

FOR LEASE

AUTOMOTIVE / FLEX / OFFICE BUILDINGS

\$16/SF NNN | 15,900 SF across 3 contiguous buildings

3632 N Cicero Ave, Chicago

3638 N Cicero Ave, Chicago

3650 N Cicero Ave, Chicago

C2-1 ZONING

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OFFICE/FLEX

- Prime location just 300 ft north of Cicero & Addison
- Mix of office, showroom, warehouse, and automotive bays
- ±26,250 SF total land with ±10,000 SF private parking
- 2 free city parking lots within a 4 minute walk
- **Optional 23' × 11' rooftop billboard for tenant branding**
- Ideal for automotive, retail, contractor, office, or flex users
- **Just 9 miles to O'Hare** or Downtown Chicago, Immediate I-90/94 access
- **Nearby national brands:** Starbucks, KFC, McDonald's, 7-Eleven, Aldi

**Avi
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**C2-1 ZONING
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**3632
NORTH
CICERO**

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**OFFICE
BUILDING
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