

# FOR SALE

North Side Office Building  
1821 W Berteau Ave Chicago, IL 60613

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**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President

847.602.2005  
apicchiatti@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

The background of the slide features a faded, high-angle photograph of a residential street. On the left is a multi-story brick building with several windows. On the right is a two-story house with light-colored siding and a prominent front porch with a yellow door. Lush green trees are scattered throughout the scene, partially obscuring the buildings.

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# PROPERTY INFORMATION



## Offering Summary

Sale Price:	Negotiable
Building Size:	18,723 SF
Occupancy:	0%
Lot Size:	0.14 Acres
Year Built:	1915
Renovated:	2009
Zoning:	RS-3: Residential Single Unit District
Market:	Chicago
Submarket:	North Side

## Property Overview

18,723 square foot office building located in the Ravenswood neighborhood on Chicago's north side. The three (3) story office building was completely renovated in 2009 and is zoned RS-3: Residential Single Unit District (grandfathered for existing office use). The building is currently vacant and laid out for a single tenant with loft offices on the first floor and climate-controlled office/production space on the second and third floors. The Property is conveniently located just a few blocks from both the Montrose and Irving Park Brown Line "L" Stations, less than two (2) miles west of Lake Shore Drive, and less than three (3) miles from Interstate-90/94 (I-90/94). Neighboring retailers include Jewel-Osco, ALDI, Walgreens, CVS/Pharmacy, 7-Eleven, Club Pilates, PNC Bank, T-Mobile, The UPS Store, Dollop Coffee, Starbucks, Dunkin', Culver's, Lou Malnati's, Giordano's, Domino's Pizza, Roost Chicken & Biscuits, and Popeyes, among others.

## Property Highlights

- Complete renovation in 2009 and features newer roof (< 10 years old) and newer HVAC system
- The building features a passenger elevator, video security system, high-tech dry fire suppression systems on the second and third floor, one (1) overhead door/exterior dock, and four (4) 400-amp electric service lines
- Conveniently located within a few blocks from both Montrose and Irving Park Brown Line "L" Station, under two (2) miles from Lake Shore Drive and under three (3) miles from I-90/I-94
- Located just a few blocks from Lake View High School and less than one (1) mile from Wrigley Field
- Potential for conversion given the RS-3 zoning

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President

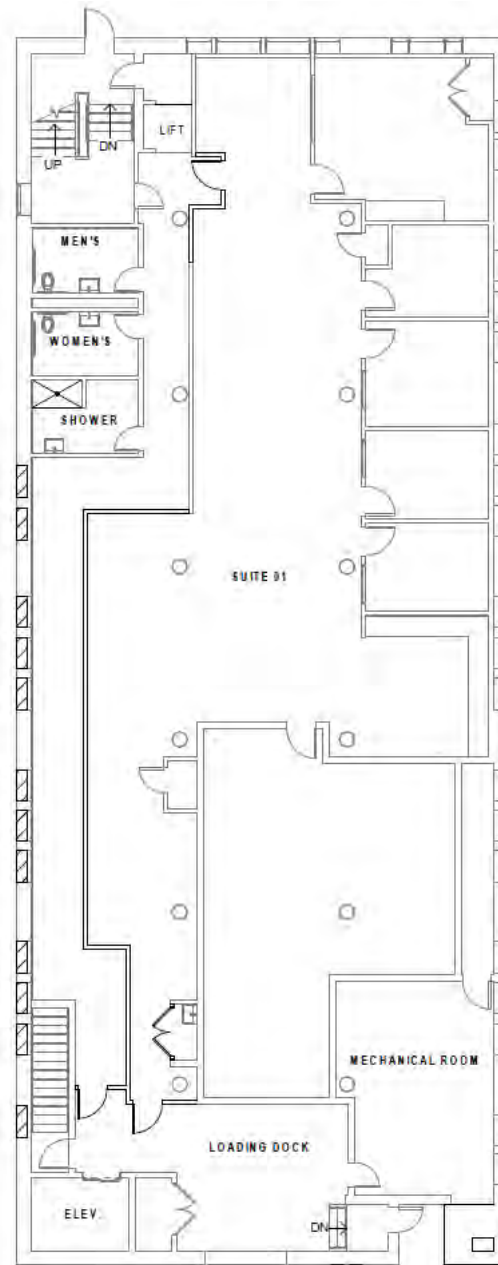
847.602.2005  
apicchiatti@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

# OFFICE BUILDING FOR SALE

FLOOR PLAN 1ST FLOOR



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchetti**  
Vice President

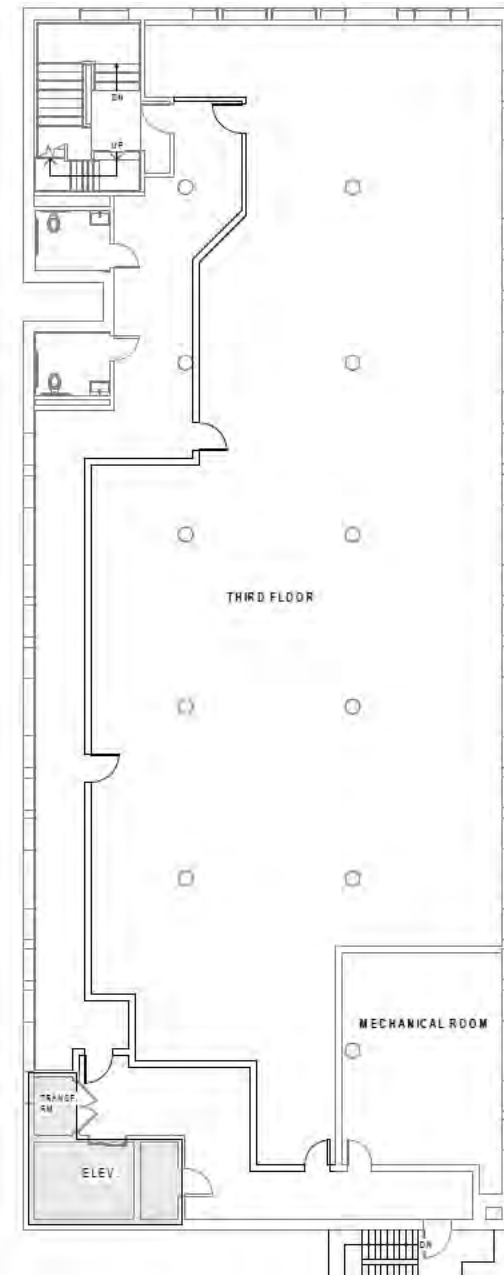
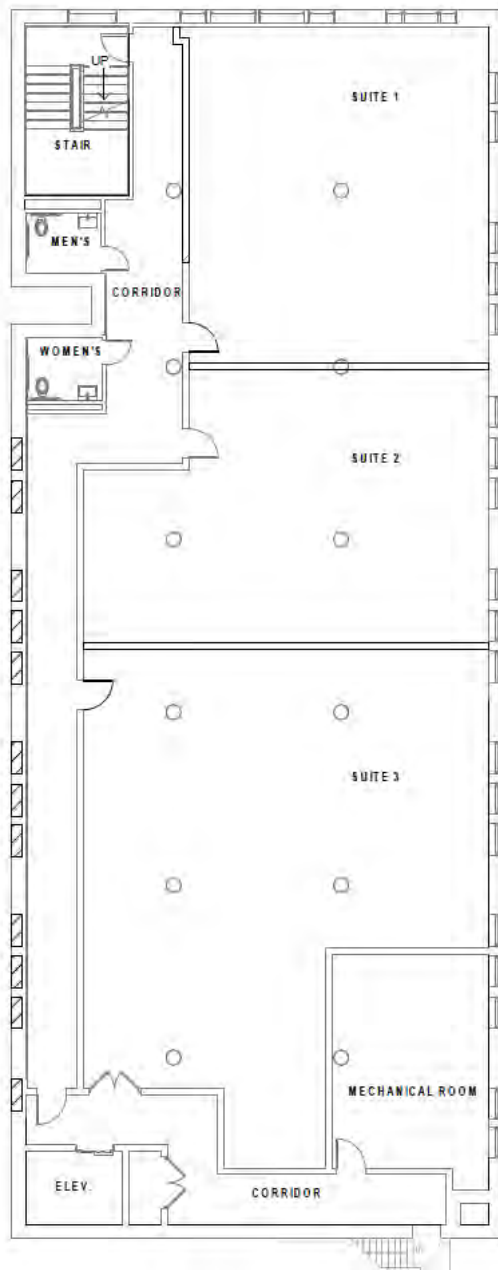
847.602.2005  
apicchetti@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

# OFFICE BUILDING FOR SALE

## FLOOR PLAN 2ND & 3RD FLOOR



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchetti**  
Vice President

847.602.2005  
apicchetti@frontlinerepartners.com

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# LOCATION INFORMATION

# OFFICE BUILDING FOR SALE

## PROPERTY DESCRIPTION



### Location Description

The Property is located along south side of Berneau Avenue on the border of Chicago's Ravenswood and Lake View neighborhoods. The Property is in the heart of a densely populated neighborhood which totals over 500,000 people within a three (3) mile radius. Additionally, the building is located within blocks of Lake View High School and approximately one (1) mile from Wrigley Field. The site sits just a few blocks south of Montrose Avenue, a few blocks east of Lincoln Avenue, and a few blocks north of Irving Park Road, all of which are major thoroughfares in the area. Lastly, the Property features convenient accessibility located just a few blocks from both the Montrose and Irving Park Brown Line "L" Stations, less than two (2) miles west of Lake Shore Drive, and less than three (3) miles east of Interstate-90/94.

Neighboring retailers include Jewel-Osco, ALDI, Walgreens, CVS/Pharmacy, 7-Eleven, Club Pilates, PNC Bank, T-Mobile, The UPS Store, Dollop Coffee, Starbucks, Dunkin', Culver's, Lou Malnati's, Giordano's, Domino's Pizza, Roost Chicken & Biscuits, and Popeyes, among others.

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# OFFICE BUILDING FOR SALE

REGIONAL MAP



**Matthew Tarshis**  
Principal  
847.780.8063  
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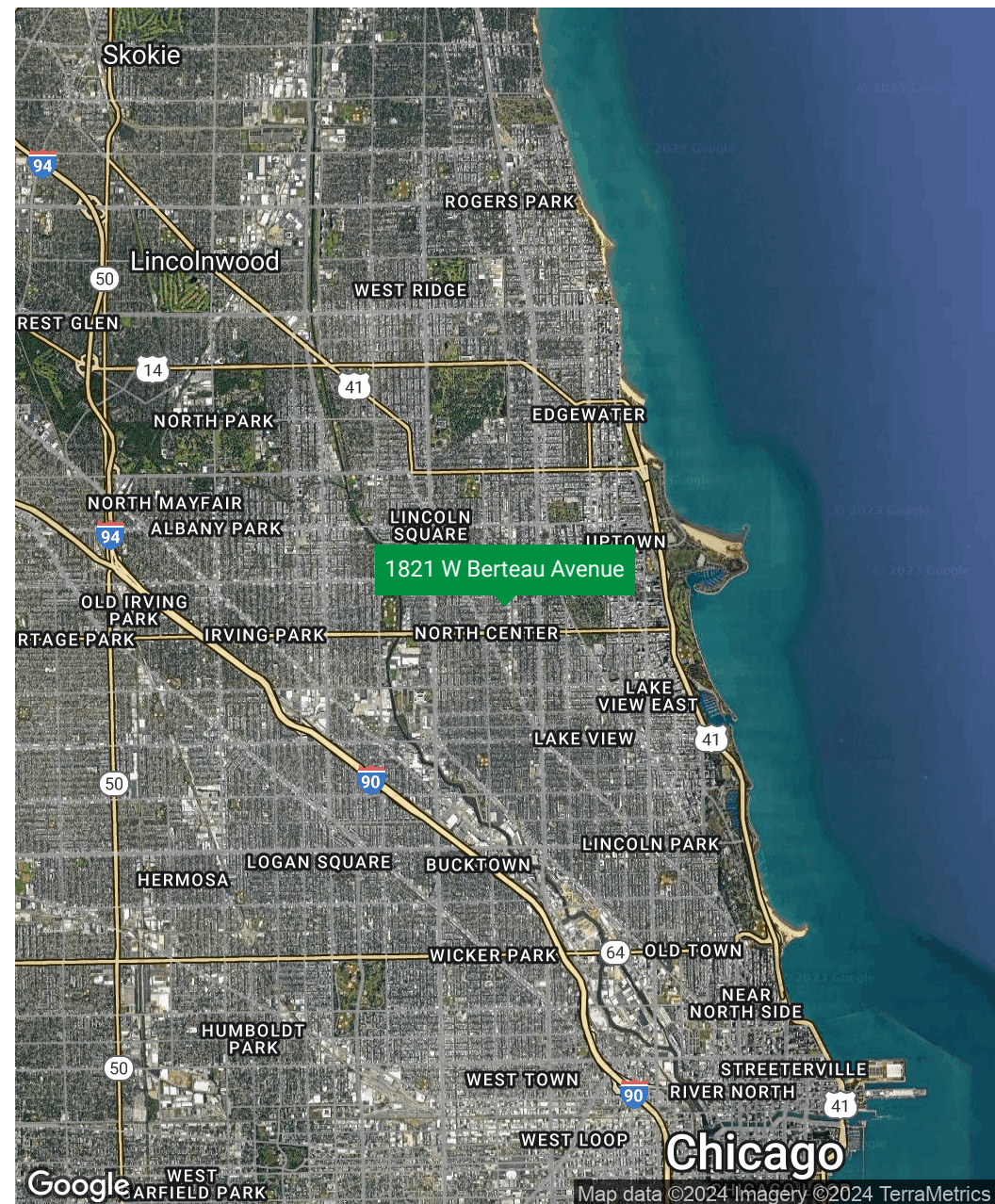
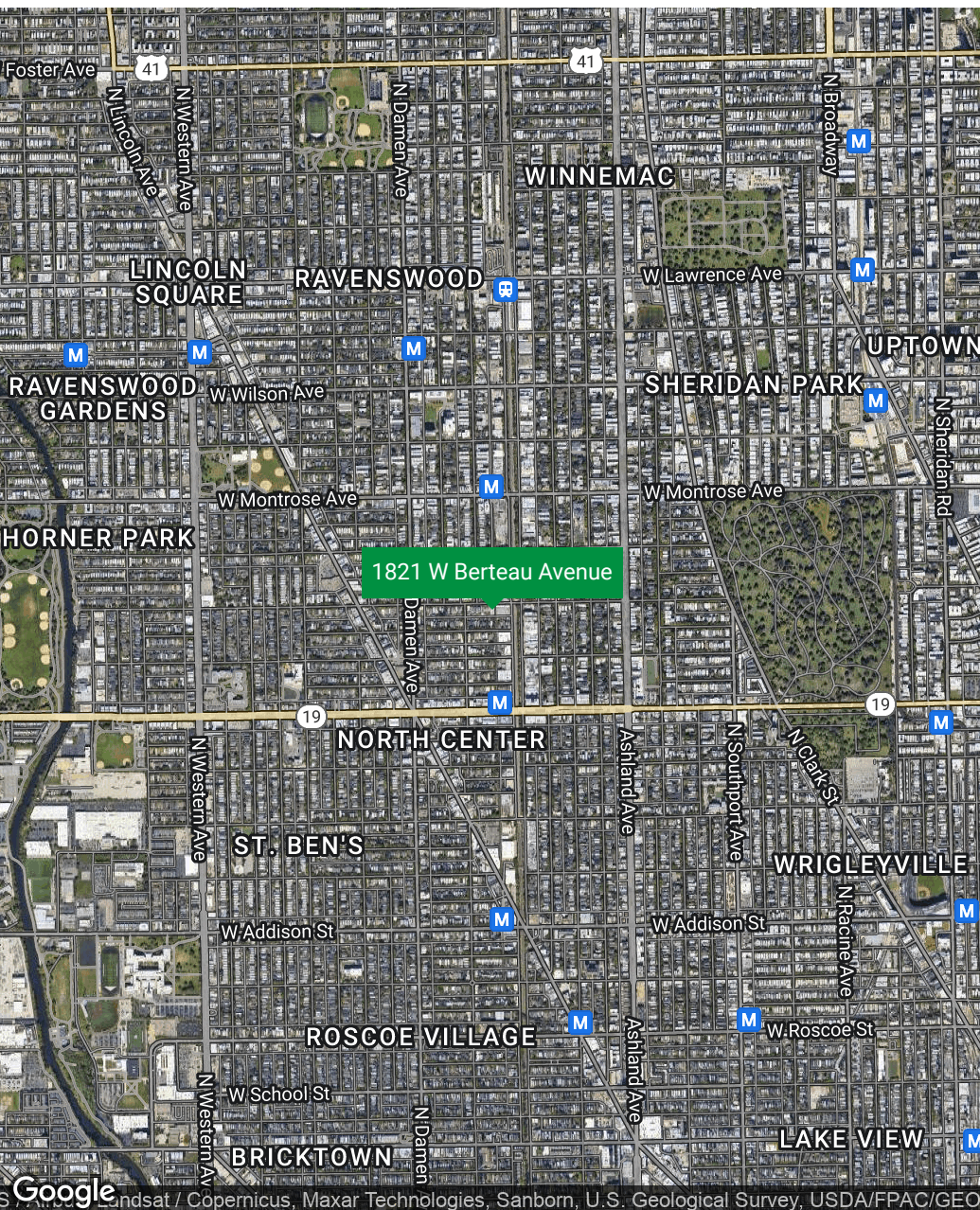
**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchiatti**  
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apicchiatti@frontlinerepartners.com

**Zack Pearlstein**  
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847.780.8063  
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The background of the slide features a faded, high-angle photograph of a residential neighborhood. On the left, a multi-story brick building is partially obscured by lush green trees. On the right, a two-story house with light-colored horizontal siding and a gabled roof is visible. The overall scene is bright and airy, with a soft, greenish tint.

# 3

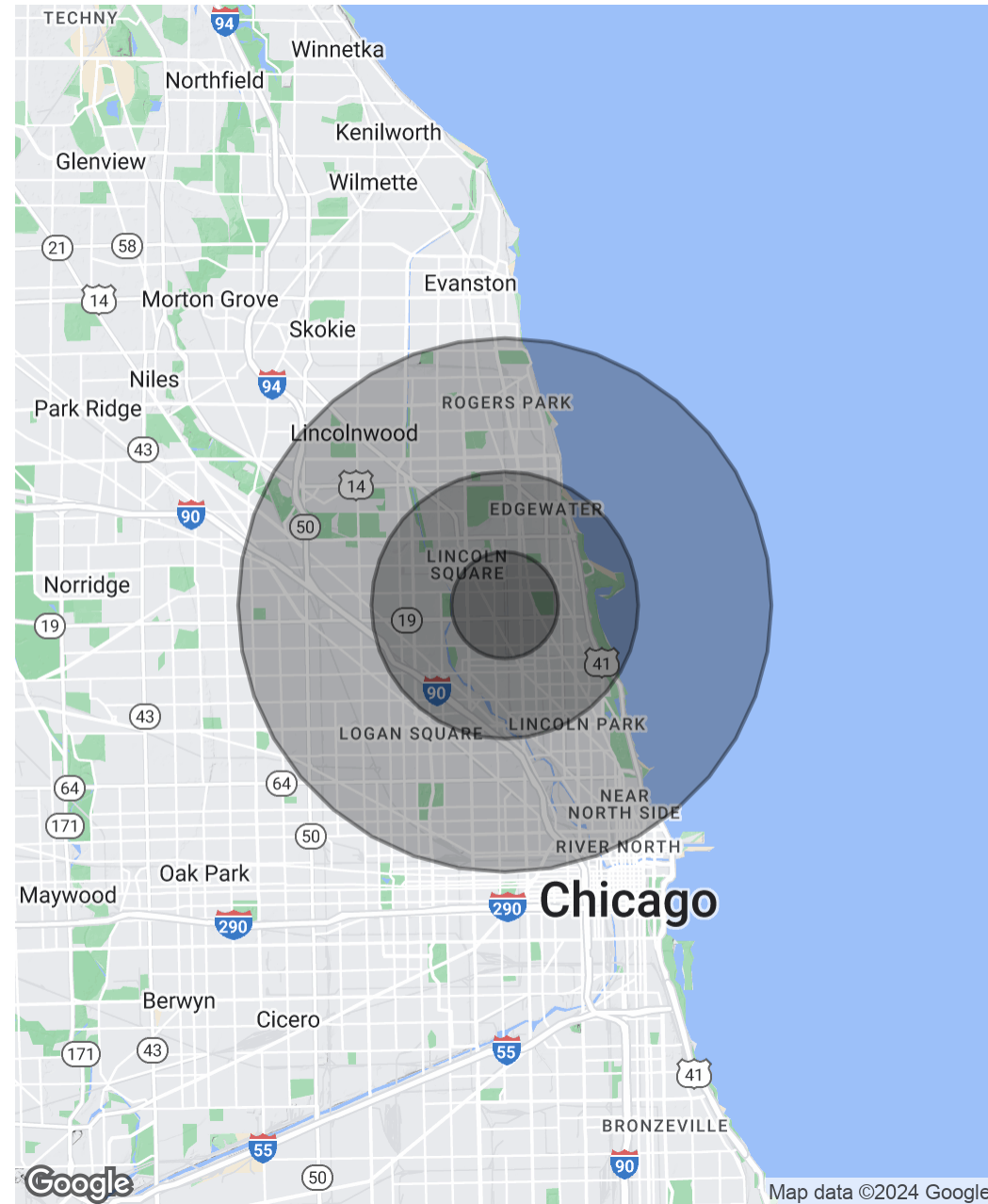
## DEMOGRAPHICS

# OFFICE BUILDING FOR SALE

Population	1 Mile	2.5 Miles	5 Miles
Total Population	65,616	407,674	1,092,277
Average Age	34.4	35.0	35.3
Average Age (Male)	34.4	35.3	35.2
Average Age (Female)	34.1	35.0	35.7

Households & Income	1 Mile	2.5 Miles	5 Miles
Total Households	31,957	203,804	513,058
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$138,911	\$109,638	\$106,049
Average House Value	\$556,721	\$408,136	\$399,939

\* Demographic data derived from 2020 ACS - US Census

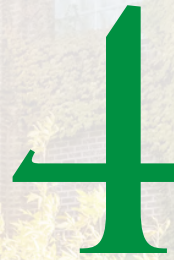


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847.275.6106  
zpearlstein@frontlinerepartners.com



# ADVISOR BIOS

# OFFICE BUILDING FOR SALE

## MEET THE TEAM



**Matthew Tarshis**

Principal

**Direct:** 847.780.8063 **Cell:** 847.542.9058  
mtarshis@frontlinerepartners.com



**Andrew Rubin**

Executive Vice President

**Direct:** 224.628.4005 **Cell:** 224.628.4005  
arubin@frontlinerepartners.com

IL #475.156642



**Andrew Picchietti**

Vice President

**Direct:** 847.602.2005 **Cell:** 847.602.2005  
apicchietti@frontlinerepartners.com

IL #475-181270



**Zack Pearlstein**

Senior Vice President

**Direct:** 847.275.6106 **Cell:** 847.275.6106  
zpearlstein@frontlinerepartners.com

IL #475168541

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

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Executive Vice President

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Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Frontline Real Estate Partners, LLC**

477 Elm Place, Highland Park, IL 60035

**main:** 847.780.8065

**fax:** 847.919.3816

[frontlinerepartners.com](http://frontlinerepartners.com)

# 1821 W BERTEAU AVENUE

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18,723 Square Foot Office Building Located In The Ravenswood Neighborhood On Chicago's North Side. The Three (3) Story Office Building Was Completely Renovated In 2009 And Is Zoned RS-3: Residential Single Unit District (Grandfathered For Existing Office Use). The Building Is Currently Vacant And Laid Out For A Single Tenant With Loft Offices On The First Floor And Climate-Controlled Office/Production Space On The Second And Third Floors. The Property Is Conveniently Located Just A Few Blocks From Both The Montrose And Irving Park Brown Line "L" Stations, Less Than Two (2) Miles West Of Lake Shore Drive, And Less Than Three (3) Miles From Interstate-90/94 (I-90/94). Neighboring Retailers Include Jewel-Osco, ALDI, Walgreens, CVS/Pharmacy, 7-Eleven, Club Pilates, PNC Bank, T-Mobile, The UPS Store, Dollop Coffee, Starbucks, Dunkin', Culver's, Lou Malnati's, Giordano's, Domino's Pizza, Roost Chicken & Biscuits, And Popeyes, Among Others.

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O: 847.780.8063  
C: 847.542.9058  
[mtarshis@frontlinerepartners.com](mailto:mtarshis@frontlinerepartners.com)

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**Executive Vice President**

O: 224.628.4005  
C: 224.628.4005  
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