

**FOR LEASE**  
**1206 W Rosedale**

**5900 W BROADWAY ST**

Chicago, IL 60660

**PRESENTED BY:**

**TIM RASMUSSEN, CCIM**

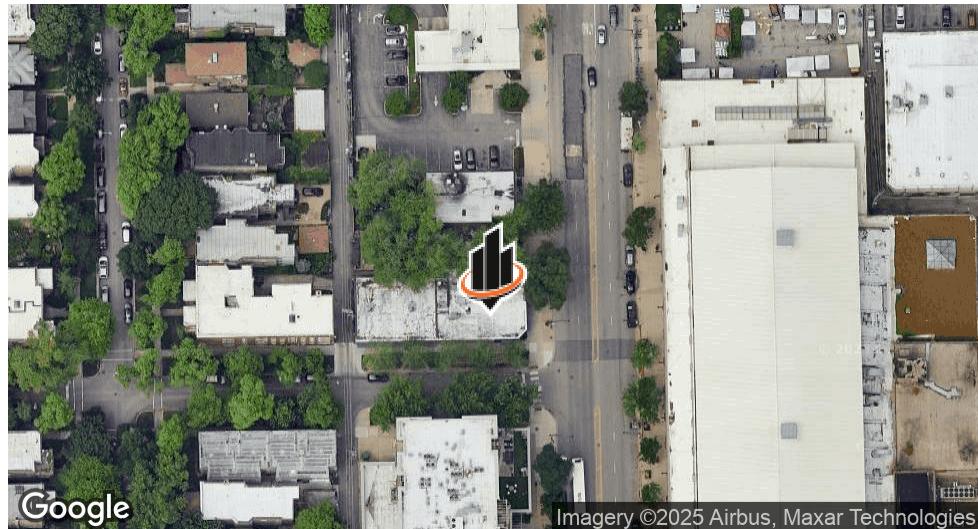
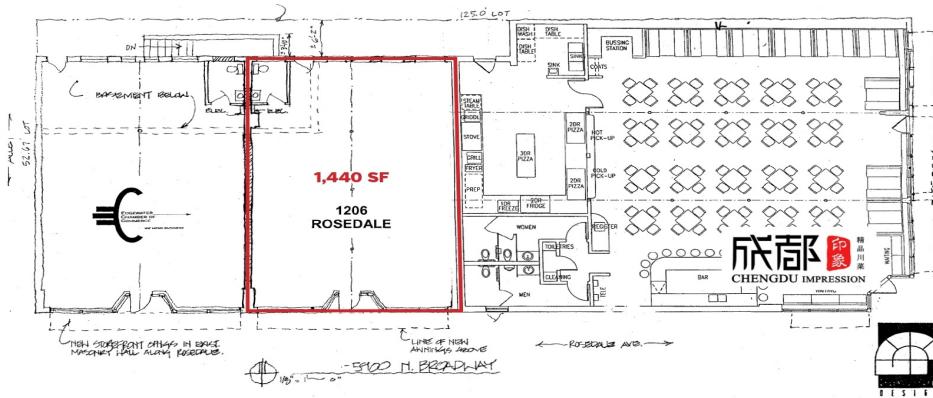
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*Margaret K. Hagerty, Agent*



# PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$28.00 SF/yr (MG)
AVAILABLE SF:	1,440 SF
FLOOR:	First
ZONING:	B3-5
WARD/ALDER:	48th/Manaa-Hoppenworth
HANDICAP ACCESSIBLE:	Yes

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## DESCRIPTION

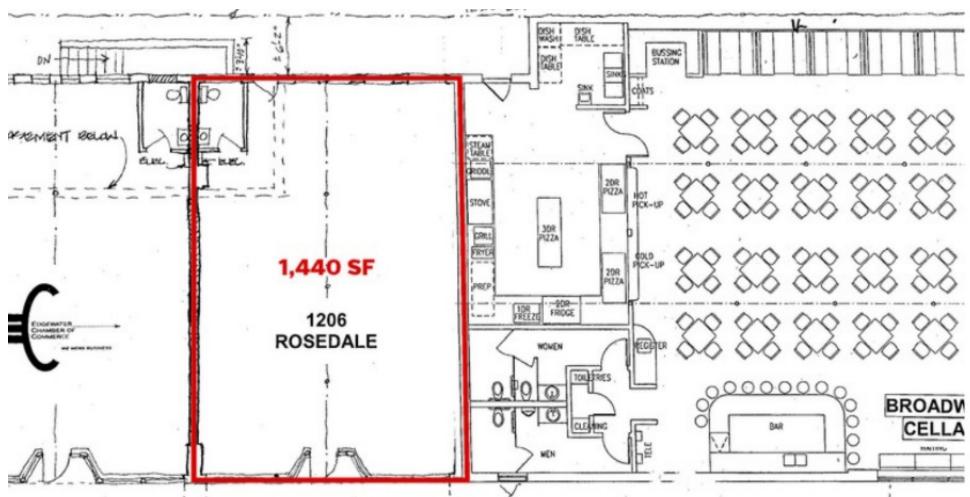
This right-sized 1,440 SF ground-floor commercial space (1206 Rosedale) offers an ideal combination of functionality and modern appeal. The space includes both private offices and workstations. An efficient layout is complemented by contemporary finishes, creating a clean and versatile environment that can be easily adapted to a variety of business needs.

Located in a B3-5 zoning district, the space supports a wide range of commercial uses—from service-oriented businesses to retail and professional offices. Its flexible configuration makes it an excellent fit for a professional office, salon, or wellness concept, or boutique retail storefront seeking a polished, move-in-ready setting.

## LOCATION

5900 N Broadway is a prominent corner property in the heart of Chicago's vibrant Edgewater neighborhood. This prime location is situated along a bustling stretch of Broadway, offering excellent public transportation options, including the CTA's Thorndale Red Line Station and the 36 CTA bus route, which provide unparalleled accessibility for commuters and visitors alike.

## ADDITIONAL PHOTOS



## **TIM RASMUSSEN, CCIM**

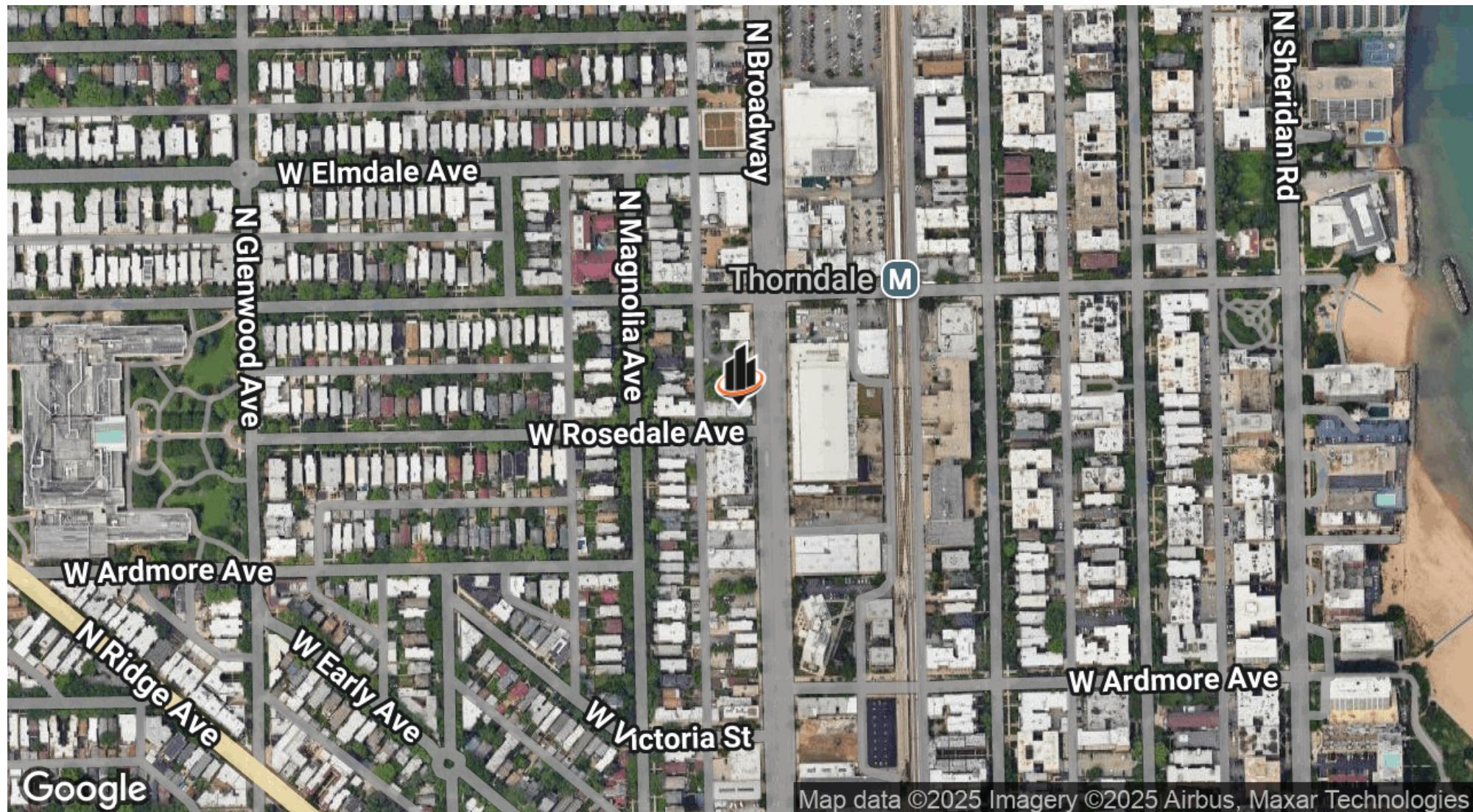
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## LOCATION MAP



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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