

PREMIERE WEST RIDGE RETAIL WITH PARKING

2554 W Devon & 6415 N Rockwell Chicago, IL 60659



PROPERTY OVERVIEW

Brand new corner building featuring two floors of commercial, 35+ parking spaces and 30 residential units. In PD 913.

- 2554 W. Devon is a second-floor space with 5,590 GSF. Featuring tons of natural light and sweeping views of Devon Ave., the space has a shaft for independent elevator access, mechanicals stubbed to the shell space, and high 12' ceilings.
- 6415 N Rockwell is a fully built-out 5,900 GSF lower level space with two multi-stall bathrooms, a kitchen, and stubbed mechanicals to the space.

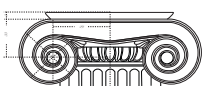
LOCATION

The property is located in the heart of West Ridge's Devon Ave. business district named *"the most diverse street in America"* by the *Chicago Tribune*. The property has convenient access to CTA bus routes and street parking.

Co-tenants: Studio Elite, Susie's Place. The Devon Ave. district is home to many restaurants, retail and service businesses, including: Sabri Nihari, Patel Brothers, Wendi's, Dunkin' Donuts, North Shore Banquet Hall, World Fresh Market, Regal Boutique.

LEASE RATE

Please Inquire

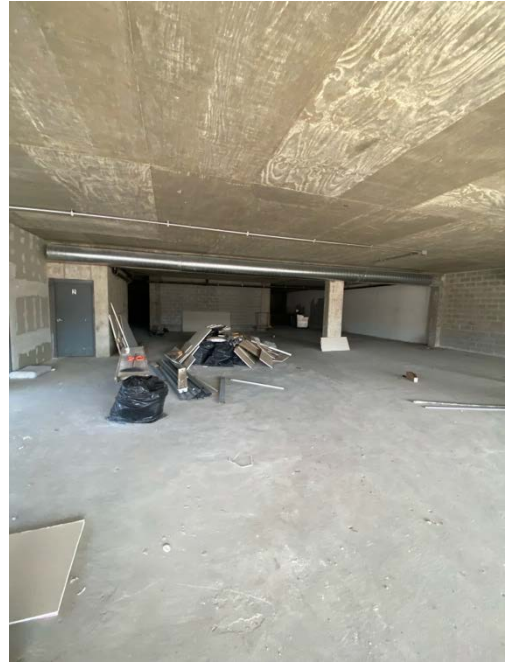


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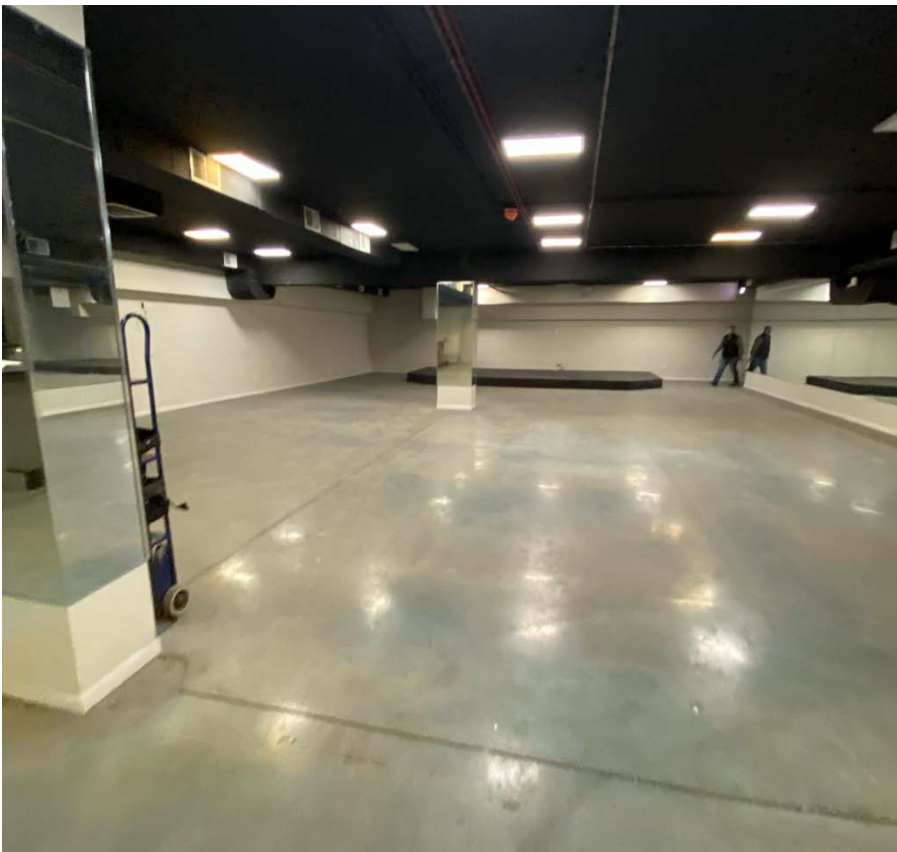
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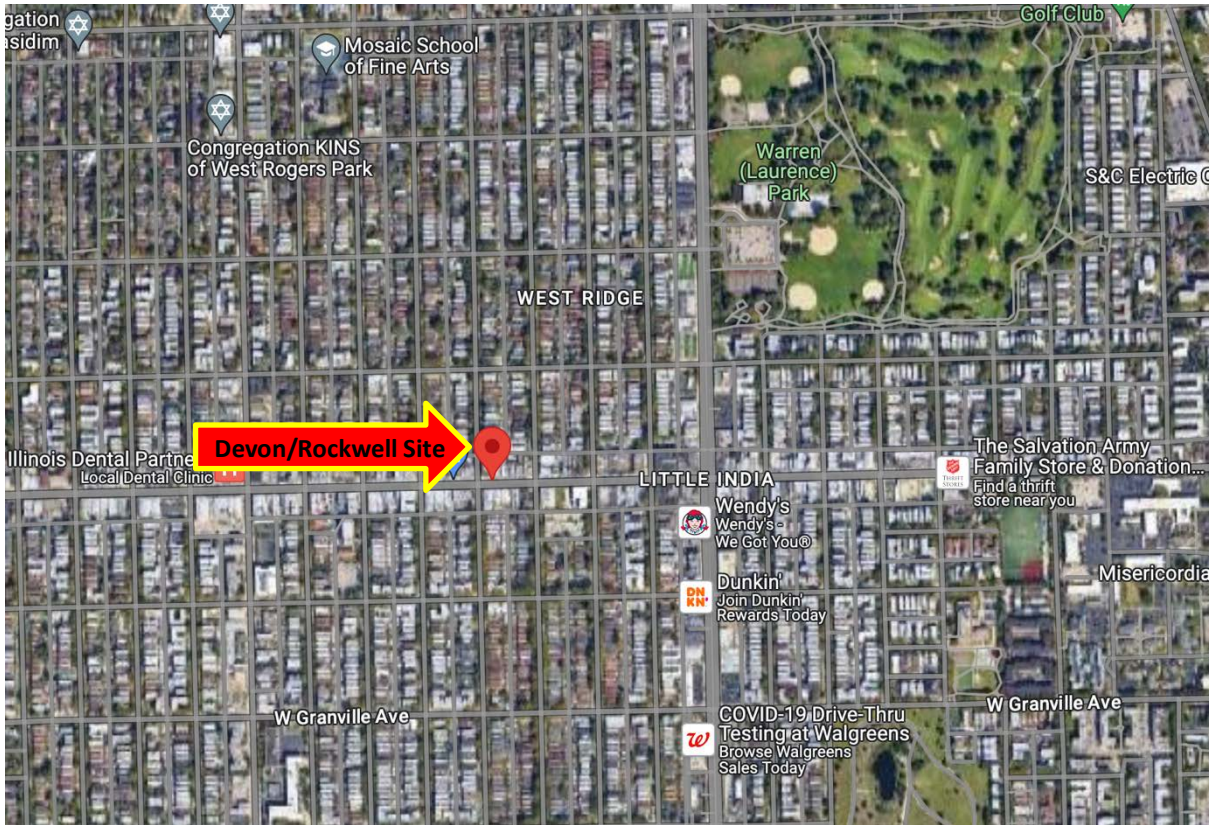
INTERIOR – 2554 W. Devon Ave.



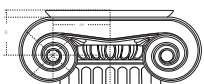
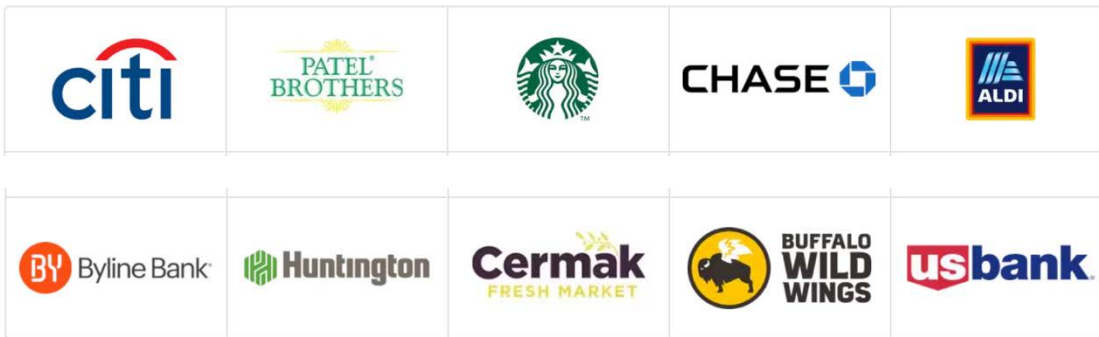
INTERIOR – 6415 N. Rockwell St.



MARKET AREA



AREA RETAILERS



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