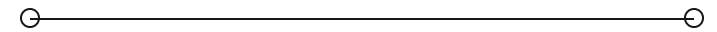


**LEASE**

**Creative Space Ideal for  
Wellness, Fitness, Art  
Showroom,  
Office/Warehouse**

**2006 W CHICAGO AVE**

Chicago, IL 60622

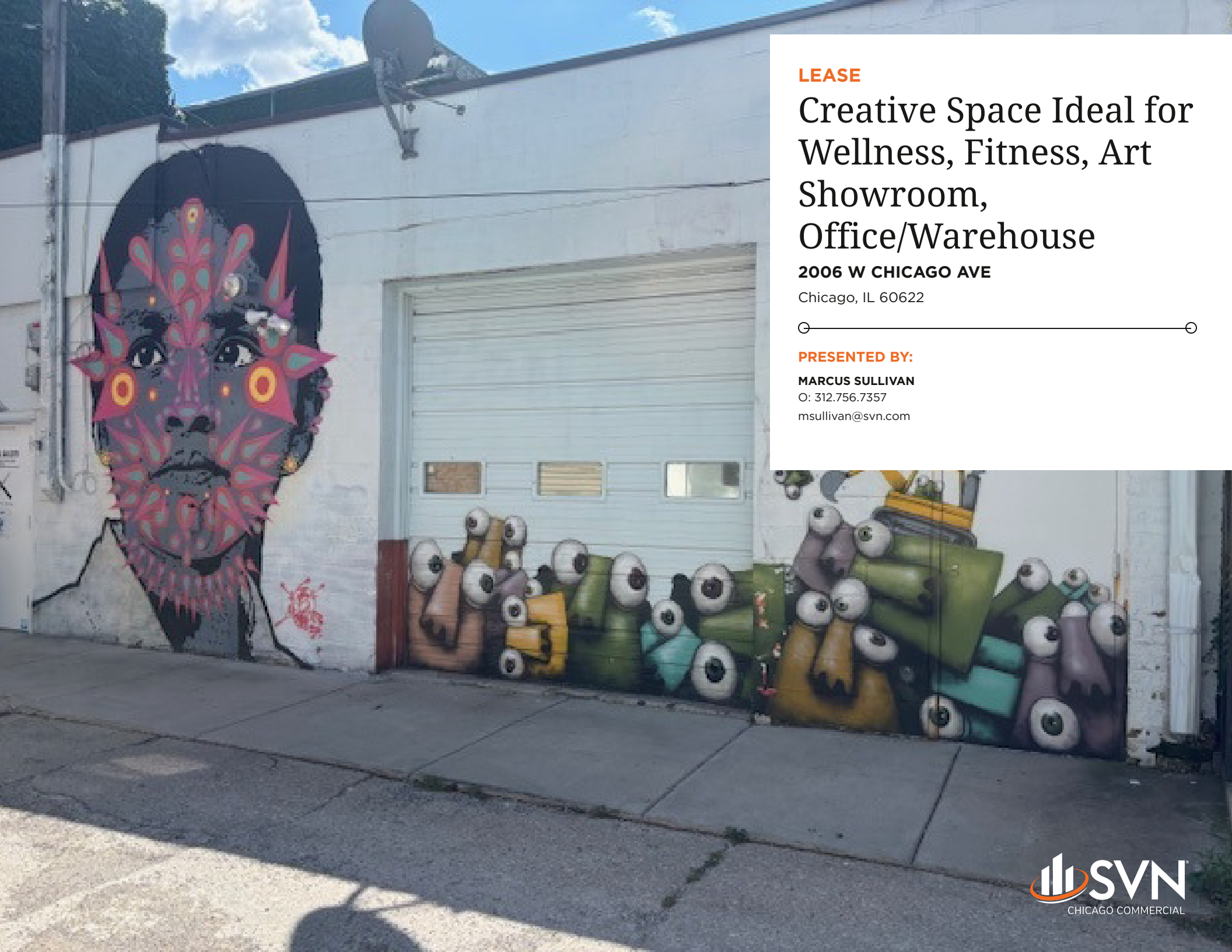


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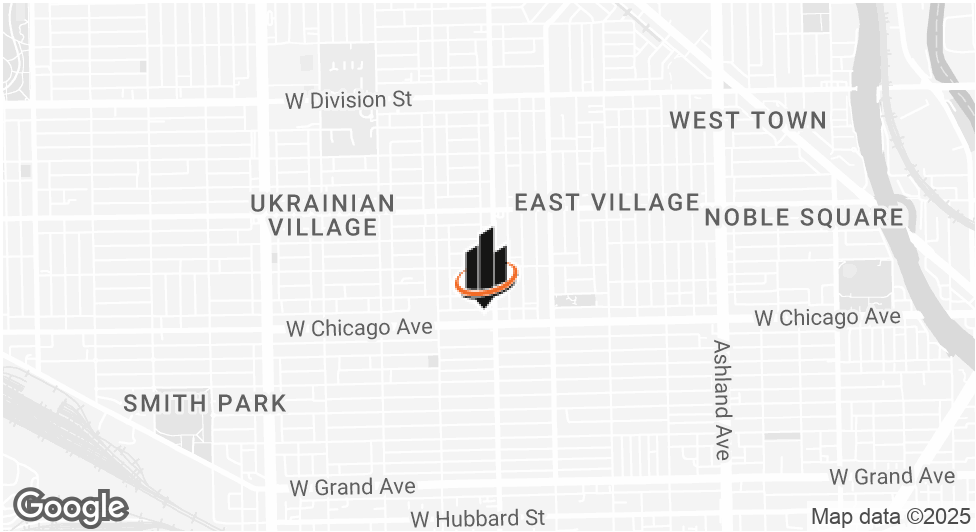
**MARCUS SULLIVAN**

O: 312.756.7357

msullivan@svn.com



EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$2,950.00SF/month (MG)
BUILDING SIZE:	7,673 SF
AVAILABLE SF:	1,815 SF
LOT SIZE:	Retail
NUMBER OF UNITS:	1
YEAR BUILT:	1917
ZONING:	B3-2
MARKET:	Chicago

PROPERTY HIGHLIGHTS

- 1,815 SF flexible layout with great natural light
- Roll-up doors for indoor/outdoor access and ventilation
- Full bathroom + kitchenette for comfort and functionality
- Off-street front entrance and secure alley access
- Ideal for artists, trainers, designers, or unique office users
- Located in a vibrant, walkable section of West Town with strong foot traffic and neighborhood appeal
- Available 11/1/2025

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## PROPERTY DESCRIPTION



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## PROPERTY DESCRIPTION

Now available for lease: a versatile 1,815-square-foot space in the heart of West Town/Ukrainian Village, perfectly suited for a wide range of creative or professional uses—from art studios and galleries to boutique fitness concepts, specialty retail, or unique office and storage.

This thoughtfully demised unit offers a flexible layout across three distinct rooms, including:

A large open space with roll-up garage doors, ideal for exhibitions, workouts, or collaborative work:

A private back room, perfect for office use:

Additional features include a full bathroom, kitchen and rare alley access—providing added convenience for deliveries, clients, or private entry. The previous use as an art studio and gallery makes this space especially appealing to creative users, but the configuration and amenities allow for a variety of business types.

## LOCATION DESCRIPTION

Discover an inspiring retail opportunity in the heart of West Town/Ukrainian Village, one of Chicago's most dynamic and creative neighborhoods. Situated near the intersection of Chicago Avenue and Damen Avenue, this spacious, street-level space is perfectly suited for a variety of boutique fitness studio, wellness concept, or art showroom.

With its rich blend of culture, creativity, and community, West Town/Ukrainian Village attracts a diverse, design-conscious, and wellness-oriented demographic. The area is home to acclaimed art galleries, stylish retail boutiques, holistic health businesses, and some of Chicago's most forward-thinking residents. This intersection offers exceptional visibility, constant foot traffic, and a magnetic local vibe that supports both lifestyle and experiential brands.



## SPACE PHOTOS



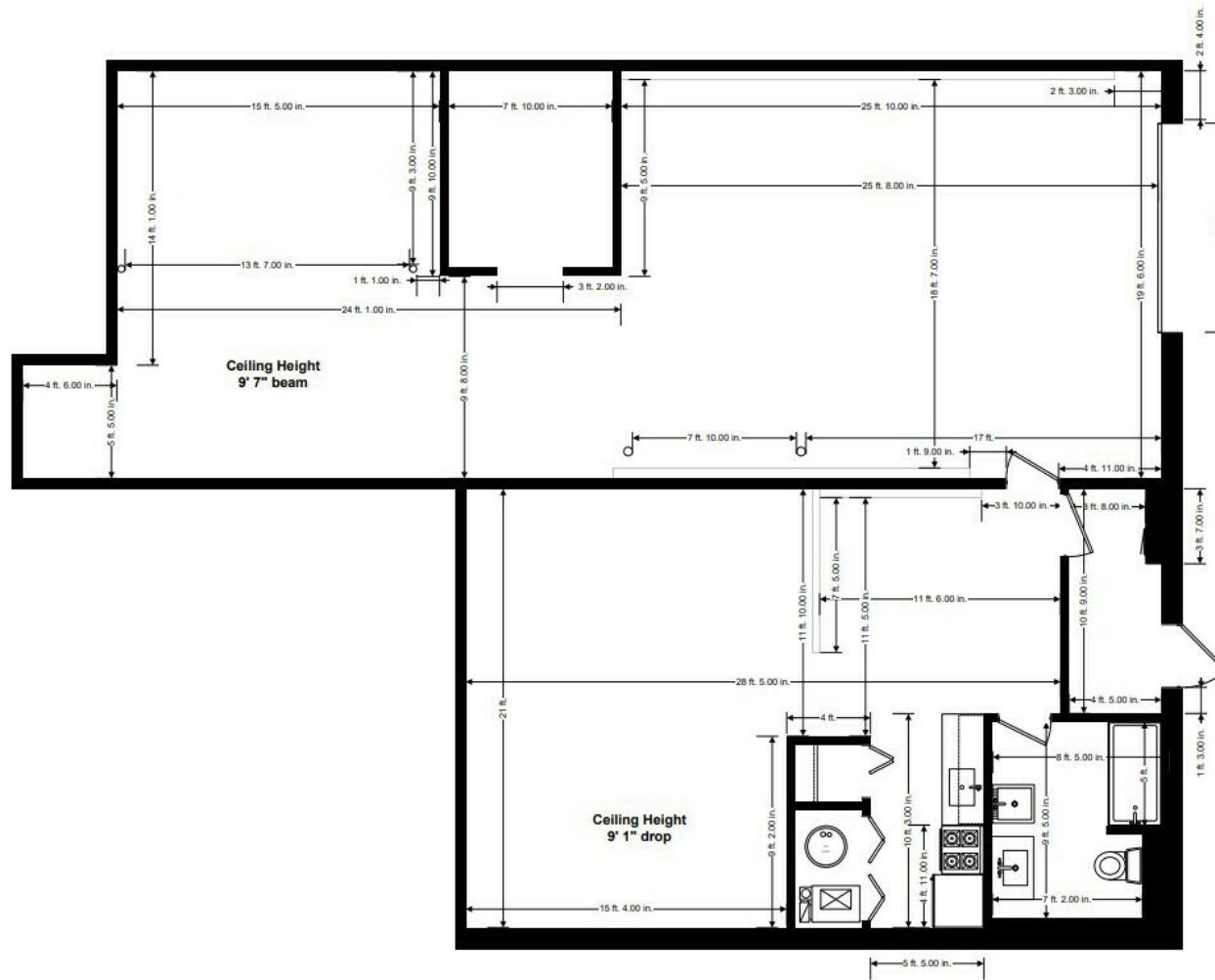
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**CREATIVE RETAIL SPACE FOR LEASE AT CHICAGO & DAMEN — IDEAL FOR WELLNESS, FITNESS, OR ART SHOWROOM** | 2006 W Chicago Ave Chicago, IL 60622

# INTERIOR FLOOR PLAN

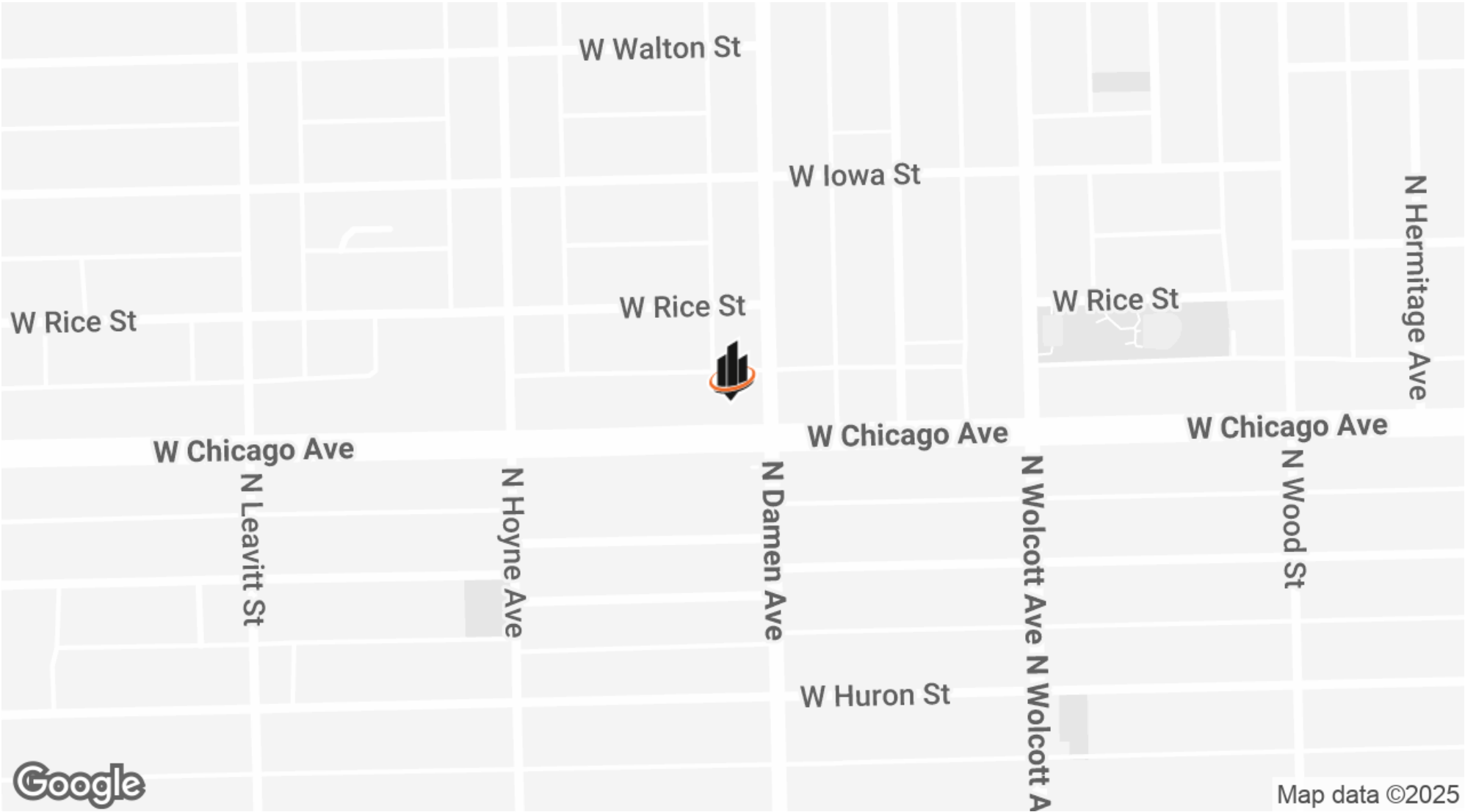


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LOCATION MAP



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## DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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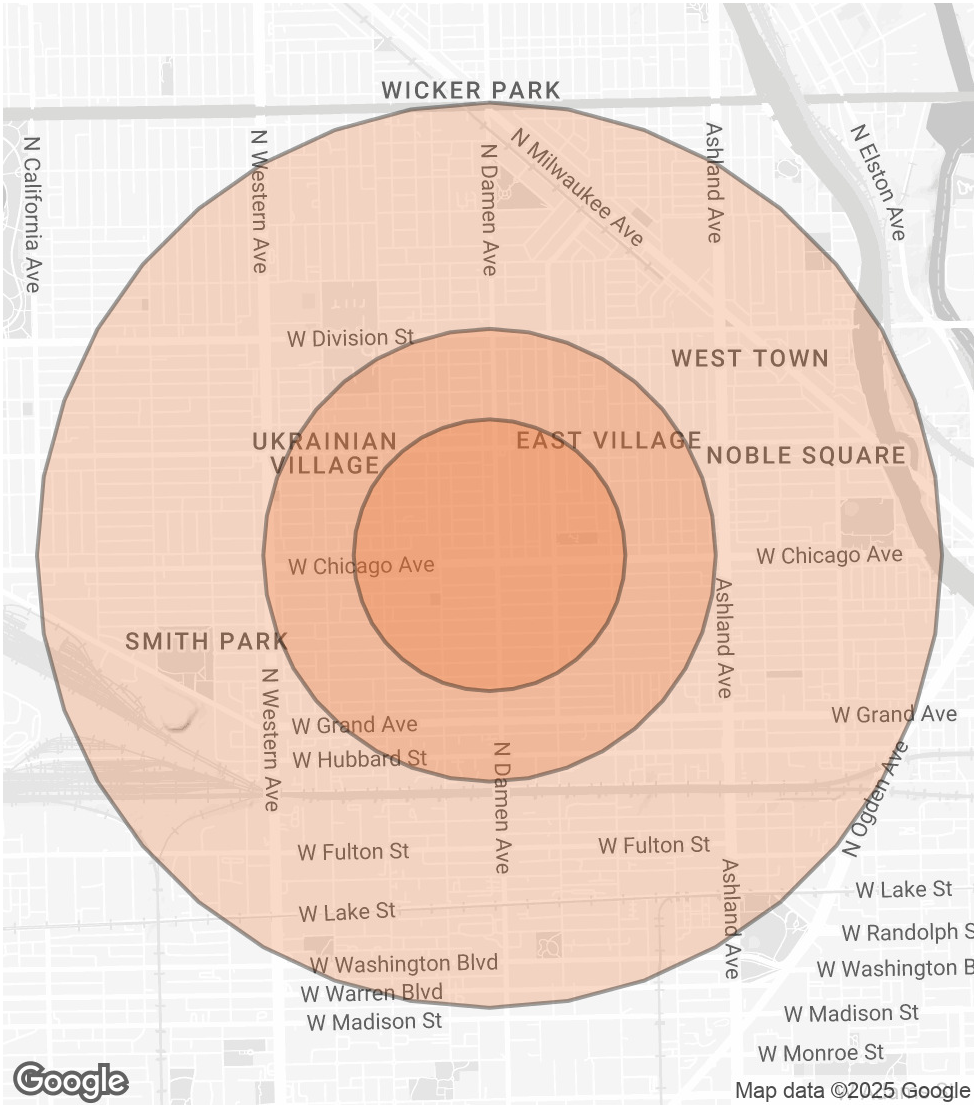


# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,756	18,513	61,339
AVERAGE AGE	35	36	36
AVERAGE AGE (MALE)	35	36	36
AVERAGE AGE (FEMALE)	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	3,741	8,987	30,174
# OF PERSONS PER HH	2.1	2.1	2
AVERAGE HH INCOME	\$179,812	\$178,234	\$164,411
AVERAGE HOUSE VALUE	\$767,712	\$756,217	\$709,811

Demographics data derived from AlphaMap



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