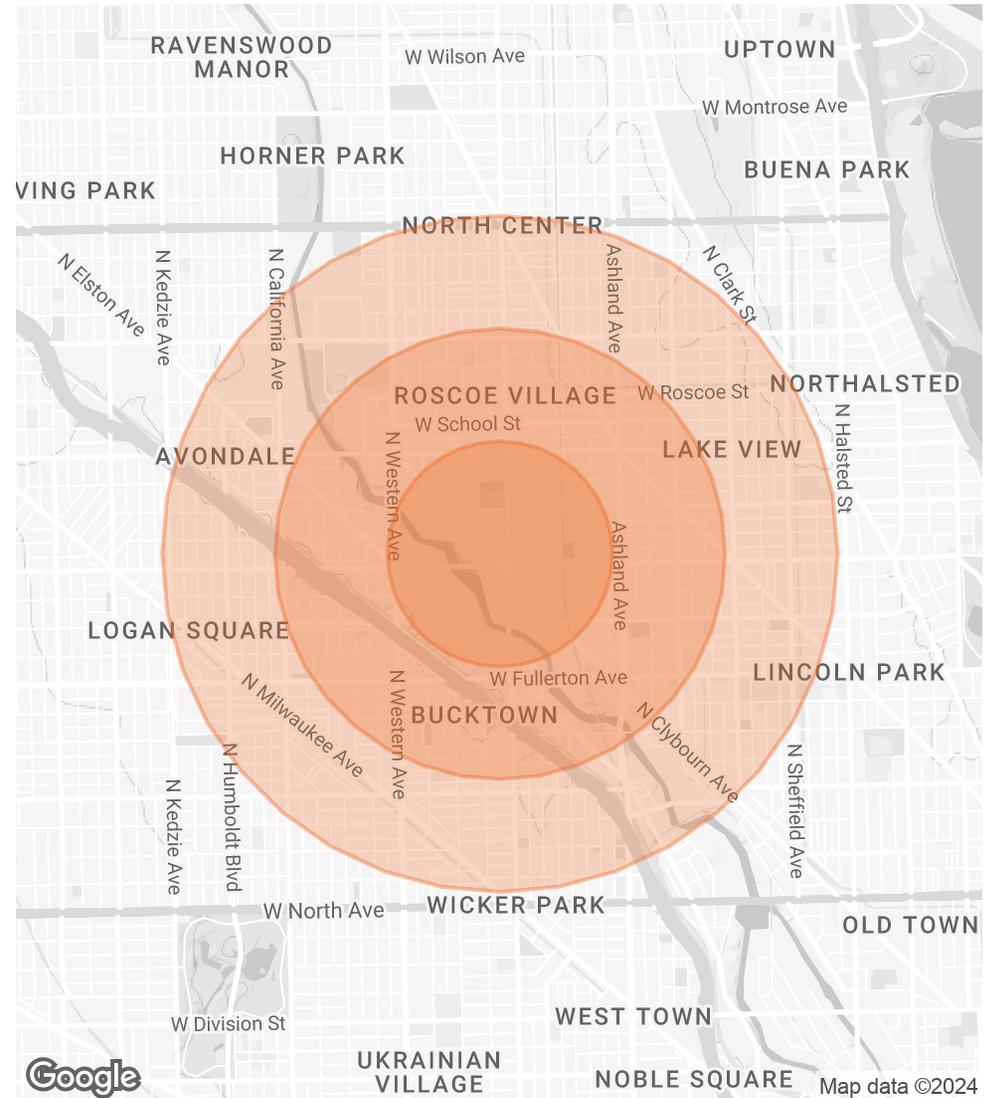
0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	11,131	54,445	136,783
AVERAGE AGE	33.0	32.5	32.2
AVERAGE AGE (MALE)	31.9	32.2	32.2
AVERAGE AGE (FEMALE)	33.8	33.3	32.4

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,307	25,598	63,135
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$187,604	\$176,217	\$165,923
AVERAGE HOUSE VALUE	\$568,266	\$598,438	\$603,992

2020 American Community Survey (ACS)



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