

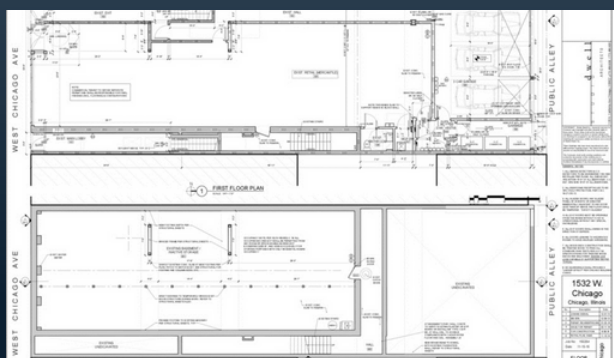


QUADREL  
COMMERCIAL

FOR LEASE | RETAIL SPACE

# 1532 W. CHICAGO AVE

2,300 SQUARE FEET  
AVAILABLE IMMEDIATELY



## PROPERTY DESCRIPTION

Prime retail space of 2,300 square feet is now available for lease in the highly desirable West Town neighborhood. This expansive, open area boasts 13-foot ceilings and includes a 3-car garage, a private basement for extra storage, and updated MEP systems. With large front windows offering excellent visibility, this space is ideal for showcasing your business and accommodating a variety of uses.

## LEASING OVERVIEW

- Zoning: B3-3
- Net Rental Rate: \$22 NNN
- Square Footage: 2,300 SF
- Parking: 3 Garage Spaces Available

## AREA HIGHLIGHTS

- Public Transportation
- Newly developed residential buildings
- Heavy foot traffic on Chicago Ave

## AREA TENANTS

- Braseo Chicago
- Opart Thai House
- Provare Chicago
- Beatnik West Town
- West Town Bakery
- Barcocina

LEASE RATE

**\$22.00 PSF**

📍 1532 W. Chicago Ave

## PROPERTY HIGHLIGHTS

- 600 AMP Service
- Vanilla box condition, ready for occupancy
- Tenant Improvement Allowance Available\*
- Fully improved mechanical, electrical, and plumbing systems
- Dry basement for additional storage, free of charge
- Signage opportunities available
- Significant ceiling heights

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