

OPEN LAYOUT OFFICE SPACES AVAILABLE

FOR LEASE

JAMESON.



1200 N. ASHLAND AVE.
CHICAGO, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
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EXECUTIVE SUMMARY



SPACE AVAILABLE

OFFICE SPACE: UP TO 10,460 SF

PARKING

AMPLE ON-SITE

ZONING

C1-3

1ST WARD

ALDERMAN LA SPATA

TAXES & CAM

\$5.26/SF TAX & \$6.19/SF CAM

FOR LEASE

\$25-\$29/SF MODIFIED GROSS

PROPERTY DESCRIPTION

Prime commercial lease opportunity in Wicker Park, Chicago, featuring updated office spaces up to 10,460 SF, offering flexible, amenable office layouts to suit modern business needs. The spaces provide a sleek, adaptable environment with private parking available, restrooms conveniently located on each floor, and a freight elevator for added accessibility. Situated in the heart of Wicker Park, these offices boast excellent visibility, easy access to public transportation, and proximity to top dining, retail, and entertainment options. Ideal for businesses looking to establish or expand in one of Chicago's most dynamic neighborhoods. Schedule a viewing today!

TRANSPORTATION HIGHLIGHTS

Division Station (Blue Line - CTA) *1 min. walk*

Damen Station (Blue Line - CTA) *14 min. walk*

Chicago Avenue Station (Blue Line - CTA) *16 min. walk*

Clybourn Station Commuter Rail - *1.0 mile*

Western Avenue Commuter Rail - *2.1 miles*

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1200 N. ASHLAND AVAILABILITY

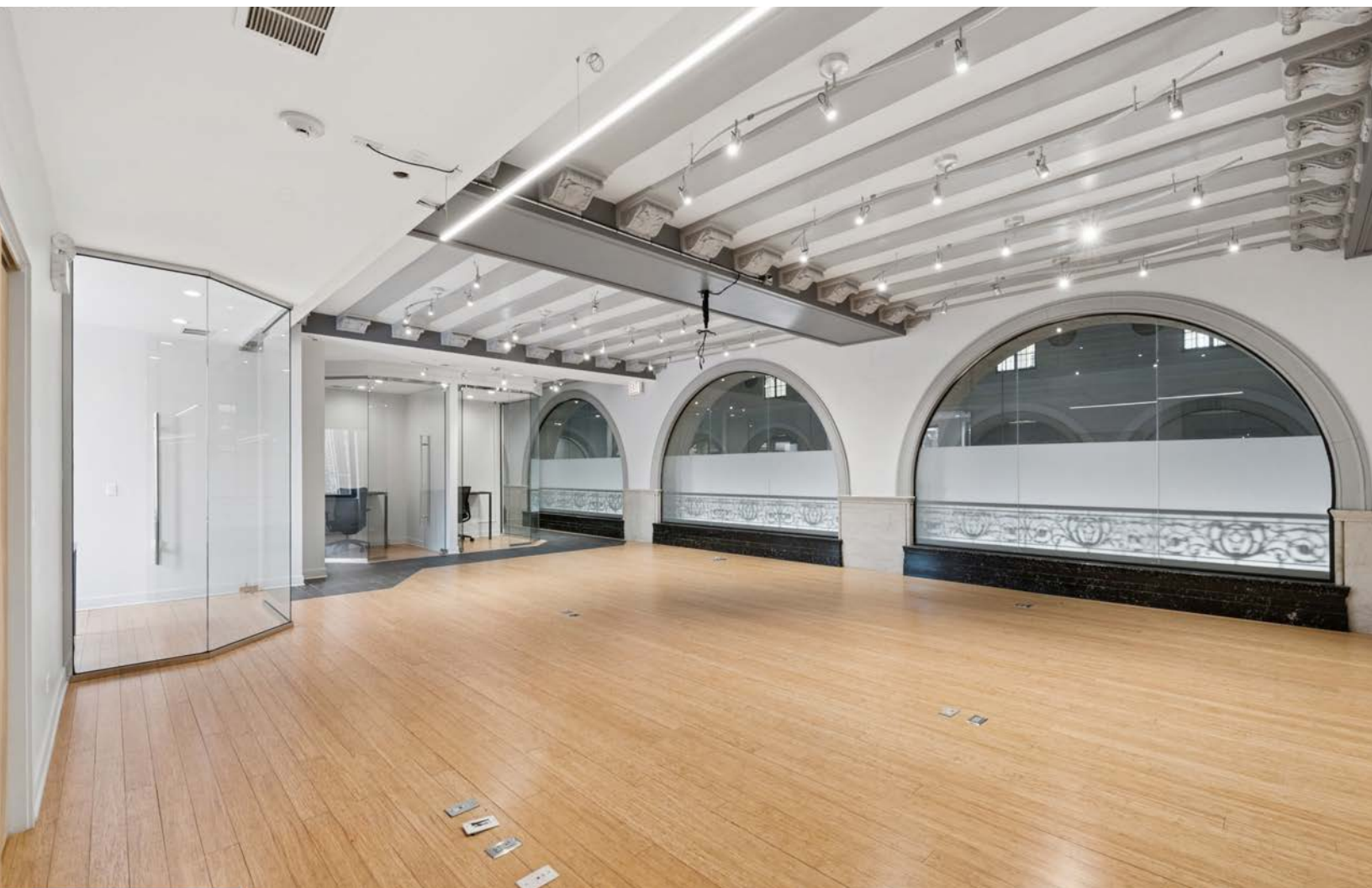
FLOOR	STACKING PLAN	
1	OCCUPIED	
2	OCCUPIED	7,323 SF AVAILABLE
3	OCCUPIED	6,213 SF AVAILABLE
4	10,182 SF AVAILABLE	
5	OCCUPIED	
6	9,481 SF AVAILABLE (SEPT 1)	





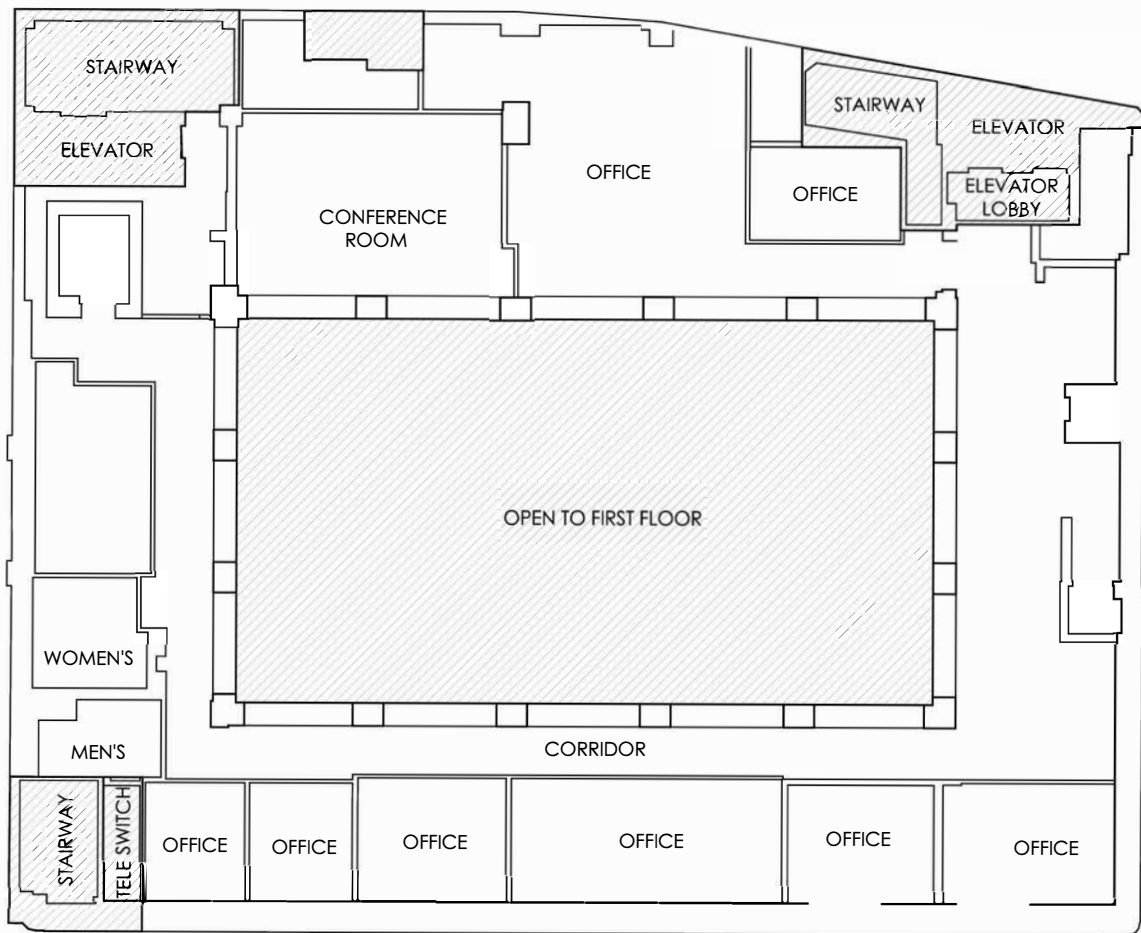






2ND FLOOR PLAN

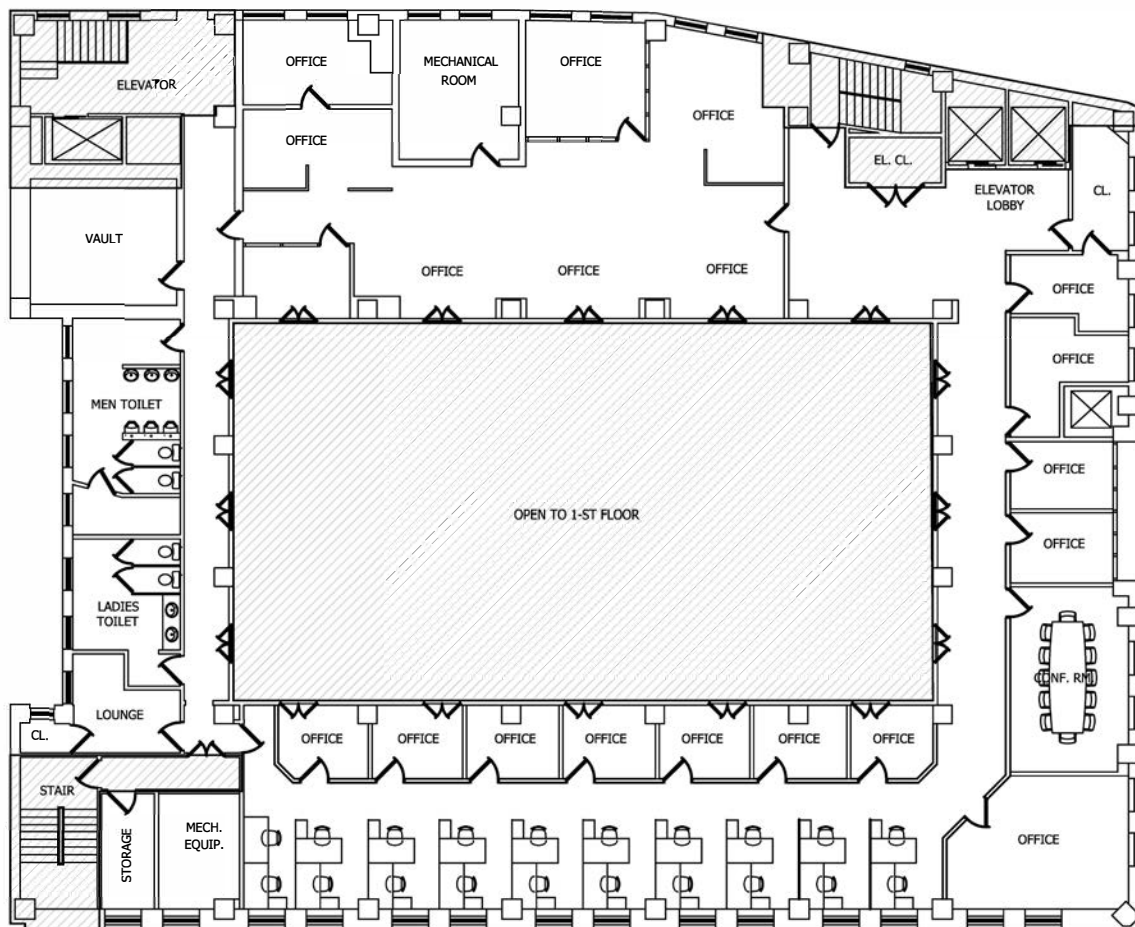
1200 N. ASHLAND AVENUE
CHICAGO



3RD FLOOR PLAN

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CHICAGO

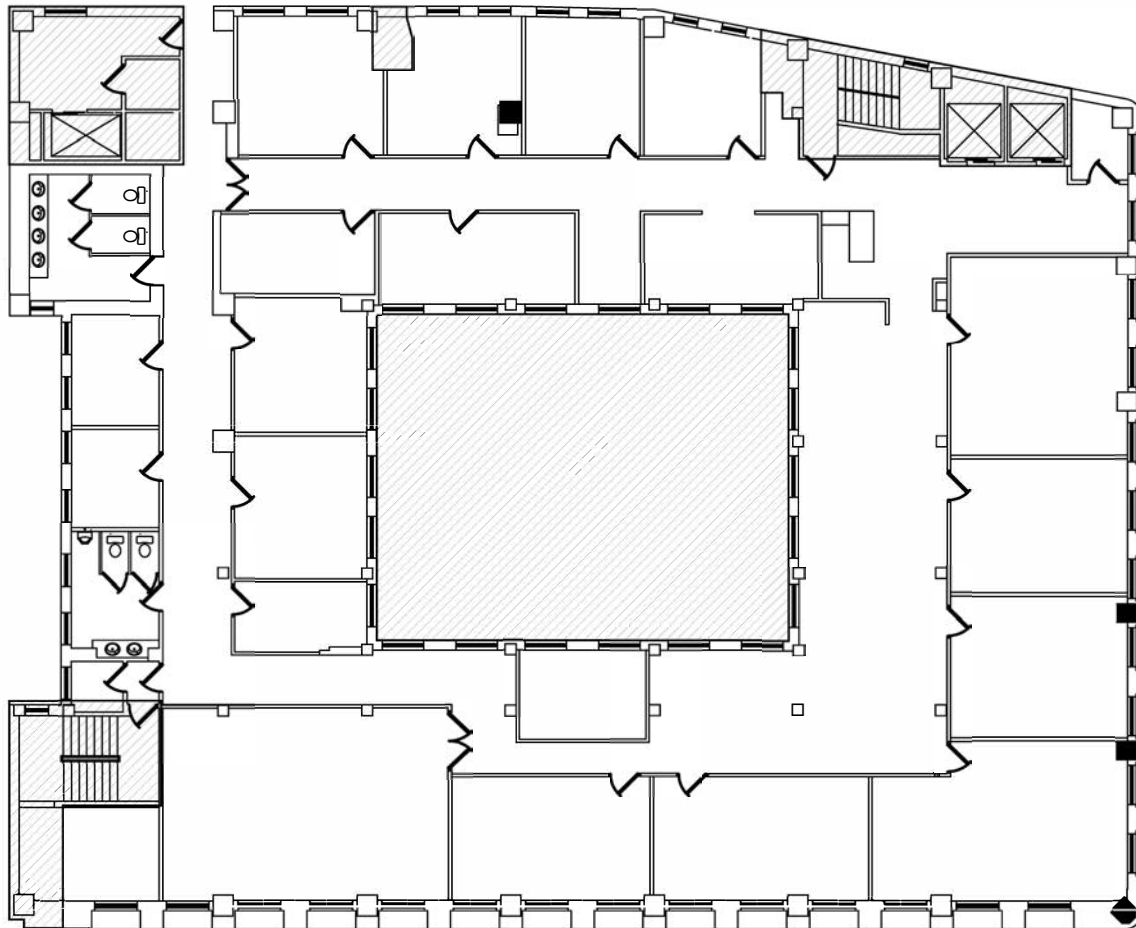


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4TH FLOOR PLAN

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POINTS OF INTEREST

RESTAURANTS

DELL' ROOSTER RESTAURANT
THE PERCH KITCHEN & TAP
FORBIDDEN ROOT BREWERY
ELIA CHICAGO
CHEBA HUT SANDWICHES
WENDY'S
NEW CHINA
CHOPPER'S
FRY THE COOP
URBANBELLY

BARS

LOTTIE'S PUB
MAC'S WOOD GRILLED

SHOPPING

TARGET
JEWEL-OSCO
URBAN OUTFITTERS
RAGSTOCK
MARIANO'S
ABERCROMBIE
CARHARTT
SUPREME
HALF EVIL - 333
BARNES & NOBLE

SCHOOLS

NEAR NORTH MONTESSORI

FINANCIAL

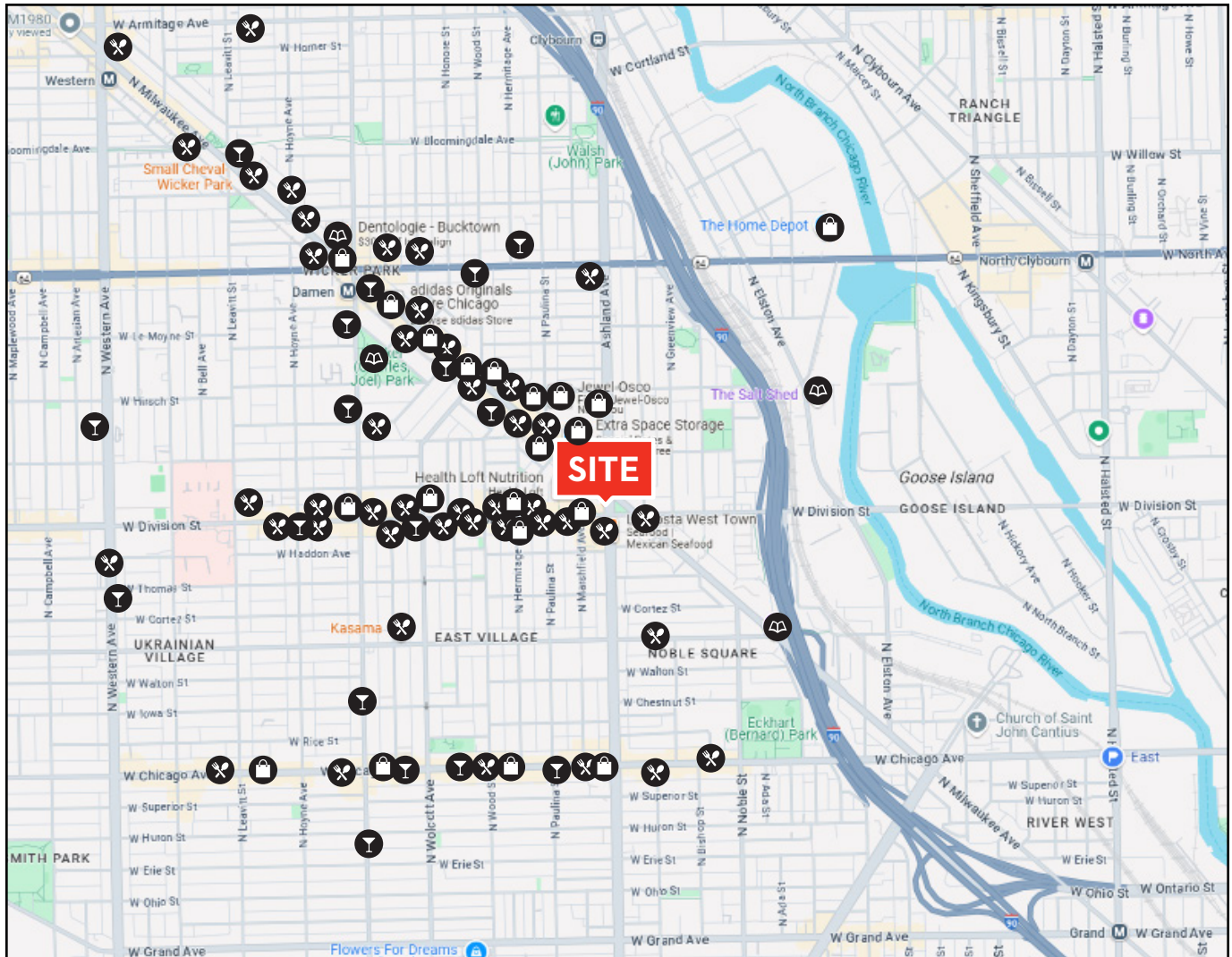
PNC BANK
BYLINE BANK

COFFEE

WORMHOLE COFFEE
BRU CHICAGO
PHILZ

ENTERTAINMENT

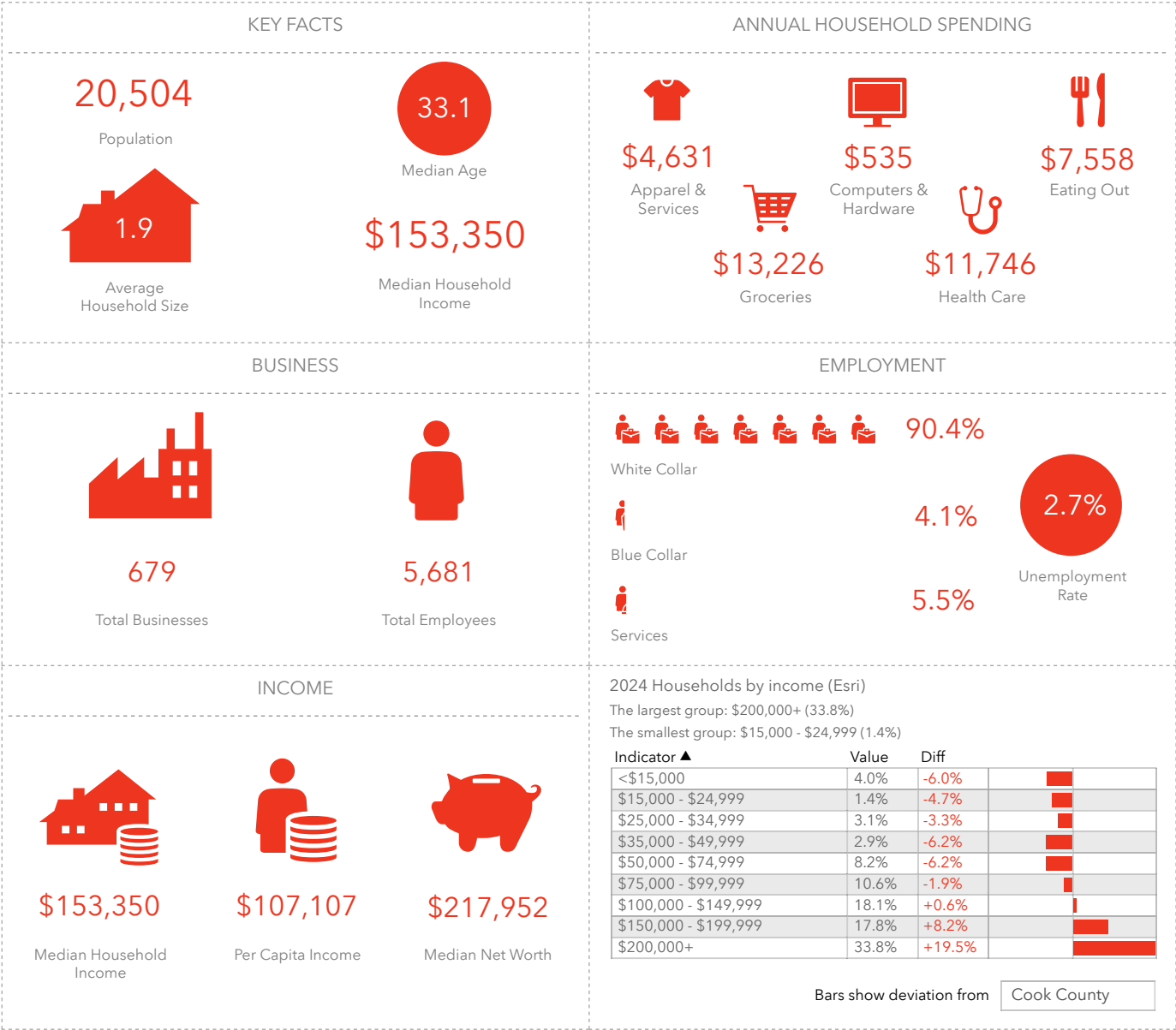
THE SALT SHED
WICKER PARK
606 TRAIL



DEMOGRAPHIC INSIGHTS

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