

OPEN LAYOUT OFFICE SPACES AVAILABLE

FOR
LEASE

JAMESON.



1200 ASHLAND AVE.
CHICAGO, IL

STEVEN GOLDSTEIN

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EXECUTIVE SUMMARY



SPACE AVAILABLE

OFFICE SPACE: UP TO 10,460 SF

PARKING

AMPLE ON-SITE

ZONING

C1-3

1ST WARD

ALDERMAN LA SPATA

TAXES & CAM

\$5.26/SF TAX & \$6.19/SF CAM

FOR LEASE

\$25-\$29/SF MODIFIED GROSS

PROPERTY DESCRIPTION

Prime commercial lease opportunity in Wicker Park, Chicago, featuring updated office spaces up to 10,460 SF, offering flexible, amenable office layouts to suit modern business needs. The spaces provide a sleek, adaptable environment with private parking available, restrooms conveniently located on each floor, and a freight elevator for added accessibility. Situated in the heart of Wicker Park, these offices boast excellent visibility, easy access to public transportation, and proximity to top dining, retail, and entertainment options. Ideal for businesses looking to establish or expand in one of Chicago's most dynamic neighborhoods. Schedule a viewing today!

TRANSPORTATION HIGHLIGHTS

Division Station (Blue Line - CTA) **1 min. walk**

Damen Station (Blue Line - CTA) **14 min. walk**

Chicago Avenue Station (Blue Line - CTA) **16 min. walk**

Clybourn Station Commuter Rail - **1.0 mile**

Western Avenue Commuter Rail - **2.1 miles**

1200 ASHLAND AVAILABILITY

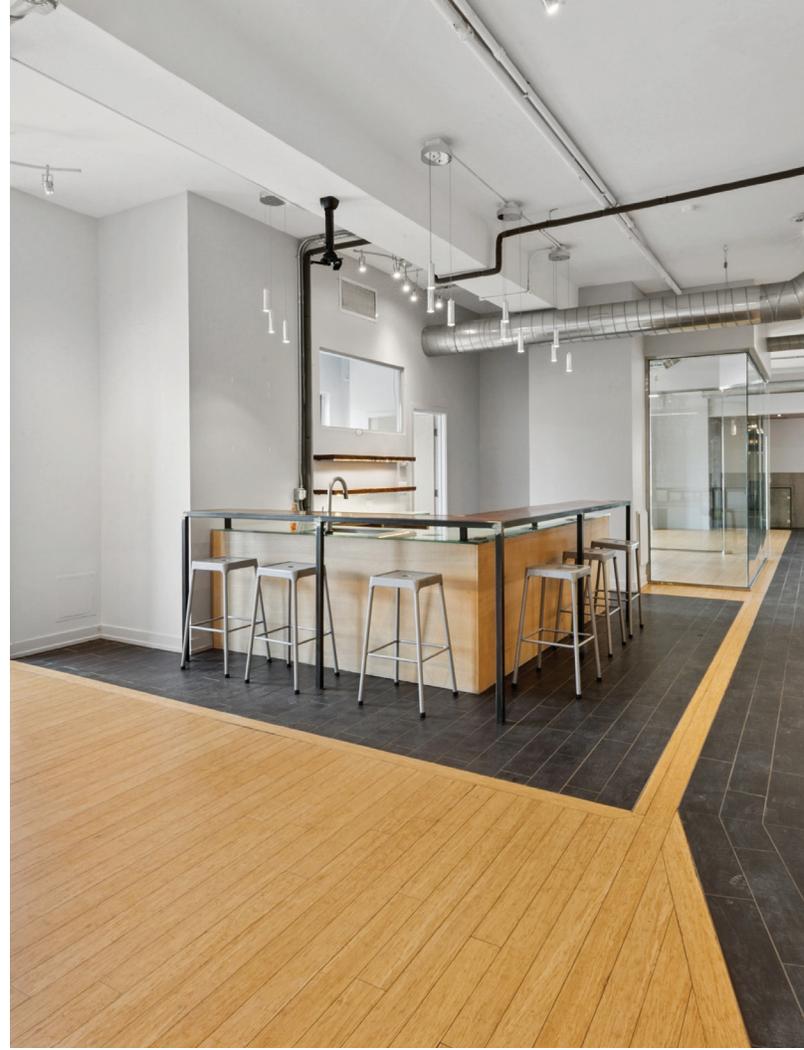
FLOOR	STACKING PLAN	
1	OCCUPIED	
2	OCCUPIED	7,323 SF AVAILABLE
3	OCCUPIED	6,213 SF AVAILABLE
4	10,182 SF AVAILABLE	
5	OCCUPIED	
6	9,481 SF AVAILABLE (SEPT 1)	



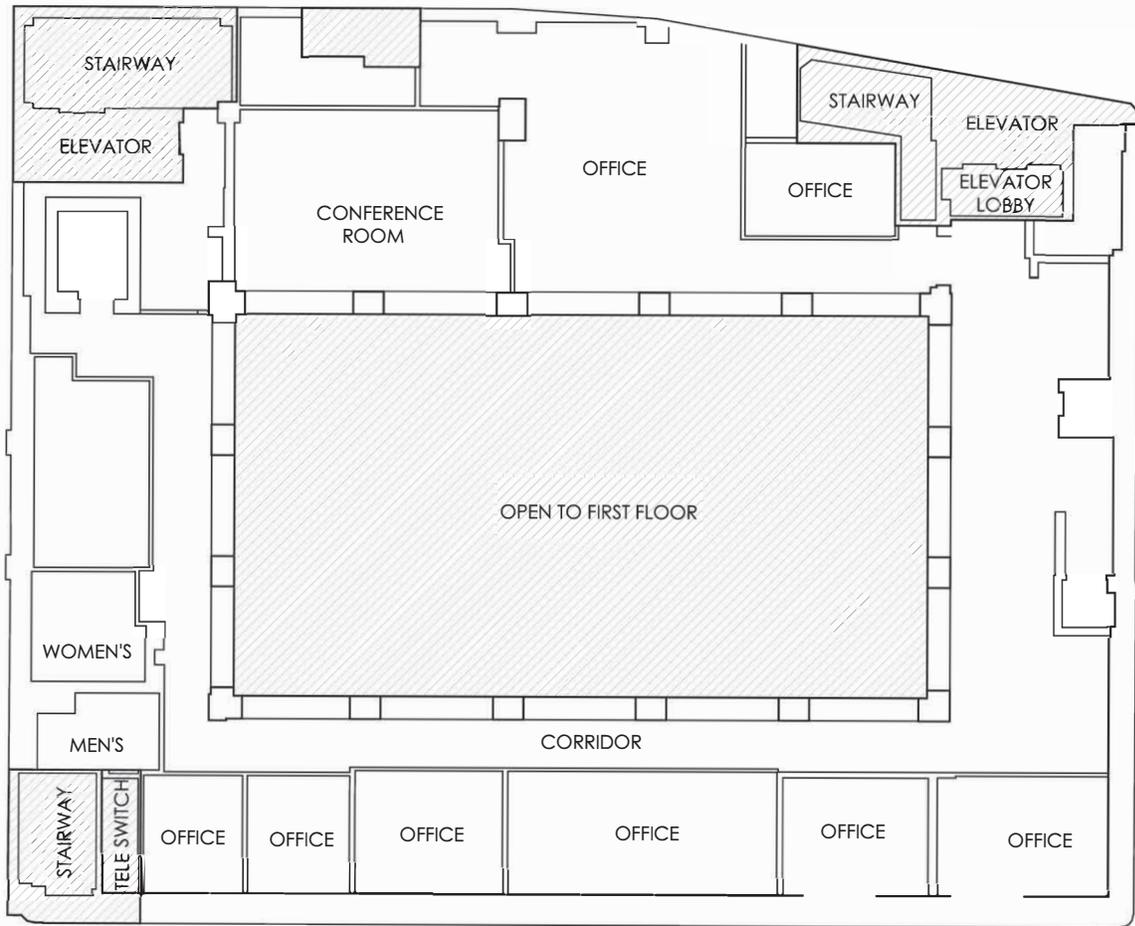








2ND FLOOR PLAN
1200 ASHLAND AVENUE
CHICAGO



3RD FLOOR PLAN

1200 ASHLAND AVENUE

CHICAGO

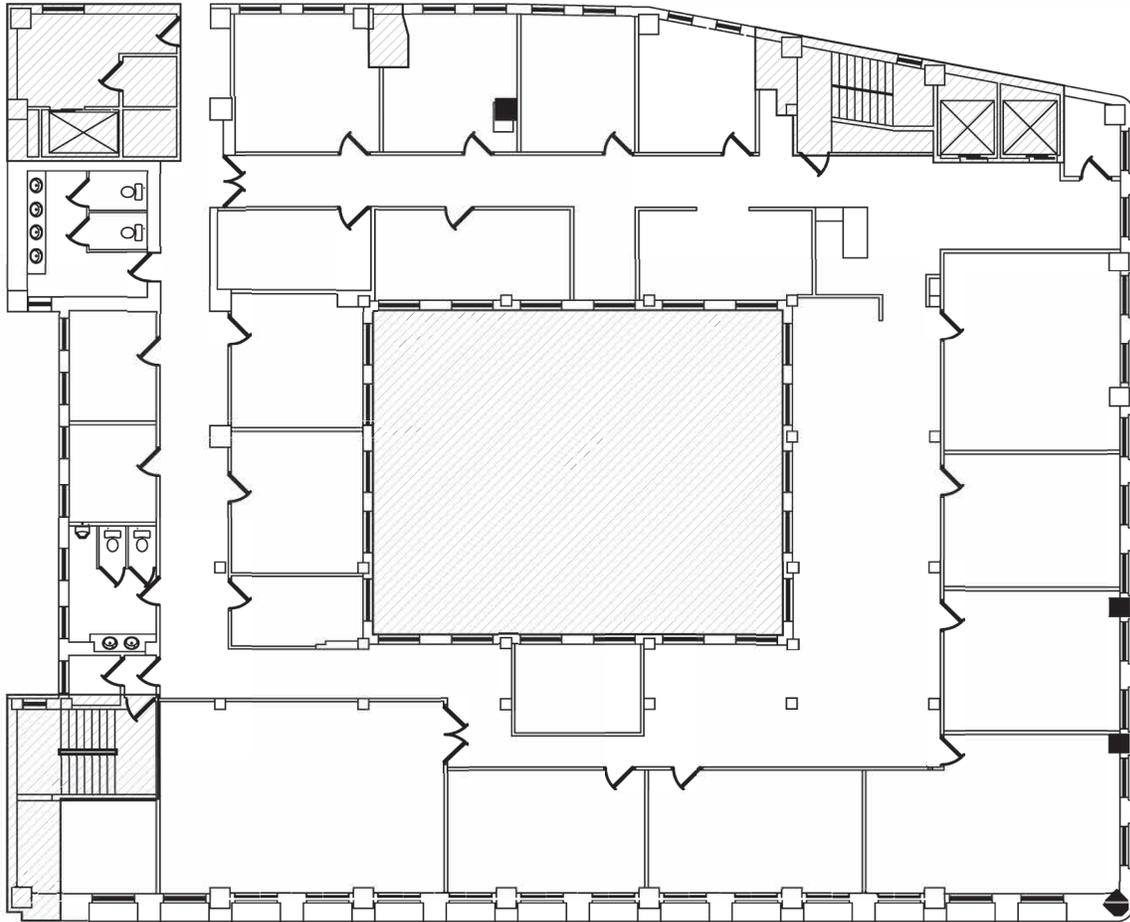


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4TH FLOOR PLAN

1200 ASHLAND AVENUE

CHICAGO



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POINTS OF INTEREST

RESTAURANTS

DELL' ROOSTER RESTAURANT
 THE PERCH KITCHEN & TAP
 FORBIDDEN ROOT BREWERY
 ELIA CHICAGO
 CHEBA HUT SANDWICHES
 WENDY'S
 NEW CHINA
 CHOPPER'S
 FRY THE COOP
 URBANBELLY

SHOPPING

TARGET
 JEWEL-OSCO
 URBAN OUTFITTERS
 RAG STOCK
 MARIANO'S
 ABERCROMBIE
 CARHARTT
 SUPREME
 HALF EVIL - 333
 BARNES & NOBLE

FINANCIAL

PNC BANK
 BYLINE BANK

COFFEE

WORMHOLE COFFEE
 BRU CHICAGO
 PHILZ

ENTERTAINMENT

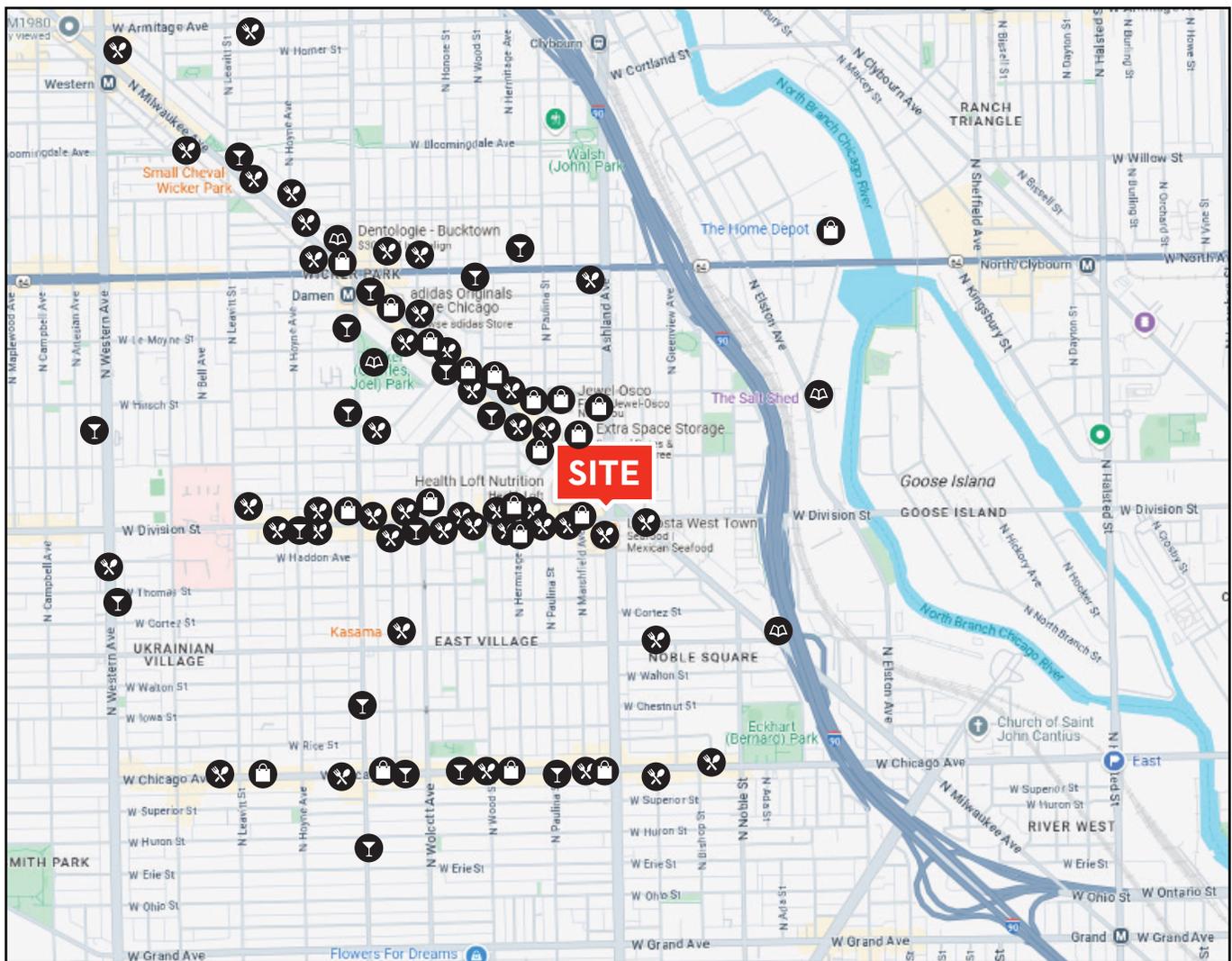
THE SALT SHED
 WICKER PARK
 606 TRAIL

BARS

LOTTIE'S PUB
 MAC'S WOOD GRILLED

SCHOOLS

NEAR NORTH MONTESSORI



DEMOGRAPHIC INSIGHTS

1200 ASHLAND AVENUE

CHICAGO

KEY FACTS

20,504

Population

33.1

Median Age



Average Household Size

\$153,350

Median Household Income

ANNUAL HOUSEHOLD SPENDING



\$4,631

Apparel & Services



\$535

Computers & Hardware



\$7,558

Eating Out



\$13,226

Groceries



\$11,746

Health Care

BUSINESS



679

Total Businesses



5,681

Total Employees

EMPLOYMENT



90.4%

White Collar



4.1%

Blue Collar



5.5%

Services

2.7%

Unemployment Rate

INCOME



\$153,350

Median Household Income



\$107,107

Per Capita Income



\$217,952

Median Net Worth

2024 Households by income (Esri)

The largest group: \$200,000+ (33.8%)

The smallest group: \$15,000 - \$24,999 (1.4%)

Indicator ▲	Value	Diff	
<\$15,000	4.0%	-6.0%	█
\$15,000 - \$24,999	1.4%	-4.7%	█
\$25,000 - \$34,999	3.1%	-3.3%	█
\$35,000 - \$49,999	2.9%	-6.2%	█
\$50,000 - \$74,999	8.2%	-6.2%	█
\$75,000 - \$99,999	10.6%	-1.9%	█
\$100,000 - \$149,999	18.1%	+0.6%	█
\$150,000 - \$199,999	17.8%	+8.2%	█
\$200,000+	33.8%	+19.5%	█

Bars show deviation from Cook County

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