



## 4020-4022 W. Irving Park Rd. (Chicago, IL 60641)

AVAILABLE IN 60-90 DAYS

- COMMERCIAL/RETAIL/INDUSTRIAL (FLEX) SPACE
- ZONING: B1-2
- TERM: 5-10 YEARS
- ±2,000-4,225 SQUARE FEET
- LEASE: MODIFIED GROSS
- RENT: NEGOTIABLE

Lichter Realty, Inc. is offering, for lease, ±2,000-4,225 square feet of commercial/retail/industrial (flex) space. The property is located in the Irving Park neighborhood at the intersection of Irving Park Rd. and Pulaski Rd. The property is ±100 yards away from the expressway at the “junction” (I-90/94), the CTA “L” (Blue Line), and the Metra (UP-NW). The property has great spots for signage and a parking lot. The space features over 50 feet of frontage, large windows, good concrete floors, high ceilings, minimal columns (and mostly clear spans), full HVAC, ample power, ample power, a bathroom, a janitor’s closet with a slop sink, exposed brick walls, a large garage door at the back, and MORE! The space is ideal for many different types of business uses. The landlord can deliver a vanilla box or the landlord can design and build out the space to meet a tenant’s build-out requirements.

HIGHWAY PROXIMITY	SIGNAGE	PARKING
LARGE WINDOWS	OPEN BOX	FULL HVAC
GARAGE DOOR	STOREFRONT	NEARBY MANAGEMENT