

# 605 SOUTH ALBANY AVENUE, CHICAGO, IL

Office/Service/Classroom | For Lease



## OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (MG) Plus Utilities & Tax Stop
Building Size:	46,000 SF
Available SF:	6,700 SF
Ceiling:	12'
HVAC:	Central HVAC
Parking:	30 Cars
Zoning:	C1-2
Possession:	30 Days

## PROPERTY OVERVIEW

Fully-furnished 6700 square foot office for lease just one block from I-290 expressway.  
Perfect for service business or education business needing classrooms. Gated parking for 30 cars. One block from several public transportation options.  
Fully Sprinklered with central HVAC.



Above information is from sources believed reliable. No responsibility is taken for errors or omissions. Property is offered subject to change in status or withdrawal without notice.

CTK CHICAGO PARTNERS-CITY PROPERTIES | 1659 West Hubbard, Chicago, IL 60622 | 312.337.1010 | ctkchicagopartners.com

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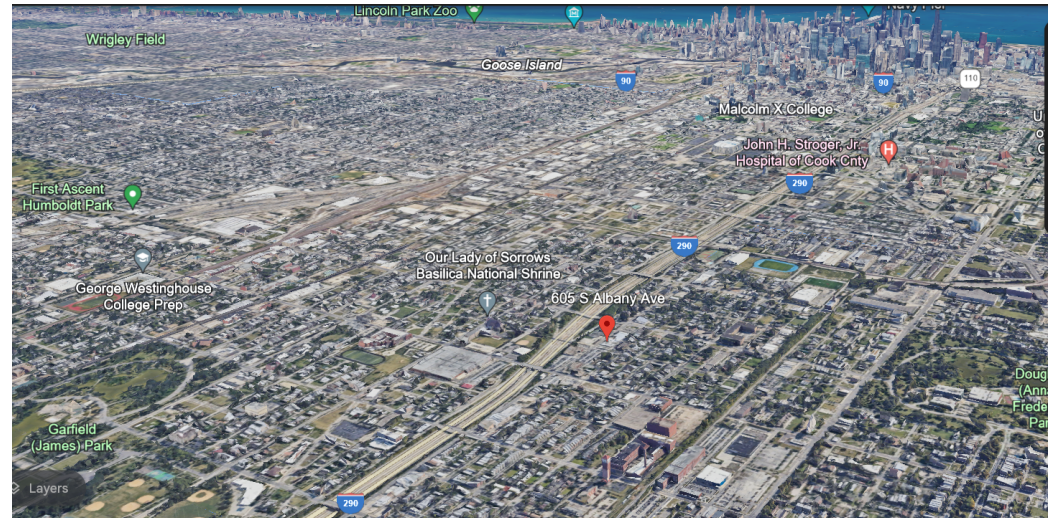
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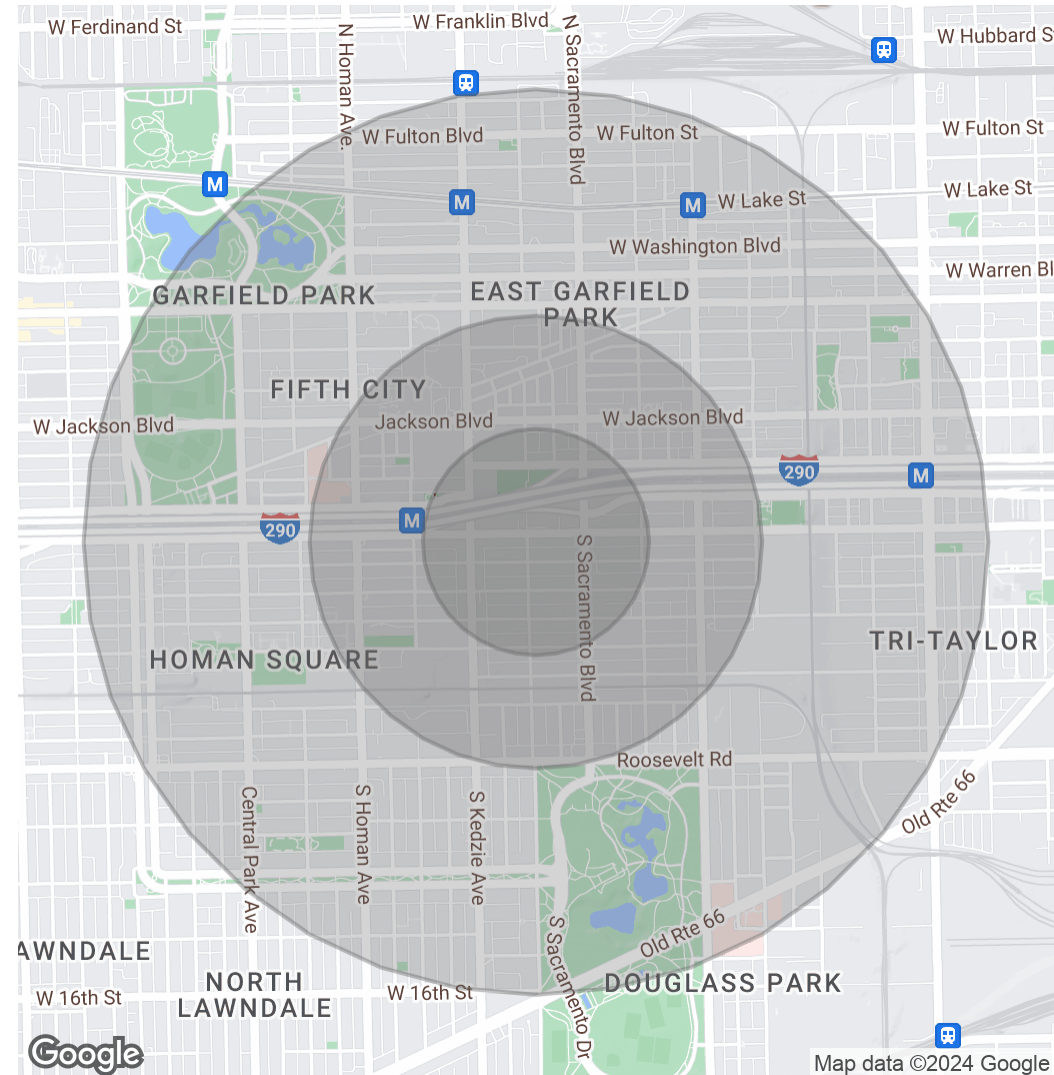
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,387	9,001	31,960
Average Age	31.2	31.6	32.1
Average Age (Male)	33.7	30.2	30.4
Average Age (Female)	34.9	35.8	34.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,031	3,850	14,690
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$30,520	\$32,450	\$38,136
Average House Value	\$191,705	\$165,984	\$196,853

\* Demographic data derived from 2020 ACS - US Census



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