



Exceptional retail/office space available for lease in Edgewater. Perfectly positioned in a prominent single-story mini-mall adjacent to the Park Tower high-rise building (one of Chicago's premier condo residences boasting 744 units, 24-hour security and robust amenities). This high visibility location, anchored by *Lettuce Entertain You*, is ideal for a professional office, law office, accounting firm, medical office, insurance agency, showroom or storage solutions.

**SPACE SIZE:** ±5,000 SF  
**LEASE PRICE:** \$16 PSF  
**LEASE TYPE:** Modified Gross

### Location Highlights:

- Express Bus at your door and the Berywn Ave. Red Line L-Stop just steps away (7-minute walk)
- Garage parking available for a fee
- Direct access to Lake Shore Drive, beaches, and the 18 mile Lakefront Trail
- Steps to shopping and dining at Edgewater, Bryn Mawr, and Andersonville
- Mariano's on Foster is just a short walk away



Connected  
with Park  
Tower—a 744  
Unit High Rise



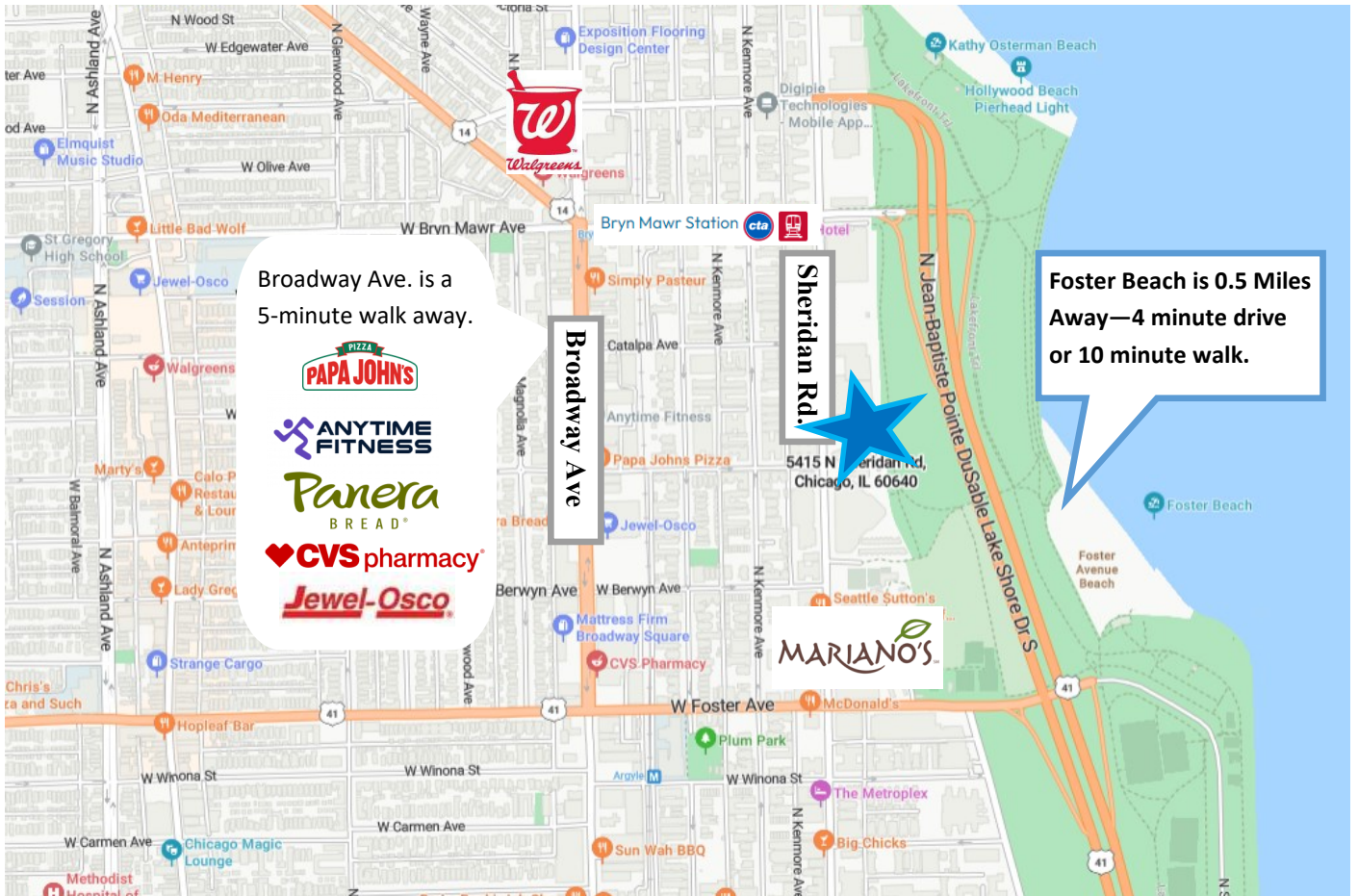
**MJ WEINBERGER**

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**STRAUSS REALTY, LTD.**  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

### MAP



### DEMOGRAPHICS

2023 Estimates via Costar Research

	1 mile	3 miles
Population	66,569	387,597
Households	37,561	186,729
Average Household Size	1.70	2.00
Average Age	42	38
Median Household Income	\$59,870	\$72,025



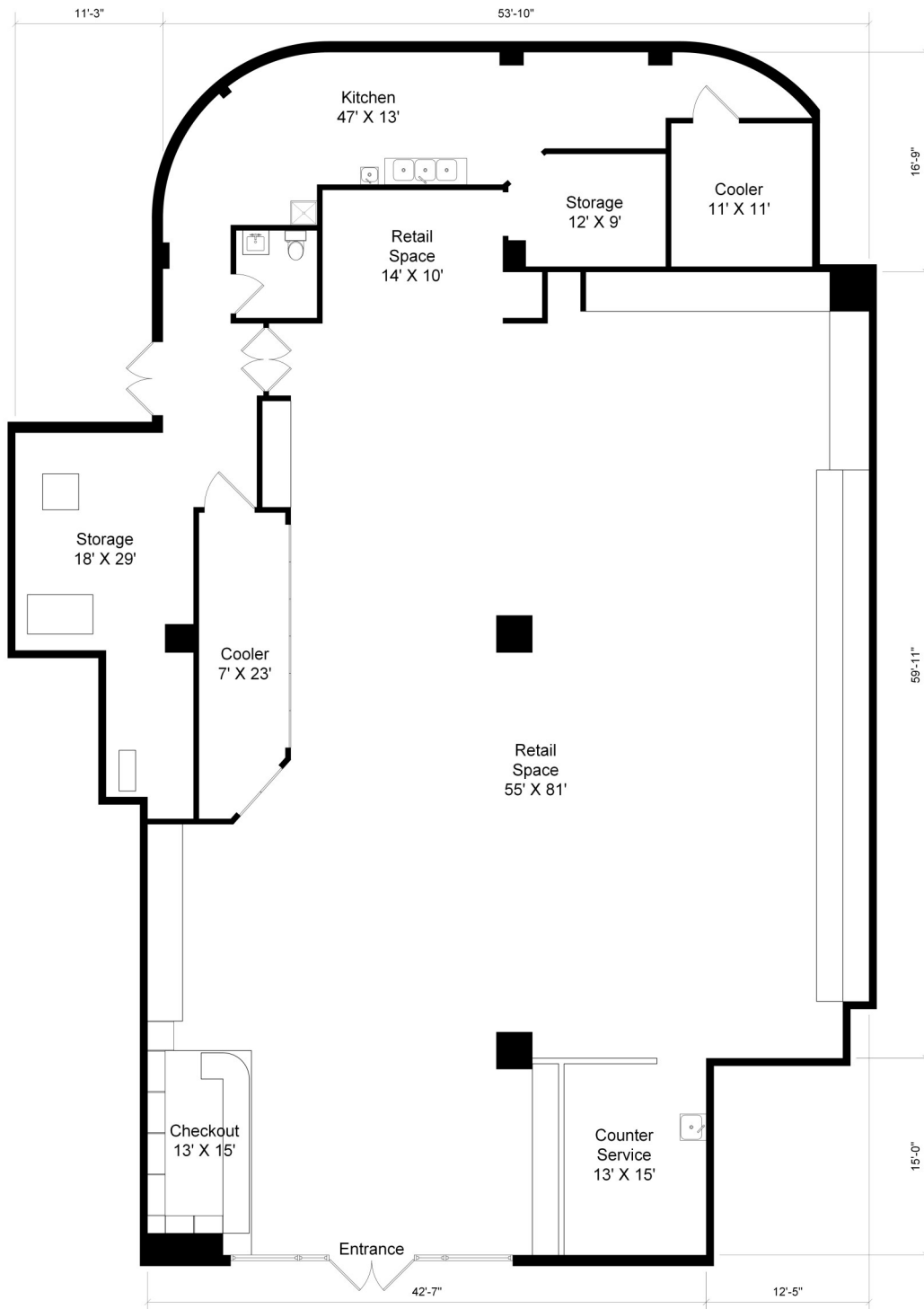
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## FLOOR PLAN



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