



COMMERCIAL®

FOR LEASE

6420 N. CALIFORNIA AVE. CHICAGO



OFFCIE SPACE

LISTING PRICE: **\$20.00 SQ. FT.**

C E N
T U R
Y 2 1

Presented by

MARK AHMAD

CENTURY 21 Circle

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www.chicagorealestatemarkets.com

THE REAL ESTATE BROKER WITH MARKET KNOWLEDGE EVERYWHERE

The above information deemed reliable but not guarantee. Listing office & listing broker are not liable for any incorrect information.

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SPACE/LOCATION DESCRIPTION

- The World district of Devon Ave. at California Ave.
- Office center building featuring 3-Levels of multiple professional space with an Elevator.
- Fantastic location at California Ave. and Devon Ave. local business district with commercial buildings, foot traffic, offices, services, retail, and professional uses.
- Availability ranges from 400 Sq. ft. to 4,600 Sq. ft. of space suitable for all professionals of doctors, physical therapist, attorney, mortgage, architects, dentist, day care, and many others.
- Approximately 30 parking spaces on the side and in the rear of building.
- Recent building IMPROVMENTS throughout.
- Dense of commercial and residential neighborhood.
- Walking distance to shops, restaurants, and retailers.
- Parking in the rear and side of the building.
- The area has a strong pedestrian presence with groceries, bakeries, and clothing shops.
- The area is served by Chicago bus routes, including the 155 Devon route running along Devon Ave, connecting to other north-side transit and neighborhoods.
- Short distance to commute to downtown Chicago and O'Hare Airport.
- A new Metra station (Peterson/Ridge) on the Union Pacific North line less than 2-miles at 1780 W. Peterson Ave.



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ACHIEVEMENTS + AWARDS

2005-2024 Chicago Association of REALTORS Top 5% Producer

2015-2025 Century 21 Chicago Land Top Producer

2012-2014, 2023, 2024, and 2025 Century 21 Chicago Land Region Top Producer

2005-2011 Coldwell Banker Top Producer

2010 Chicago Association of REALTORS Top Commercial Producer

CONSISTENTLY IN YOUR NEIGHBORHOOD MARKET PROVIDING THE FINEST SERVICE

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