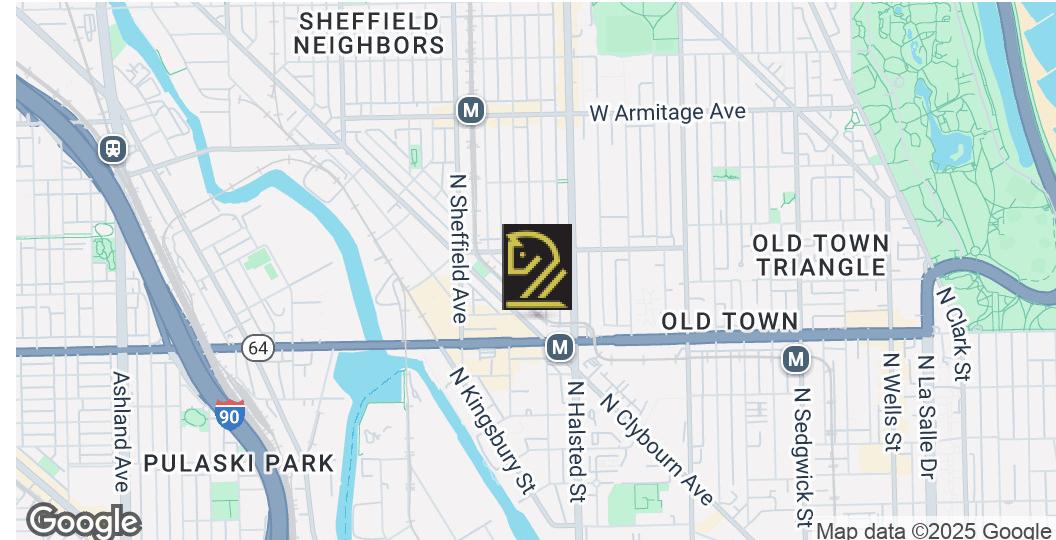


# North & Clybourn - Lower Level Space

1617 N. Clybourn, Chicago, IL 60614



**Lower Level  
Entrance**



Map data ©2025 Google

## Offering Summary

Lease Rate:	<b>\$2,500.00 per month (Gross)</b>
Building Size:	10,411 SF
Available SF:	<b>2,200 SF</b>
Year Built:	2003
Renovated:	2019
Zoning:	B1-2
Traffic Count:	12,100

## Property Overview

Introducing a unique office opportunity at 1617 N. Clybourn, Chicago, IL, 60614. This move-in ready space offers a wide, open layout with exposed ceilings, ideal for creating a dynamic work environment or a variety of creative uses for a gym, yoga studio, even storage space. Convenience is key, with four off-street parking stalls and a dedicated double-door loading area off the alley, ensuring seamless operations. Situated less than one block from the North and Clybourn Red Line L Stop, with over 2.2 million annual riders, and close to the North Avenue 60 and Halsted 8 bus route stop, this location offers unmatched accessibility for customers and employees alike. Don't miss this chance to make your mark in a high-traffic, high-visibility location.

## Property Highlights

- Move-in ready wide open space
- Kitchenette
- Exposed ceilings

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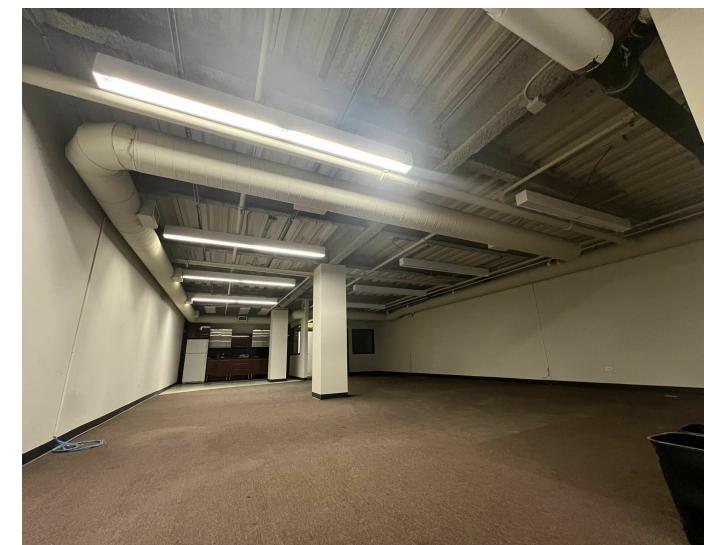
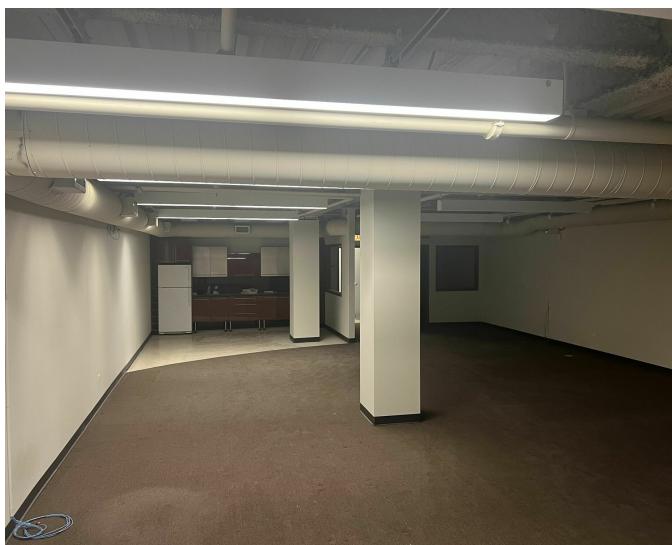
# North & Clybourn

1617 N. Clybourn, Chicago, IL 60614

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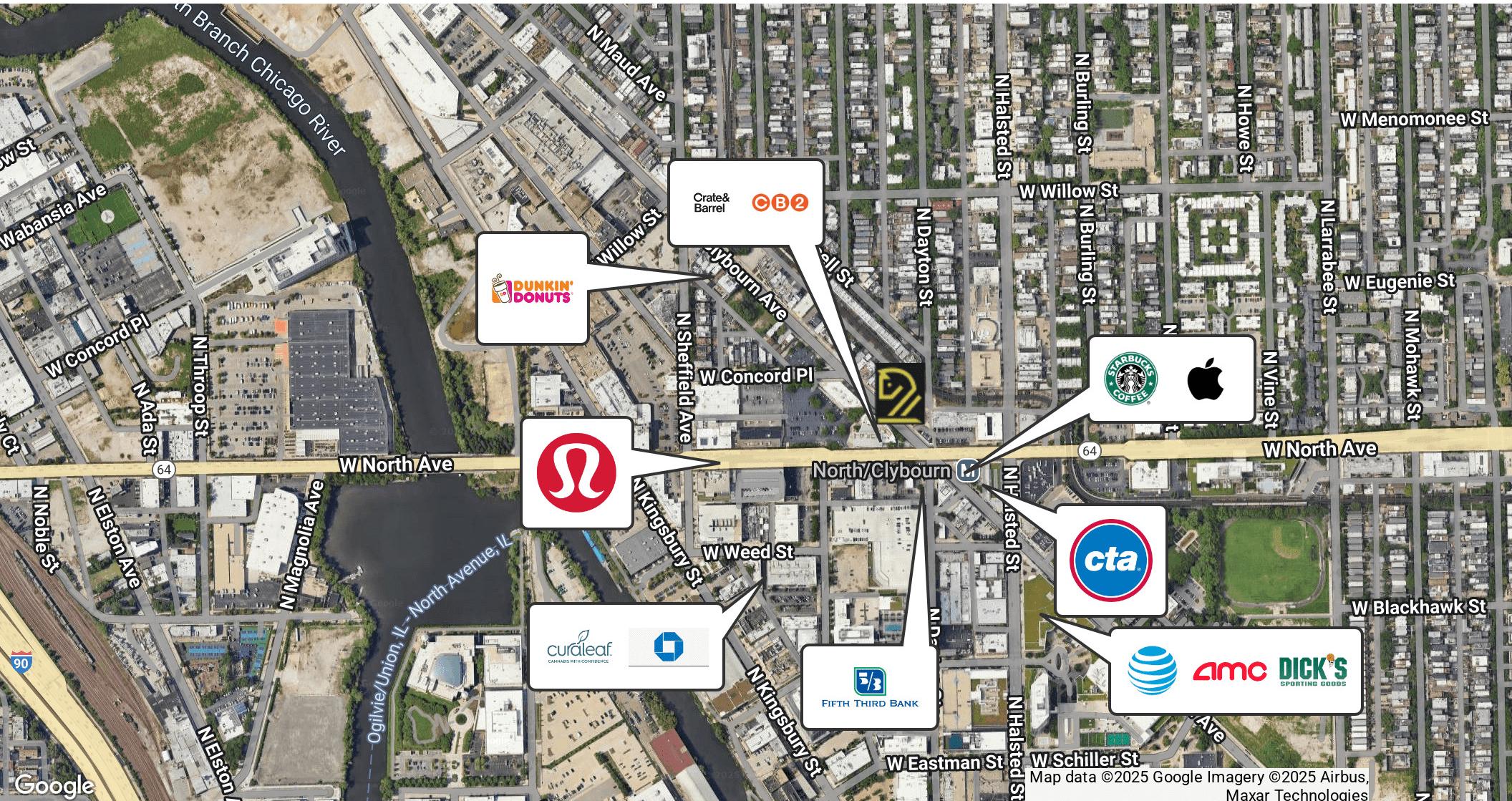


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## North &amp; Clybourn

1617 N. Clybourn, Chicago, IL 60614



Map data ©2025 Google Imagery ©2025 Airbus,  
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621 N. CLYBURN

# THE ELGIN COMPANY 621 N. CLYBOURN North & Clybourn

1617 N. Clybourn, Chicago, IL 60614

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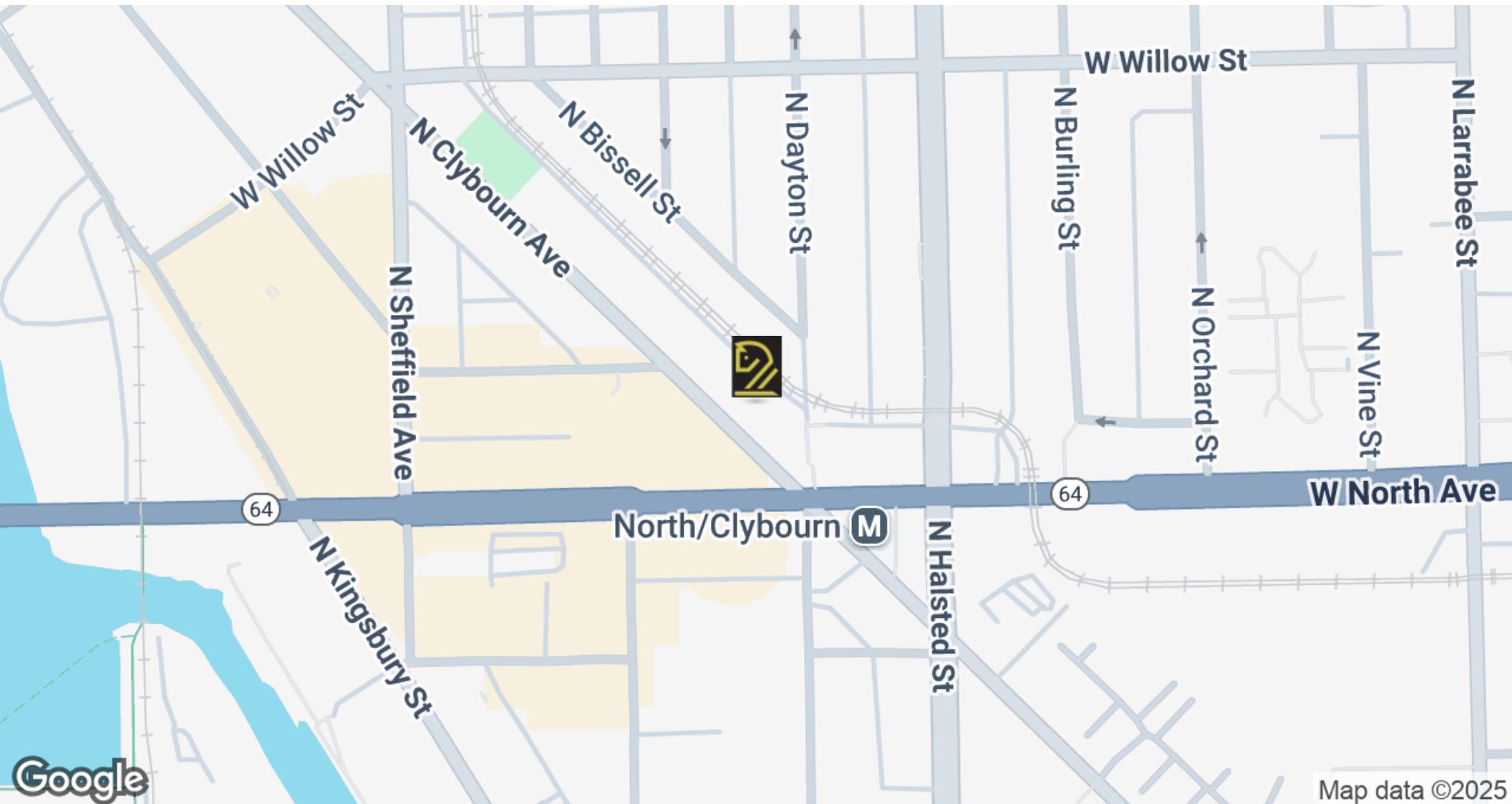


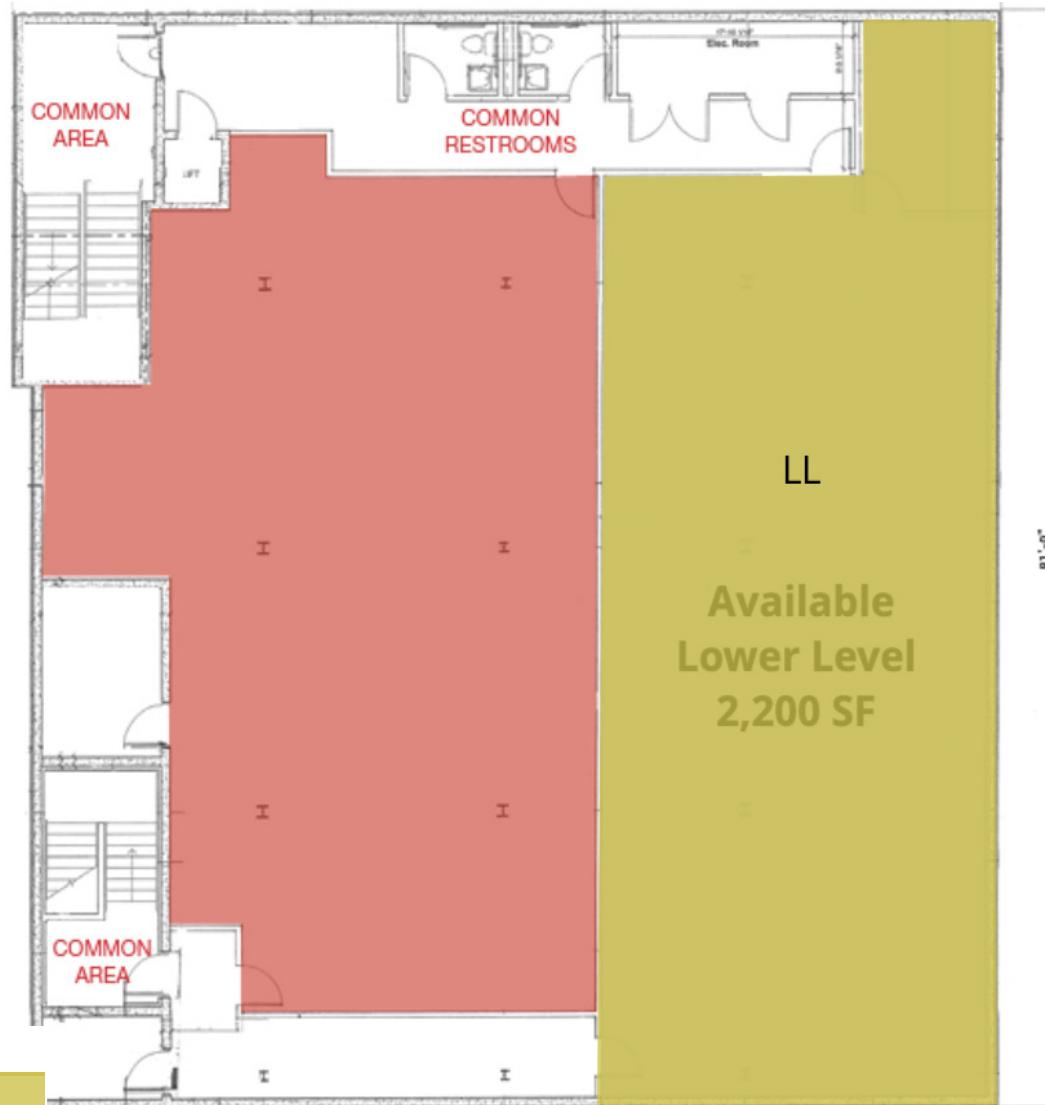
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**Legend**

Available

# North & Clybourn

1617 N. Clybourn, Chicago, IL 60614

Calligaris



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REAL ESTATE LTD.  
SINCE 1960

## Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	2,200 SF	Lease Rate:	\$2,500.00 per month

## Available Spaces

Suite	Tenant	Size	Type	Rate	Description
1619 N Clybourn	Available	2,200 SF	Gross	\$2,500 per month	A destination-driven, open-concept lower-level space ideal for fitness, wellness, creative, or professional users seeking a premier North & Clybourn address at an efficient rental basis.

# North & Clybourn

1617 N. Clybourn, Chicago, IL 60614



Population	1 Mile	3 Miles	5 Miles
Total Population	61,002	512,830	921,357
Average Age	36	37	38
Average Age (Male)	36	37	37
Average Age (Female)	36	37	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	31,761	278,821	457,844
# of Persons per HH	1.9	1.8	2
Average HH Income	\$191,226	\$173,723	\$143,870
Average House Value	\$872,732	\$745,417	\$629,403

\* Demographic data derived from 2020 ACS - US Census

