

LINCOLN PARK

HIGH VISIBILITY HALSTED STREET
CORNER WITH PARKING AVAILABLE

FOR LEASE

2ND - 4TH FLOORS
AVAILABLE

1500

NORTH

HALSTED



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1500
NORTH
HALSTED

LEASING OVERVIEW

SPACE AVAILABLE: **27,110 RSF**
2ND FLOOR **9,726 RSF**
3RD FLOOR **9,726 RSF**
4TH FLOOR **7,658 RSF**

MINIMUM DIVISIBLE: **7,658 RSF**

ASKING RATE: **\$18/RSF NNN**

EST. PASS THRU: **\$12/RSF**

ZONING: **C3-5**

FLOOR: **2-4**

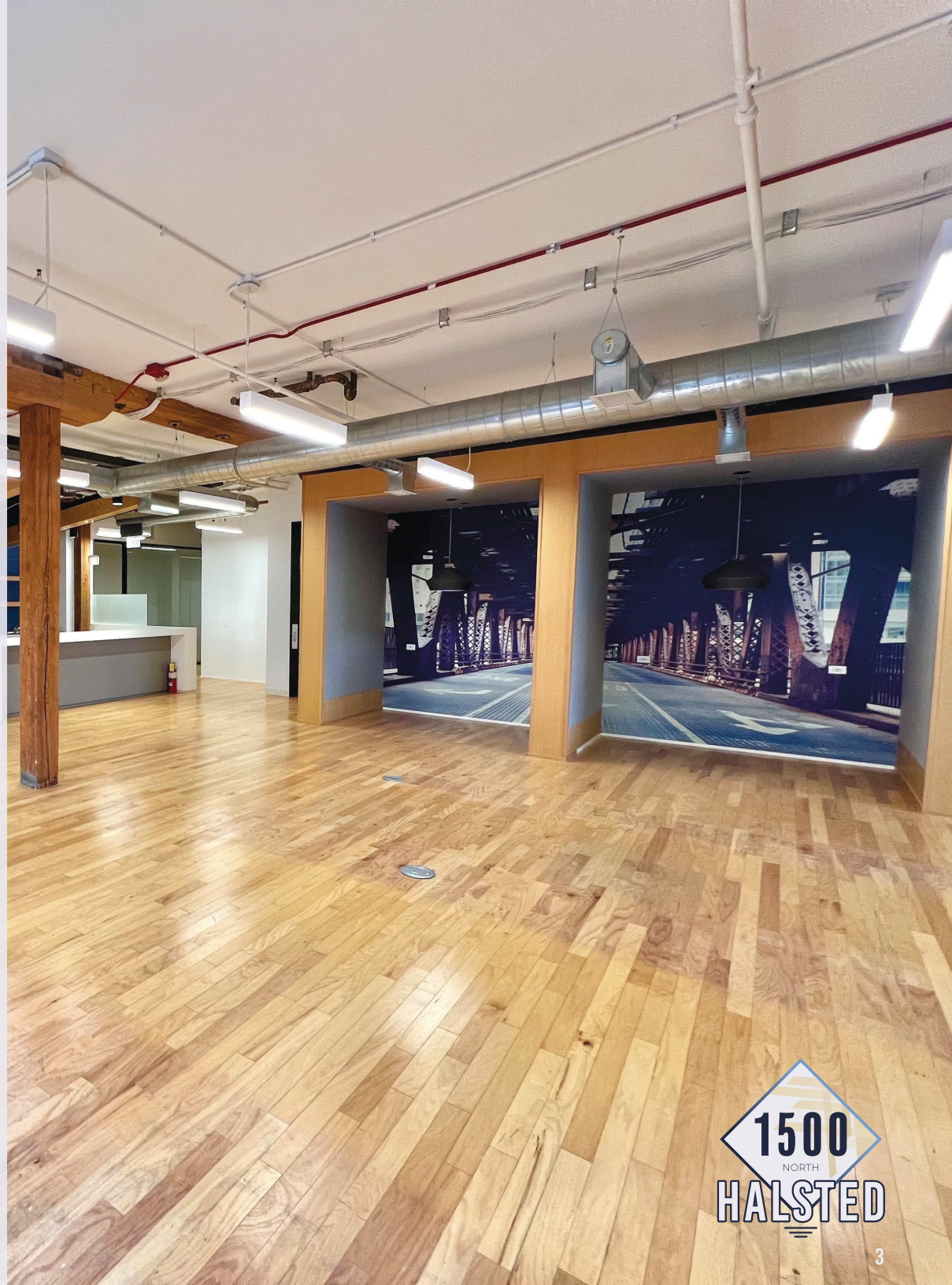
DATE AVAILABLE: **NOW**

PARKING AVAILABLE: **6 SURFACE SPOTS**

CEILING HEIGHT: **~12'**

CONDITION: **MOVE-IN-READY**

WARD / ALDERMAN: **02 / HOPKINS**

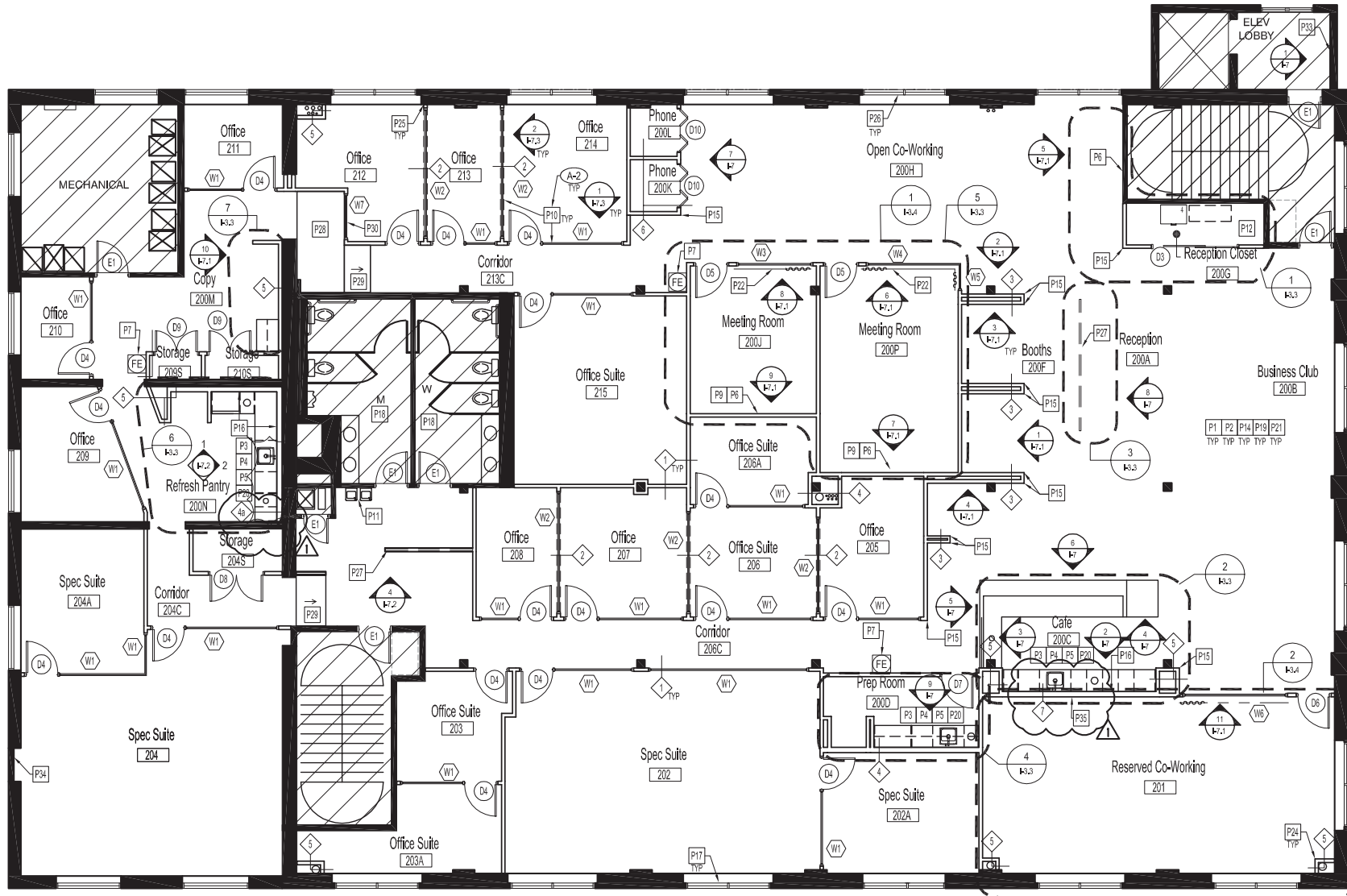


LEASING HIGHLIGHTS

- High visibility Halsted street corner exposure and phenomenal Lincoln Park location.
- Fully built-out former co-working office space consisting of the building's 2nd to 4th floors in move-in ready condition.
- 27,110 RSF available and divisible by floor with a minimum size requirement of 7,658 RSF and up to 6 on-site parking spaces available.
- Premises consists of a dedicated lobby entrance, direct passenger elevator access, reception, multiple conference rooms, ADA compliant bathrooms on each floor, 2 full kitchenettes and a cafe bar.
- Property underwent full gut rehab in 2015 and completed interior co-working buildout in 2018.
- Incredibly dynamic live-work-play location.
- Excellent co-tenancy in the immediate including Apple, Whole Foods, Dick's Sporting Goods, Mariano's, The British School, Off Color Brewing, Crate & Barrel, REI, Starbucks, The Container Store, Sweetgreen, Pot Belly, Lululemon, Sephora, FFC, Sweetwaters Coffee & Tea, CB2, OFF 5th Avenue, James & Sons, DSW, The Shade Store, Lovesac, La-Z-Boy, Rejuvenation, Ethan Allen and more.
- Located 2 blocks from North/Clybourn Red Line Station and easy access to the 90/94 Expressway via North Avenue.



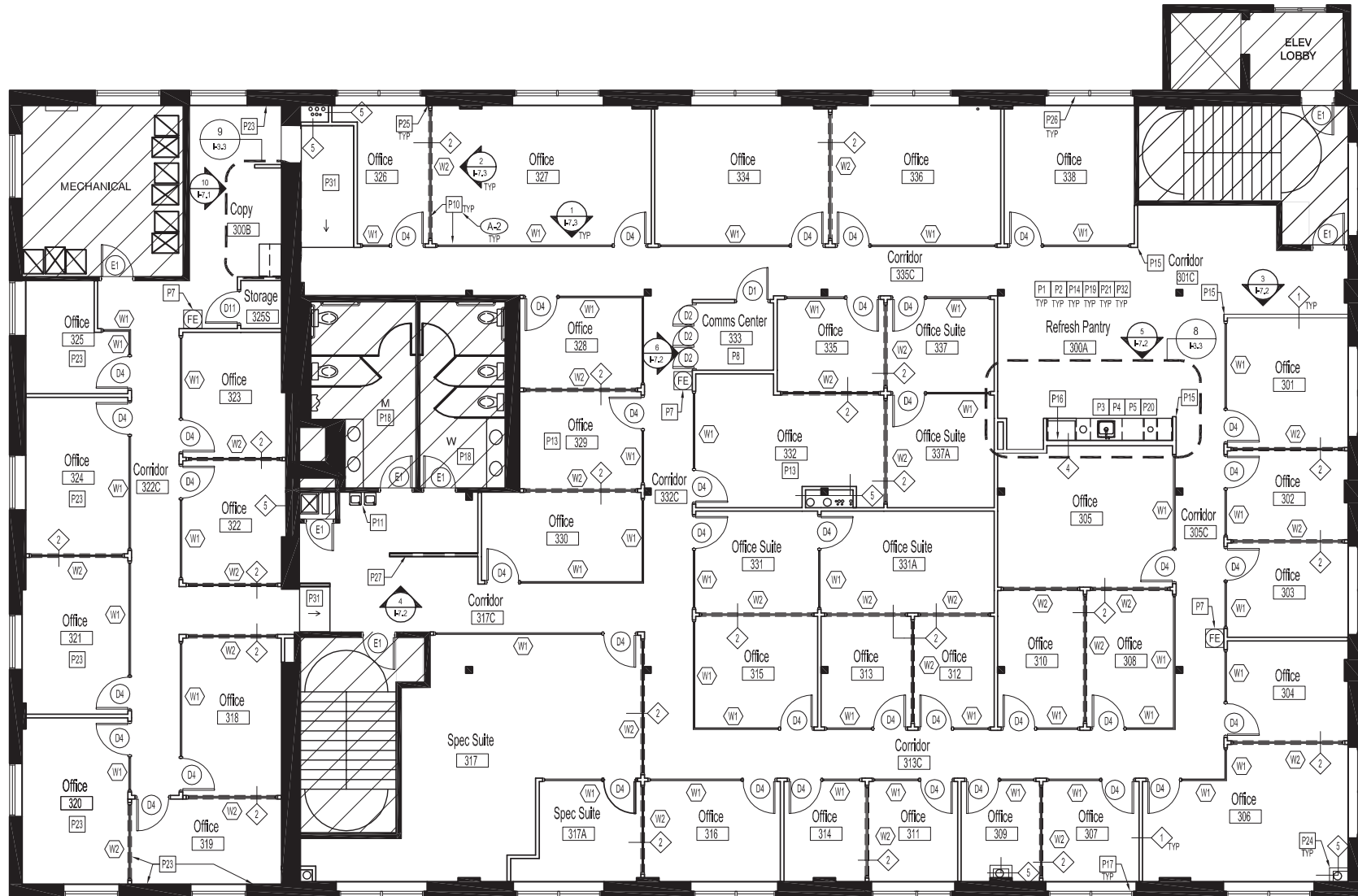
FLOOR PLANS | 2ND FL | 9,726 RSF



SCALE: 1/8" = 1'-0"



FLOOR PLANS | 3RD FL | 9,726 RSF



2 Partition Plan - 3rd Floor
I-3.1 SCALE: 1/8" = 1'-0"



FLOOR PLANS | 4TH FL | 7,658 RSF



3 Partition Plan - 4th Floor
1-3.1
SCALE: 1/8" = 1'-0"
Plan North



MARKET OVERVIEW



AREA DEMOGRAPHICS

	0.5 MILES	1 MILE
TOTAL POPULATION	26,764	85,637
AVERAGE AGE	30.2	32.7
TOTAL HOUSEHOLDS	13,495	46,600
AVERAGE HOUSEHOLD INCOME	\$242,408	\$234,538
TOTAL BUSINESSES	1,107	3,675
AVERAGE DAYTIME POPULATION	14,393	46,156

**Demographic Snapshot data provided by Applied Geographic Solutions & Costar Group*

LINCOLN PARK NEIGHBORHOOD DESCRIPTION

Nestled just north of downtown, Lincoln Park is one of Chicago's most vibrant and sought-after neighborhoods, seamlessly blending historic charm with modern energy. With its tree-lined streets, iconic brownstones, and proximity to Lake Michigan, the area attracts a dynamic mix of affluent residents, young professionals, and visitors alike. Home to DePaul University, Lincoln Park Zoo, and a variety of world-class cultural institutions, the neighborhood enjoys a steady flow of foot traffic year-round, making it an ideal location for retailers looking to capture a diverse and engaged audience.

Lincoln Park's retail corridors, including Armitage Avenue, Halsted Street, and North Avenue, offer an unbeatable mix of national brands, local boutiques, and upscale dining. The neighborhood's high median household income and strong buying power create an attractive market for retailers looking to establish a presence in one of Chicago's most coveted shopping districts. With excellent public transportation, pedestrian-friendly streets, and a customer base that values quality and experience, Lincoln Park provides an unparalleled opportunity for retail success.

AREA MAP





SVN[®] CHICAGO COMMERCIAL

**940 WEST ADAMS STREET, 2ND FLOOR
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The information listed in this proposal has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.



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