

### Offering Summary

Lease Rate:	Negotiable
Lease Type	Modified Gross
Available Second Floor SF:	2,900 SF
Building Size	24,314 SF
Year Built:	1895
Renovated:	2019
Zoning:	M1-2
Submarket:	Lincoln Park

### Property Overview

2,900 SF of built out office space for lease at the loft office building along the Clybourn Avenue commercial corridor, just north of Racine Avenue, in Chicago's affluent Lincoln Park neighborhood. The building is conveniently located approx 1/2 mile from the Clybourn "L" Station and approx one (1) mile from Interstate 94. Located directly across the street is a multi-tenant center featuring retailers Petco, Chipotle, and Noodles & Co, among others. Other neighboring retailers include Best Buy, Bed, Bath, & Beyond, Jimmy Johns, Potbelly, Buffalo Wild Wings, Whole Foods, Mariano's, Trader Joe's, Home Goods, The Home Depot, Buy Buy Baby, Walter E. Smith, Arhaus, Just Food For Dogs, Binny's, CVS, Starbucks, Dunkin', Ulta Beauty, and Pottery Barn, among many others.

### Property Highlights

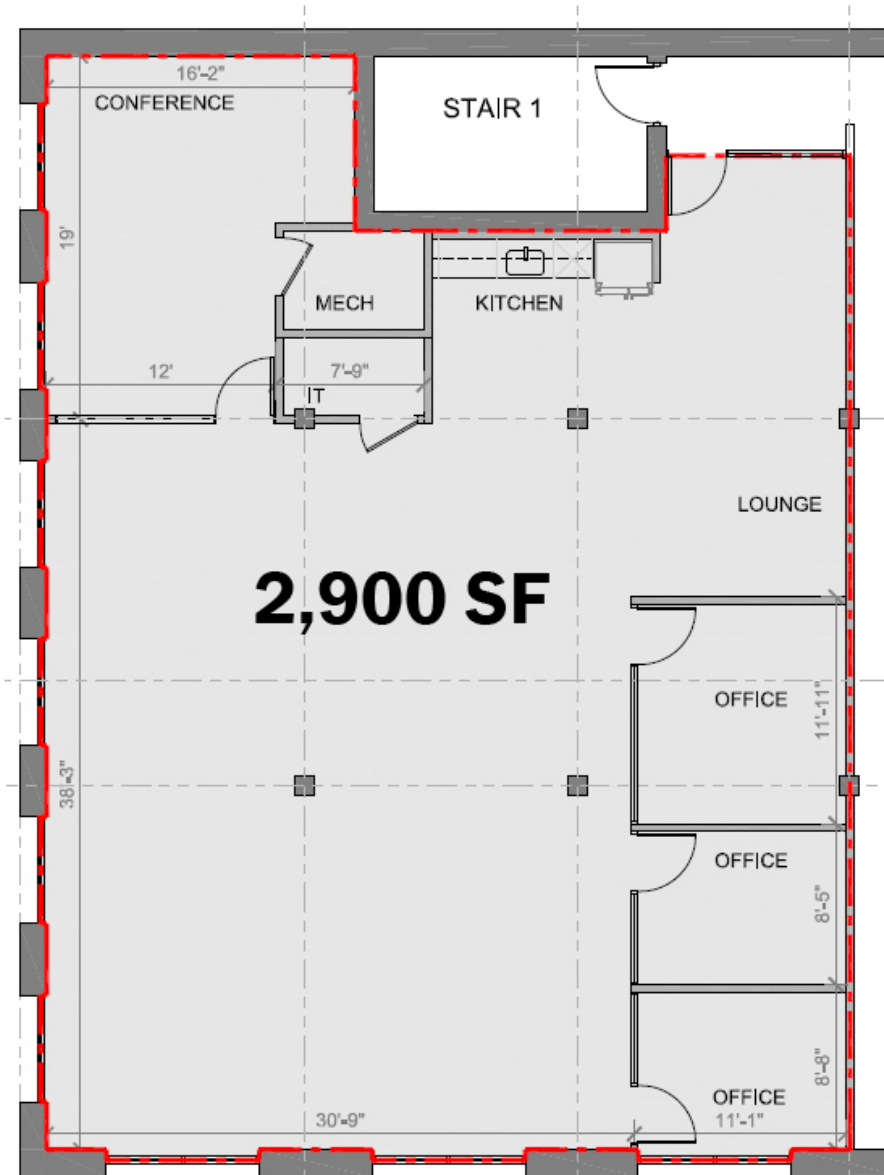
- Located in the heart of the Clybourn commercial corridor in the highly sought after Lincoln Park neighborhood
- Surrounded by national retailers and restaurants including Petco, Chipotle, and Noodles & Co directly across the street
- Walking distance to the "L" along with numerous restaurant / food users, many of which are within 1/2 mile

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com



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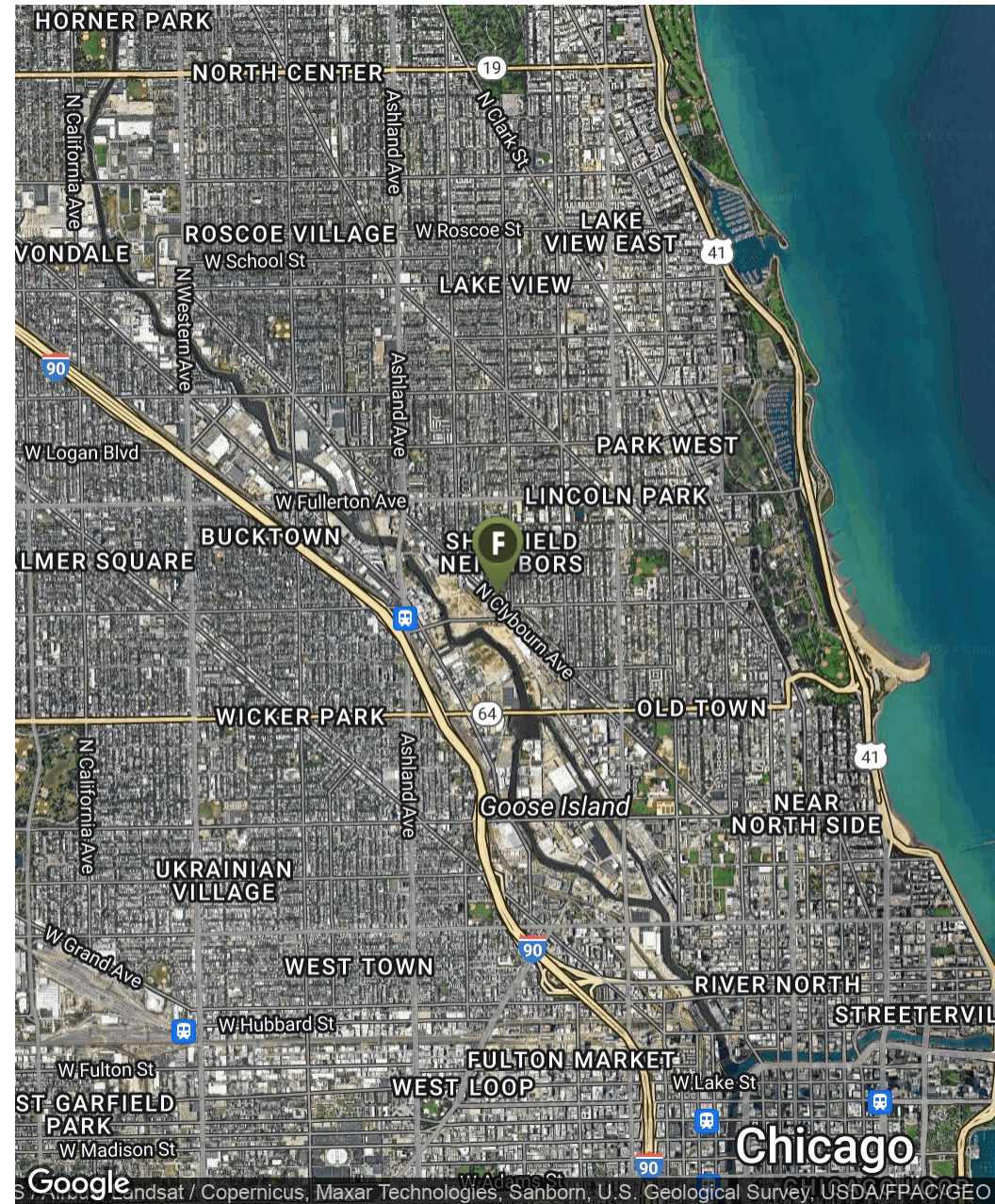
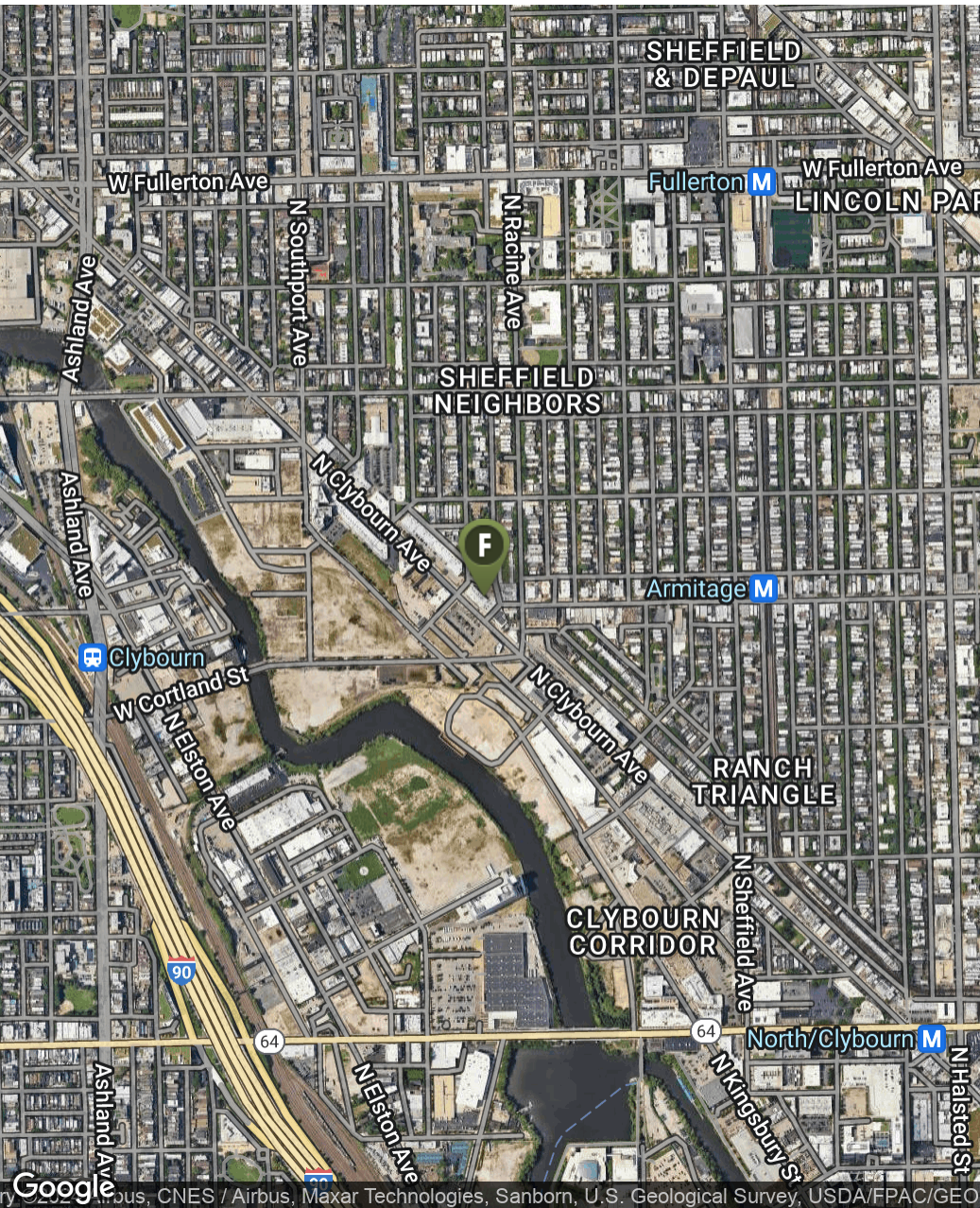
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# FOR LEASE | 2001 N CLYBOURN AVE

LOCATION MAP



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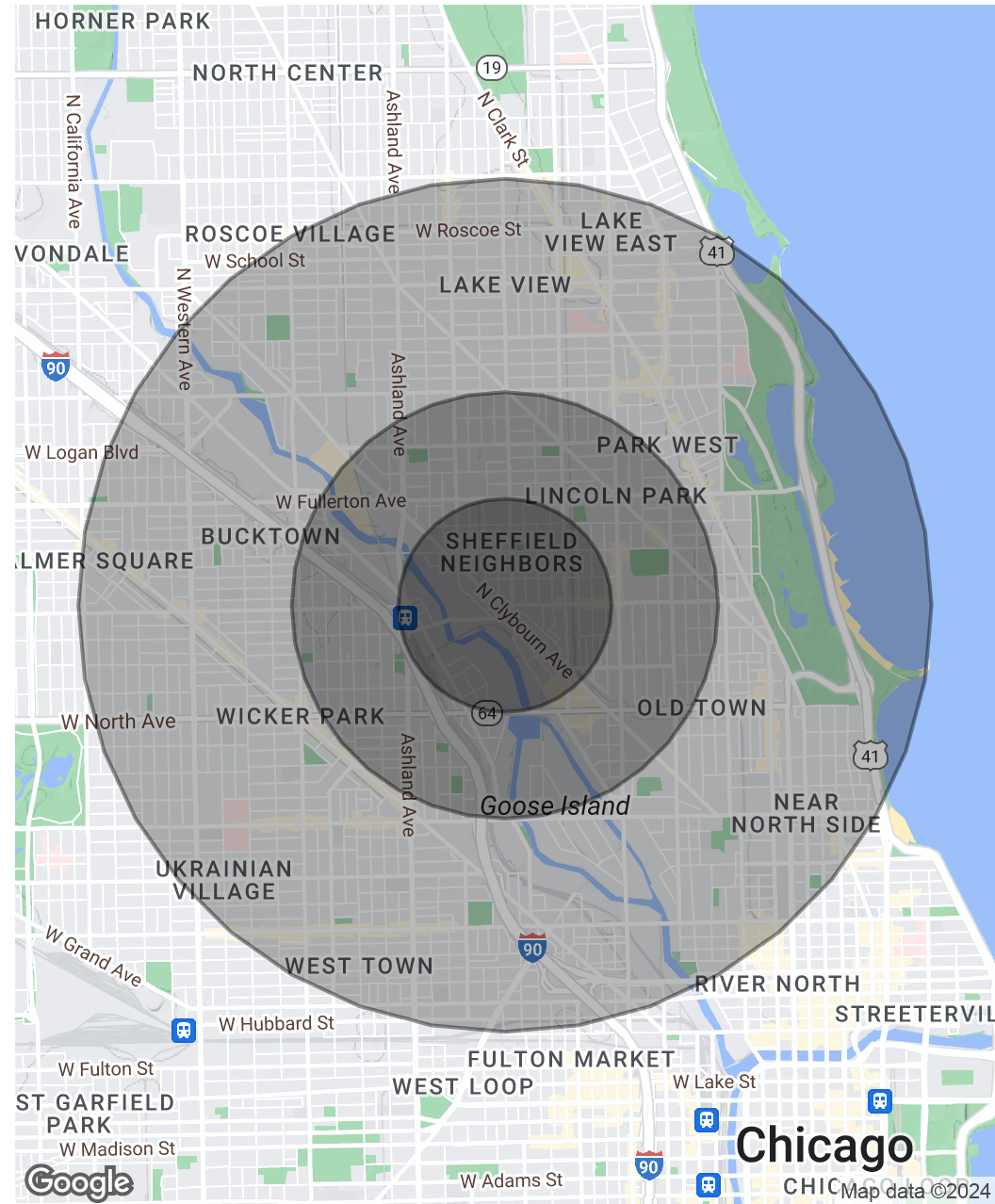
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## DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	2 Miles
Total Population	11,796	55,541	278,754
Average Age	27.5	31.1	33.1
Average Age (Male)	28.0	31.2	33.3
Average Age (Female)	27.4	31.4	33.2

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	4,316	25,161	152,153
# of Persons per HH	2.7	2.2	1.8
Average HH Income	\$214,325	\$192,793	\$149,052
Average House Value	\$807,211	\$702,140	\$521,347

\* Demographic data derived from 2020 ACS - US Census



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