

FOR LEASE

2232 N CLYBOURN AVE

TURNKEY LINCOLN PARK
OFFICE

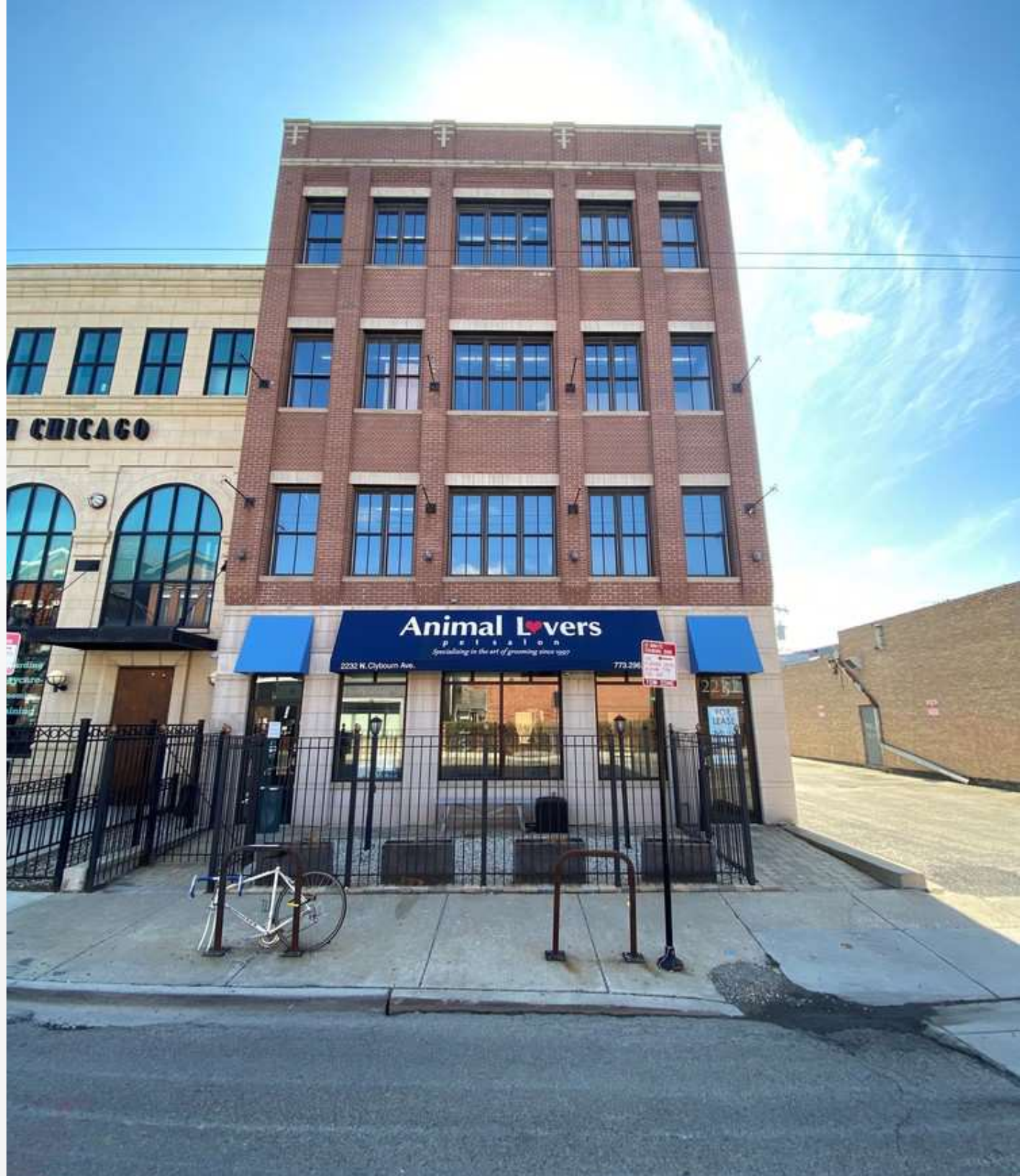
Chicago, IL 60614

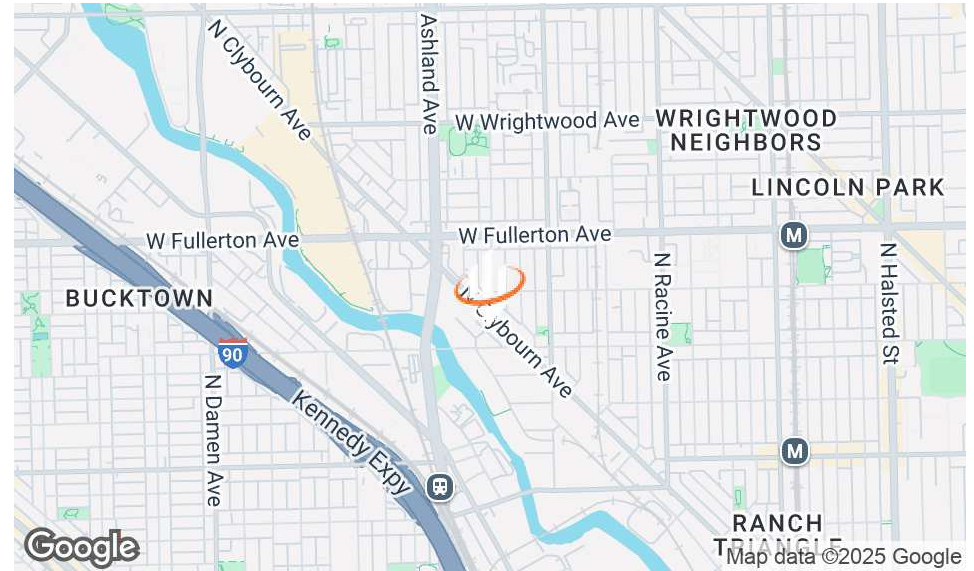
PRESENTED BY:

CHRISTIAN PEPPLER

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OFFERING SUMMARY

LEASE RATE:	\$17.75 - \$32.00/NNN
BUILDING SIZE:	15,000 SF
AVAILABLE SF:	1,334-7,144
YEAR BUILT:	2006
ZONING:	B1-2
MARKET:	Chicago
SUBMARKET:	Lincoln Park
APN:	14321070400000

PROPERTY OVERVIEW

Turnkey office suites available on highly trafficked Clybourn Avenue in Chicago's bustling Lincoln Park neighborhood. This property is a modern, four-story mixed-use building featuring ground-floor retail with additional office and retail spaces available currently on three floors. The three (3) available office suites offer up to nine (9) offices, individual ADA-compliant bathrooms, a kitchenette, conference room and spacious balcony. Full-size windows across the front of the building boast an abundance of natural light with exceptional visibility for signage. Close proximity to a variety of restaurants, retailers and CTA transportation, this dynamic office space would be the ideal location for a mortgage or real estate office, catering/event company, medical office, salon/spa or fitness use for any office or a retail user looking for sleek, modern space.

1,500 SF luxury penthouse available on 5th floor w/ panoramic views of the city, large private balcony, full bathroom and updated kitchen. Open layout. Live/work possible.

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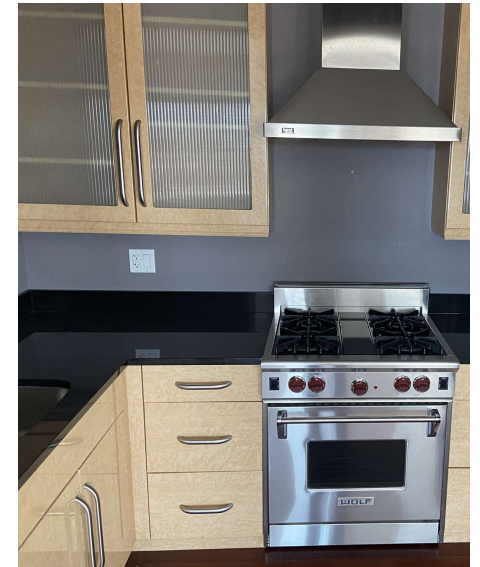
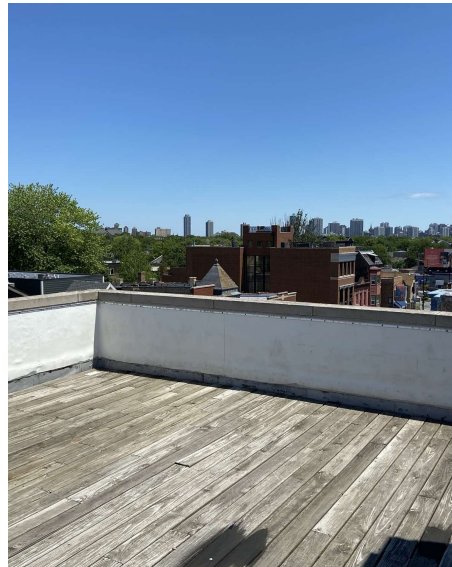
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,334 - 7,144 SF	LEASE RATE:	\$17.75 - \$32.00 SF/yr

AVAILABLE SPACES
SUITE

	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
2232 N Clybourn Ave - 2nd Floor Office Space	Available	2,928 SF	NNN	\$17.75 SF/yr	-
2232 N Clybourn Ave - 4th Floor Loft Office Space	Available	2,882 SF	NNN	\$17.75 SF/yr	-
2232 N Clybourn Ave - 5th Floor Loft Office Space	Available	1,334 SF	NNN	\$32.00 SF/yr	Full-floor penthouse office space with breathtaking panoramic views and private balcony. Mostly open layout. Private bathroom and full kitchen. Potential for live work.

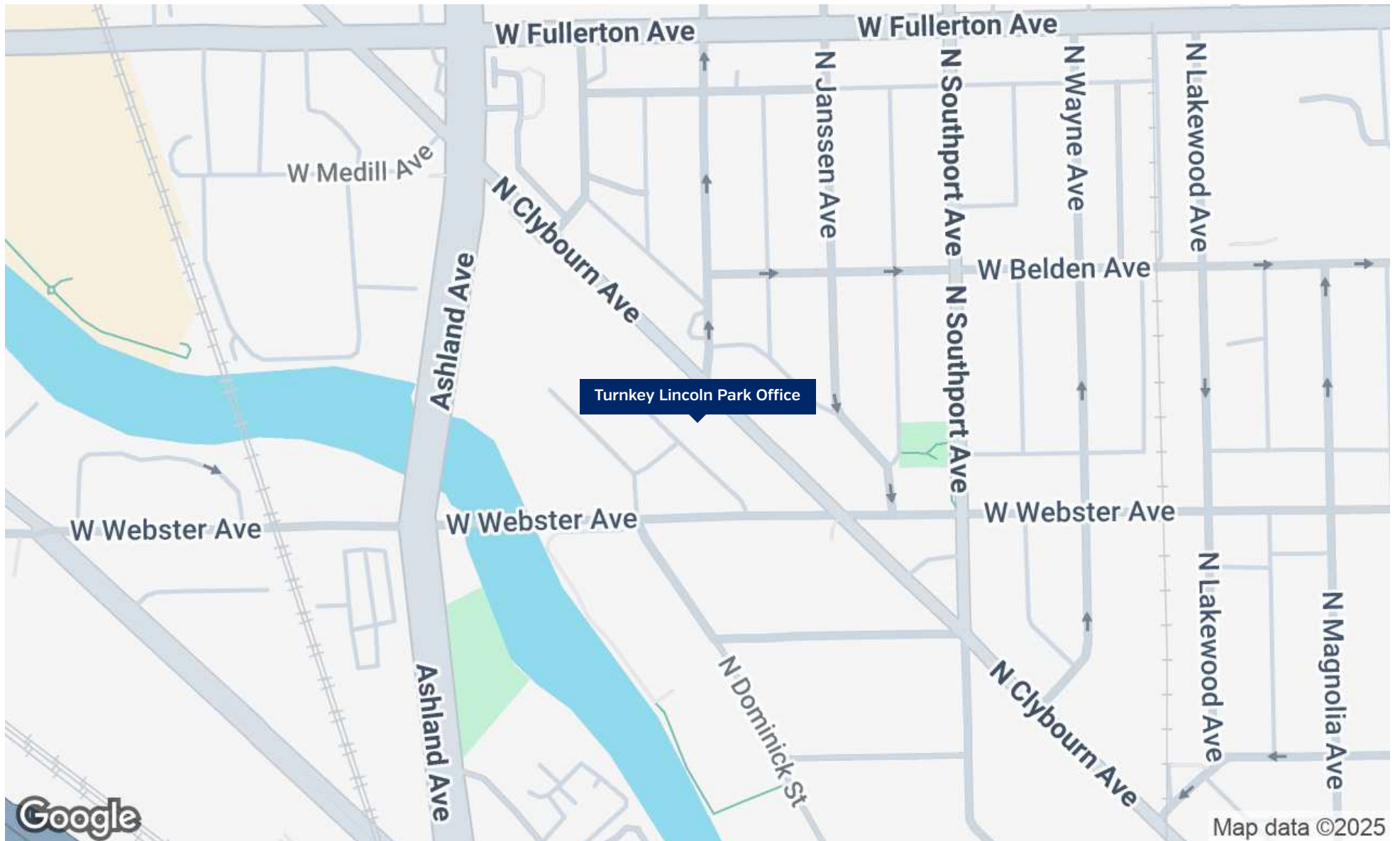
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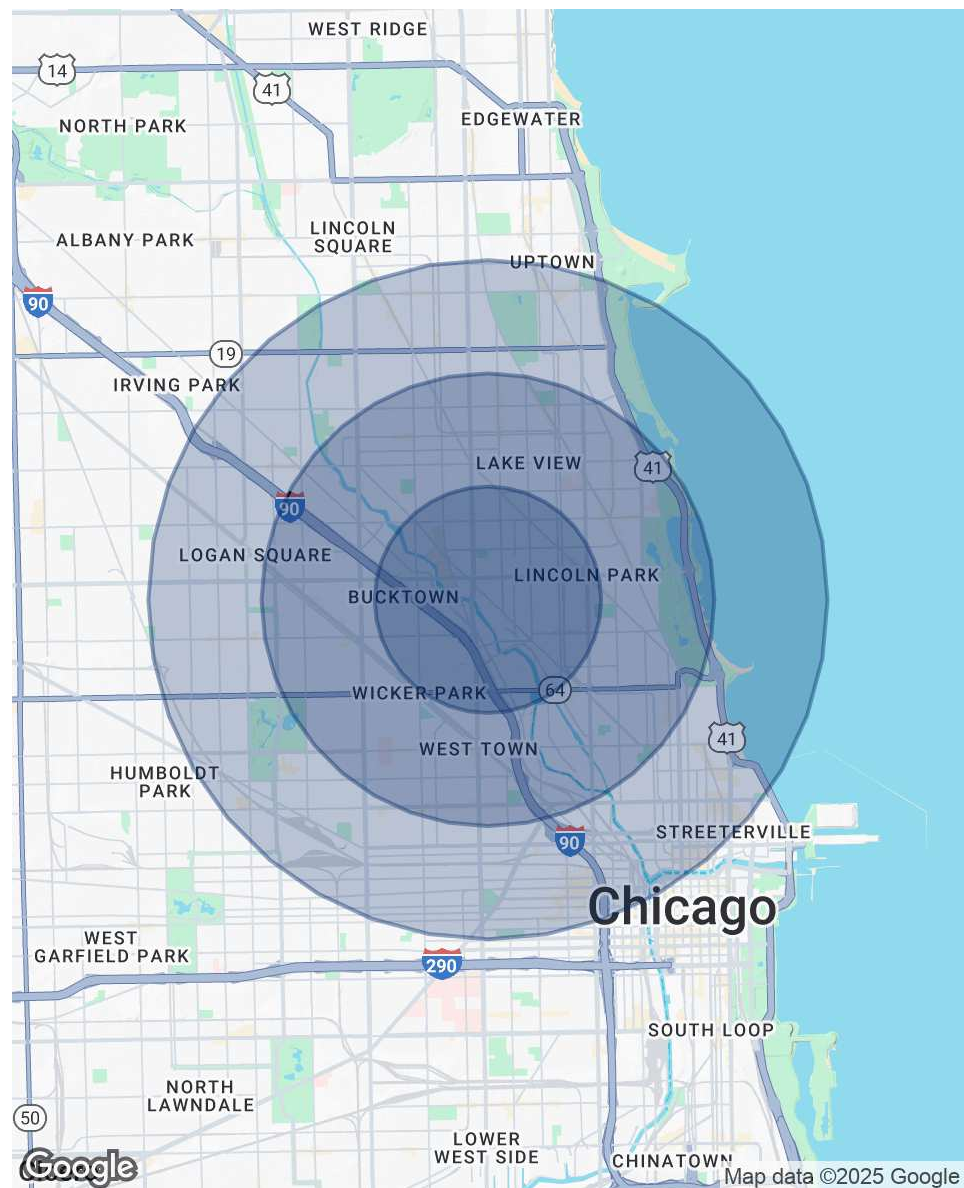
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	53,288	259,907	522,547
AVERAGE AGE	30.3	30.5	32.1
AVERAGE AGE (MALE)	30.4	31.1	32.7
AVERAGE AGE (FEMALE)	30.3	30.0	31.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	22,604	121,940	257,690
# OF PERSONS PER HH	2.4	2.1	2.0
AVERAGE HH INCOME	\$144,927	\$117,825	\$103,851
AVERAGE HOUSE VALUE	\$692,115	\$635,913	\$533,995

* Demographic data derived from 2020 ACS - US Census



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PROFESSIONAL BACKGROUND

Christian Peppler serves as an advisor for SVN | Chicago Commercial, specializing in office/retail leasing throughout the Greater Chicago Area.

Prior to joining SVN, Christian spent four years as an associate with Newmark Knight Frank's Chicago office, where he oversaw +\$10M in transactions and represented a myriad of local and regional organizations including Avaya, AFHU, Cydcor, GlobeMed, Finch's Beer Co., Phlearn, Rocket Travel, RB Mister Enterprises, SPARK!, and TapAd.

Christian earned a Bachelor's degree from Loyola University Chicago with concentrations in Economics and History. He is an Eagle Scout of America and donates a portion of commission back into any not-for-profit organizations he represents. A startup/technology enthusiast, Christian is a regular contributor for Bisnow, BuiltInChicago.org, attends local meet-ups for entrepreneurs, and has earned accreditation in HTML/CSS coding.

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