



## 4226 N. Pulaski Rd. (Chicago, IL 60641)

AVAILABLE IN 30-60 DAYS

- RETAIL/OFFICE (STOREFRONT) SPACE
- ZONING: C1-2
- TERM: 3-7 YEARS
- ±1,100 SQUARE FEET
- LEASE: GROSS
- RENT: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease, ±1,100 square feet of retail/office (storefront) space. The property is located in the Irving Park neighborhood and it is under 0.5 mile from the expressway at the “junction” (I-90/94), the CTA “L” (Blue Line), and the Metra (UP-NW). The property also sits on a bus route (Pulaski Rd.) and benefits from almost 20,000 vehicles passing by it per day. The space features include signage on the building, big windows, a front retail or office area, a basement with an office and storage space, a mostly open floor plan, multiple windows, full HVAC, a bathroom (with a shower), a kitchenette, exposed brick walls, wood floors, a courtyard, and more! The landlord can deliver the space in the condition of a vanilla box or custom build the space for a tenant.

HIGHWAY PROXIMITY	SIGNAGE	LOFT STYLE
KITCHENETTE	STORAGE SPACE	BUILD-TO-SUIT
BATHROOM WITH SHOWER	PUBLIC TRANSPORTATION	NEARBY MANAGEMENT

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