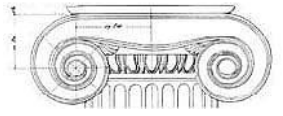


THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting



FOR LEASE

COMMERCIAL STOREFRONT 2769 N LINCOLN AVE & 1153 W DIVERSEY PKWY, LINCOLN PARK, CHICAGO, IL 60614



Commercial Space:

Commercial storefront space with extra large windows on the ground floor of a vintage 4-story apartment building. The upper floors have 6 residential apartments.

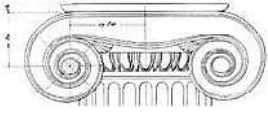
- 2,500 rentable SF
- Separate entrances on Lincoln Ave and Diversey Pkwy with large signage panels on both streets.
- High ceilings with both track and recessed lighting fixtures.
- Unfinished basement below for extra storage and HVAC unit

Delivery Condition:

This space was previously a personal fitness training facility and has been built-out as an open plan space with hardwood floors and both track and recessed light fixtures. There is a rubber floor overlay in the Diversey half of the space. There is one washroom in the middle of the space that can be expanded if necessary.

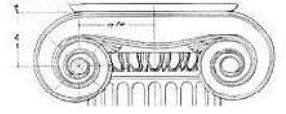
Base Rent:

\$6,350/month (\$30/SF), modified gross, for “as is” delivery. TI and rent abatement may be amortized as additional rent depending on tenant credit and security guarantees.



THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting



Pass-through Expenses:

Tenant is responsible for their pro rata share of ***increases in*** real estate taxes and common area maintenance expenses (CAM) over 2024 base year expenses (which are included in the initial base rent) for this property. These expenses are currently estimated at approx. \$1,350/month (\$6.50/SF) and are projected to increase by approx. \$400/month (\$1,90/SF) in 2025.

Tenant is also responsible for their own separately metered gas and electric utilities; water is included as part of CAM expenses.

Location:

Located in an affluent mixed-use area on the northern border of Lincoln Park and Lakeview. Lincoln Ave is the primary north-south arterial street for the area. This property wraps around the six-way intersection of Lincoln, Diversey and Racine. It is less than ¼ mile to the Diversey CTA Brown & Purple line station. This space is located between the Seven Ten Lounge and Delilah's Whiskey Bar.

Traffic Counts:

10,100 – 12,400 vehicles per day (VPD) on Lincoln Ave, 13,600 – 17,600 VPD on Diversey Pkwy.

Zoning:

B3 (Community Shopping District) accommodates a very broad range of predominantly destination-oriented retail and service uses.

Parking:

Extensive metered street parking is available on both Lincoln Ave and Diversey Pkwy.

Availability:

Immediate

For further information, please contact:

Scott Fithian

(773) 404-4314 (direct)

SCOTT@LORDCOMPANIES.COM

**Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*



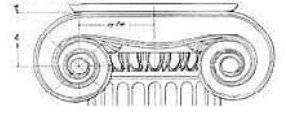
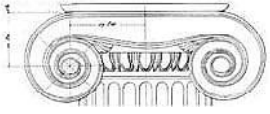
Retail Brokers Network affiliate for Chicago.

The Retail Brokers Network has qualified commercial real estate professionals in over 65 offices throughout North America

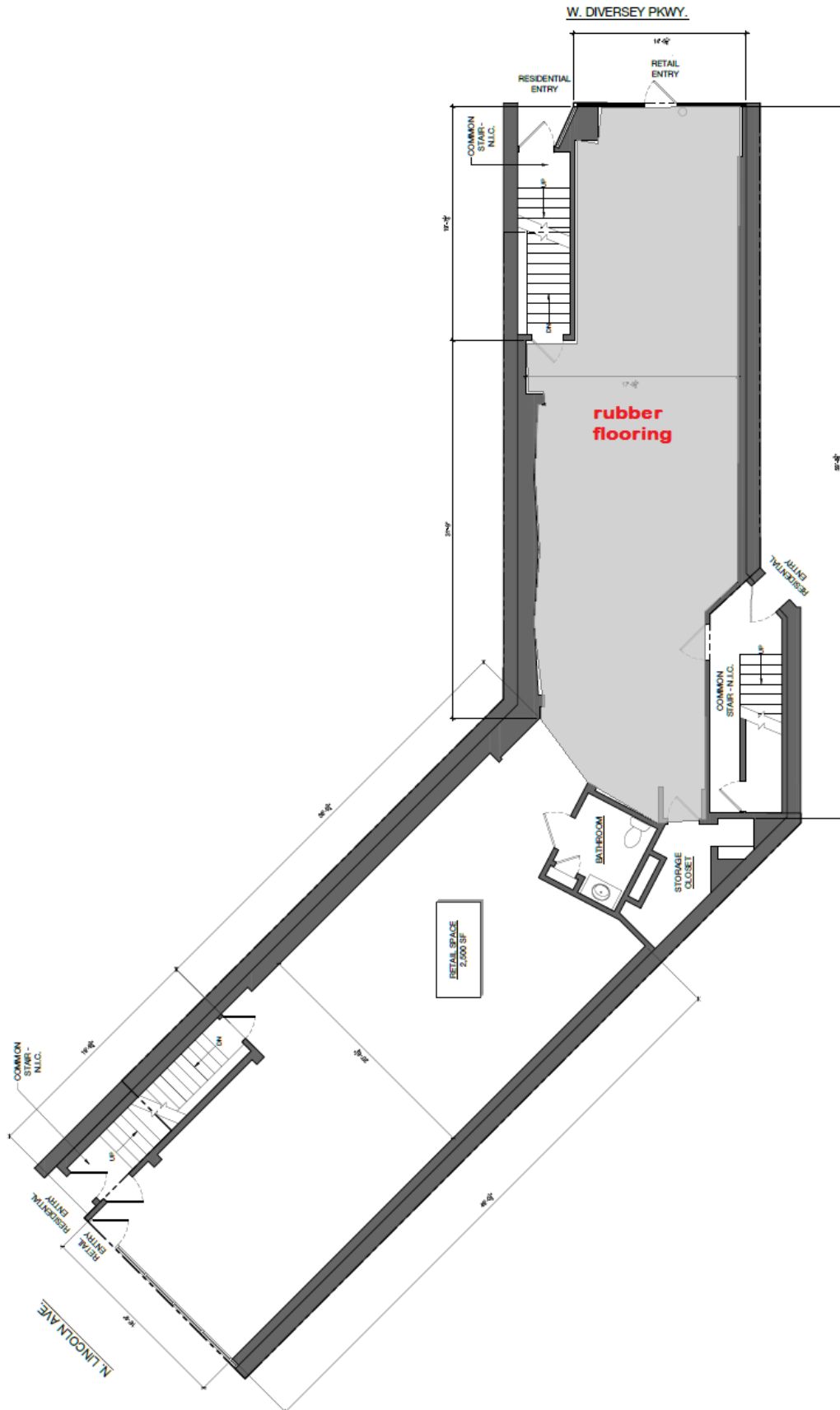
www.retailbrokersnetwork.com

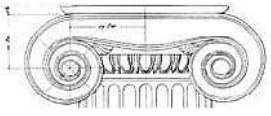


Member of
International
Council of
Shopping Centers



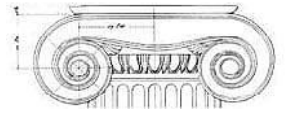
2769 N Lincoln/1153 W Diversey Floor Plan





THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting



Interior View from Front (2769)



Interior View from Rear (2769)



Interior View from Front (1153)



Interior View from Rear (1153)



Washroom



Unfinished Basement



