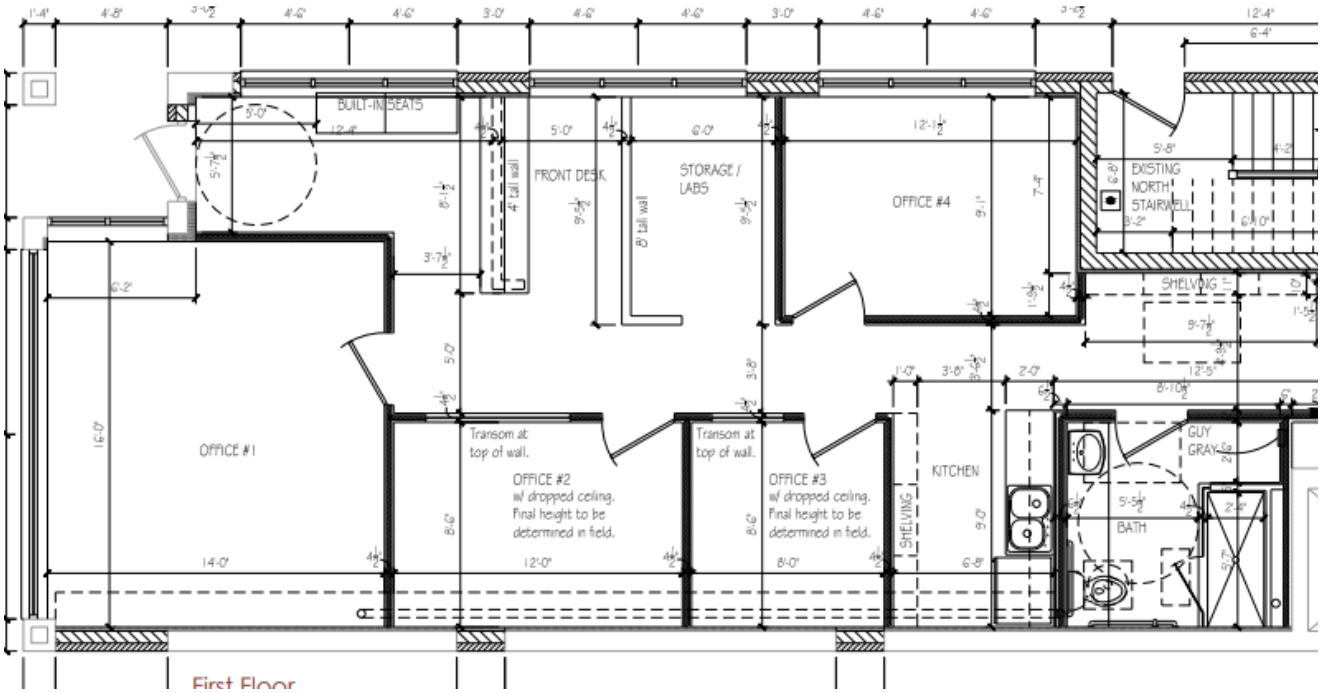
Commercial Office Condo
Ground floor office on the corner of Wrigthwood and Southport Avenues in Lincoln Park
Individual office available for lease

2559 Southport Ave.
Chicago, IL 60614

- Owned by Kelly Simms, not a sublet.
- Ground-level commercial office with three residential units above.
- Four private offices available ranging in size from 68-224 sq ft
- Busy street corner.
- Parking: *easy* at the cross streets of Wrightwood and Southport. No permit needed. No fees to park. I commute in from Wilmette and have never had an issue finding a place to park.
- Front door is always locked with buzzer behind desk for security
- Security alarm set at night
- ADA compliant space including bathroom
- Bathroom with shower and laundry
- Kitchen for tenant use
- Cleaning (bi-weekly), WiFi, all utilities included (electric, gas)
- Leasing available to tenant (s) to conduct business with their clients. No other authorized users of the space.
- Furniture can be moved, removed, or replaced.
- Additional storage space to be agreed upon in advance. Use limited to assigned rooms when in office.



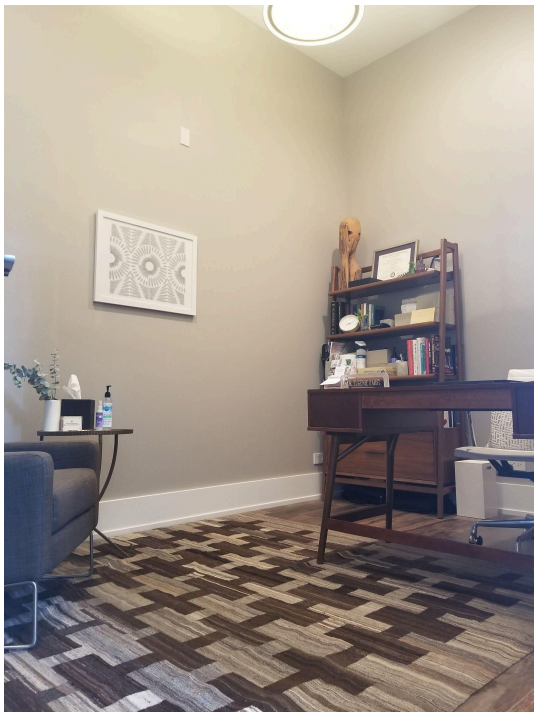
VIEW PRICING (CLICK! →): Room Availability and Pricing

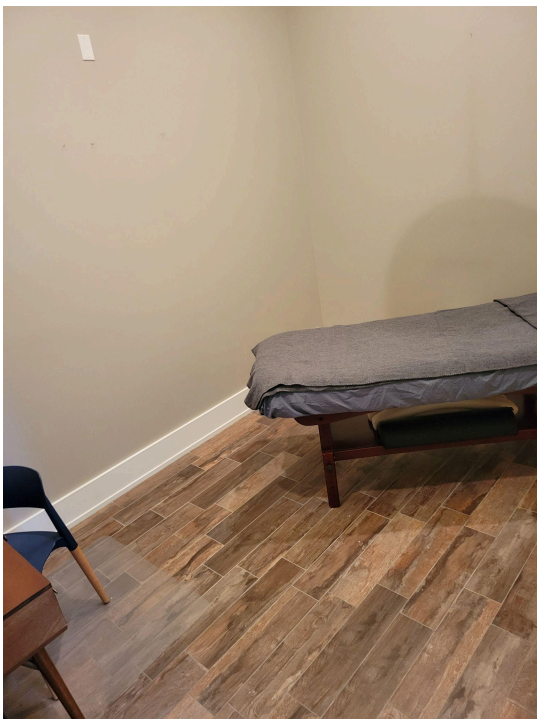
Office #1- AVAILABLE

16’ x 14’= 224 sqft
West and north facing windows. Original configuration as a conference room with a long table. Currently configured for consultation and a massage/exam table also fits in the room. Other configurations are for group or fitness.

~~Office #2~~ RENTED AS OF 3/1/2025

~~8’ 6” x 12’= 102 sqft~~
~~No interior windows.~~
~~Consultation or treatment room. Massage or exam table fits nicely with ample space for desk and other chairs. Two configurations shown below. Past use as psychotherapy, physical therapy, and acupuncture.~~





Office #3- **AVAILABLE**

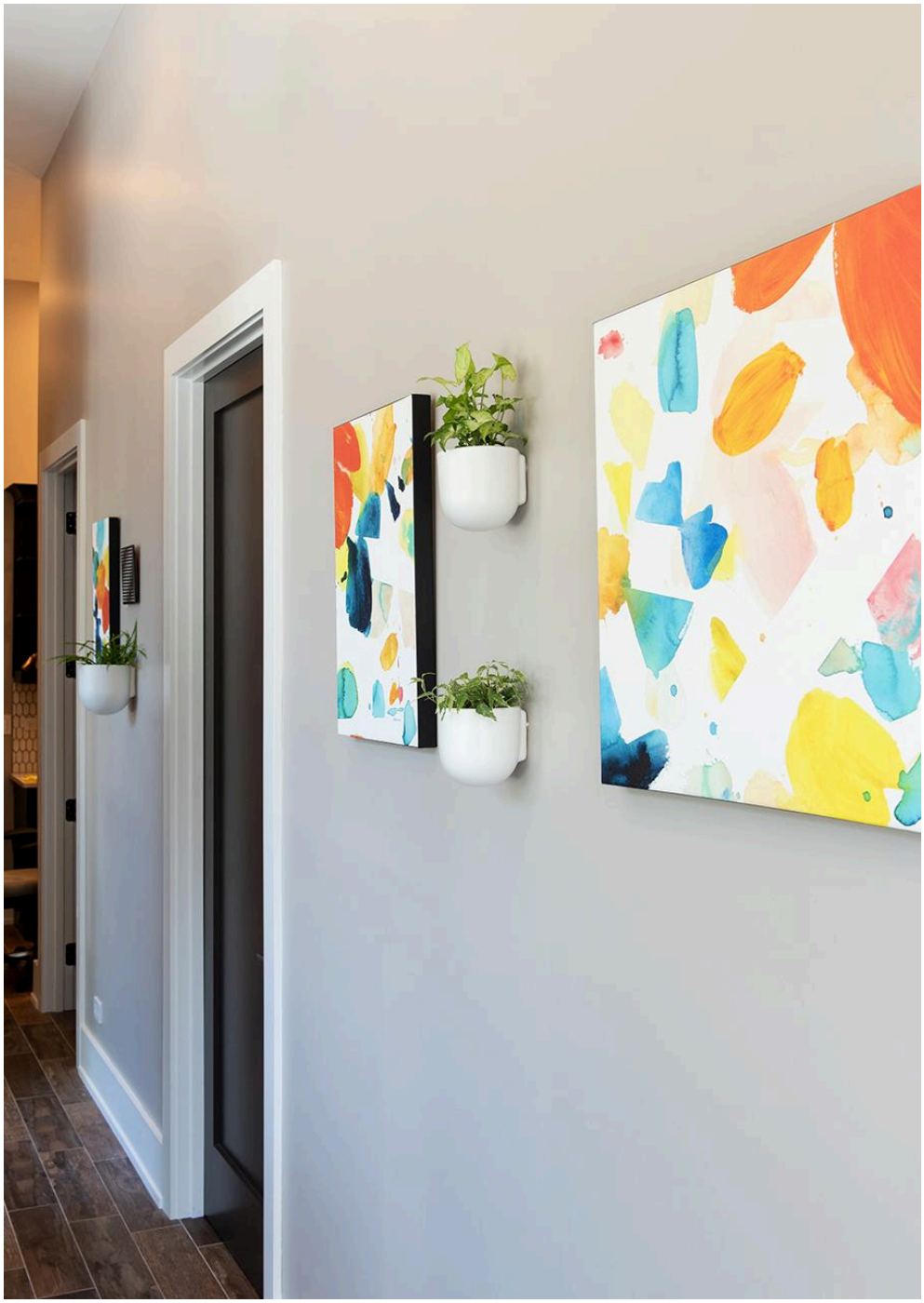
8’ 6” x 8’= 68 sqft
No interior windows.
Small consultation or treatment room. Current use is as a massage room.

Office #4 - **AVAILABLE**

9’ 1” x12’1.5”= 109 sqft
North facing windows
Configured as a consultation room with desk, shelves, and chairs.

Common Area Photos

Common areas include front desk, kitchen, bathroom. Some storage available in the storage/Lab area and rear shelving area. Any additional storage space to be used other than private office space is to be agreed upon in advance.



HELLO
SUMMER!