

5559 N. Elston, Chicago IL

Available: 13,600 SF



FOR LEASE: 6,800 - 13,600 SF Office Building

BUILDING INFORMATION

BUILDING SIZE: 13,600 SF

AVAILABLE: 6,800 SF and 13,600 SF

LOT SIZE: Approximately 0.51 Acres

CAR PARKING: 40

TAXES: Approximately \$4.04 PSF

CAM: Approximately \$1.54 PSF

PIN: 13-09-118-017-0000

LEASE RATE: \$14.25 PSF NNN

HIGHLIGHTS

- Located in far North Chicago Jefferson Park Neighborhood
- 1 Mile to Hwy 94 on Foster Ramp
- 1st Floor Available 10/1/2025; 2nd Floor Available Immediately
- Close to I-90 & I-94 Expressways
- Open Floor Plan with Private Offices on Window Line
- 1st and 2nd Levels Have Private Office and may be Available with Cubicles
- Move-In Condition
- Monument Sign Available for Tenant Use
- Elevator



	N. Elston/ N. Lotus	N. Elston/ N. Lynch
VPD	10,692	15,711

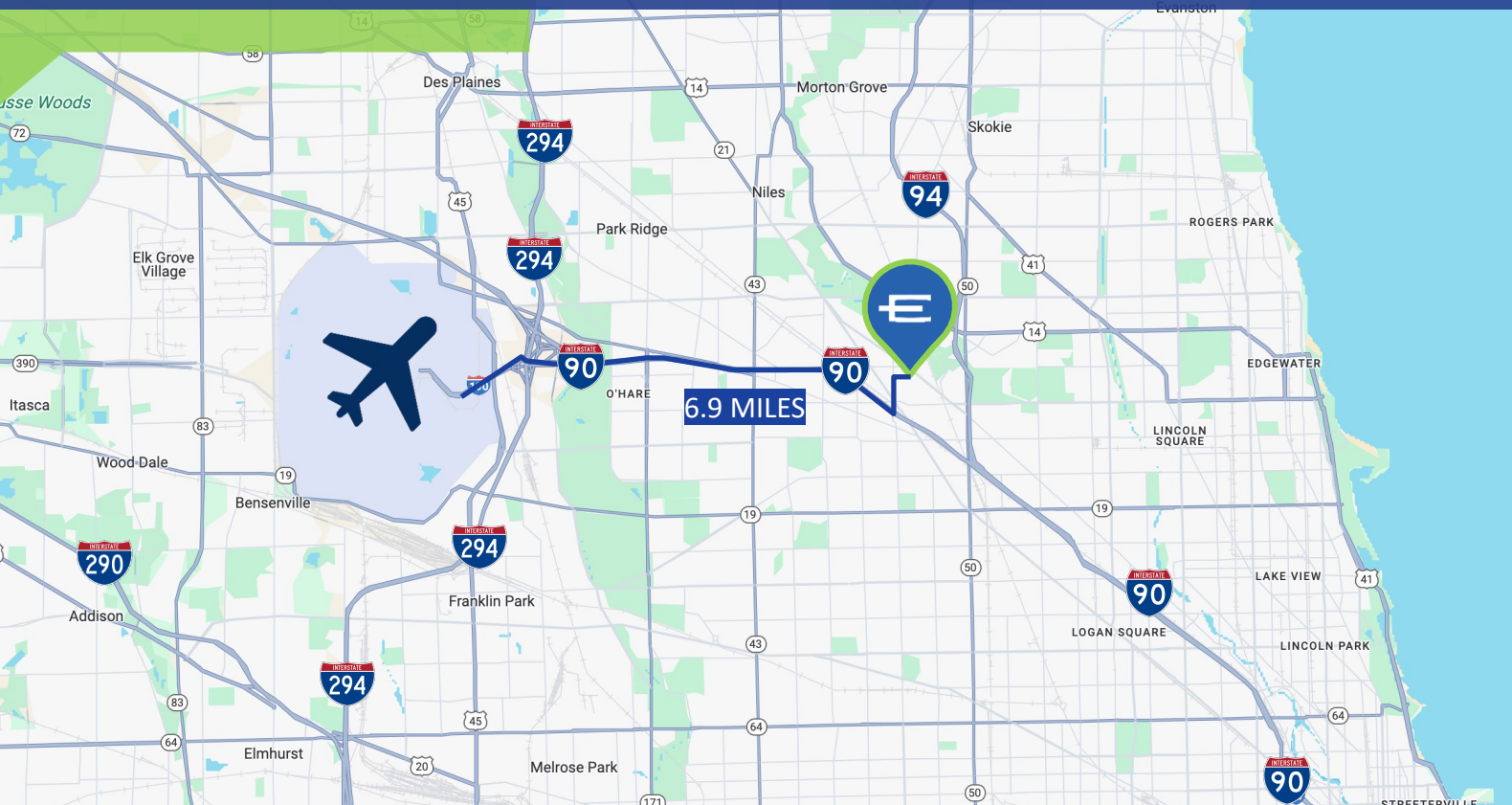
SCAN FOR LISTING



ENTRE
Commercial Realty LLC

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GREAT LOCATION WITH CLOSE PROXIMITY TO O'HARE AND HIGHWAYS



5559 N. Elston, Chicago IL

5559 N. Elston is situated in Chicago's Northwest Side, a well-connected area known for its accessibility, commercial activity, and proximity to key transportation routes. The location offers a balance of urban convenience and neighborhood appeal, making it a prime spot for businesses and visitors alike.

Accessibility & Transportation:

- Conveniently located near I-90 (Kennedy Expressway) and I-94 (Edens Expressway), providing easy access to downtown Chicago, O'Hare International Airport, and the surrounding suburbs.
- Elston Avenue is a well-traveled corridor that connects various neighborhoods and commercial districts, offering excellent visibility and access.
- Public transportation is readily available, with CTA bus routes serving the area and nearby Metra stations providing commuter rail options.

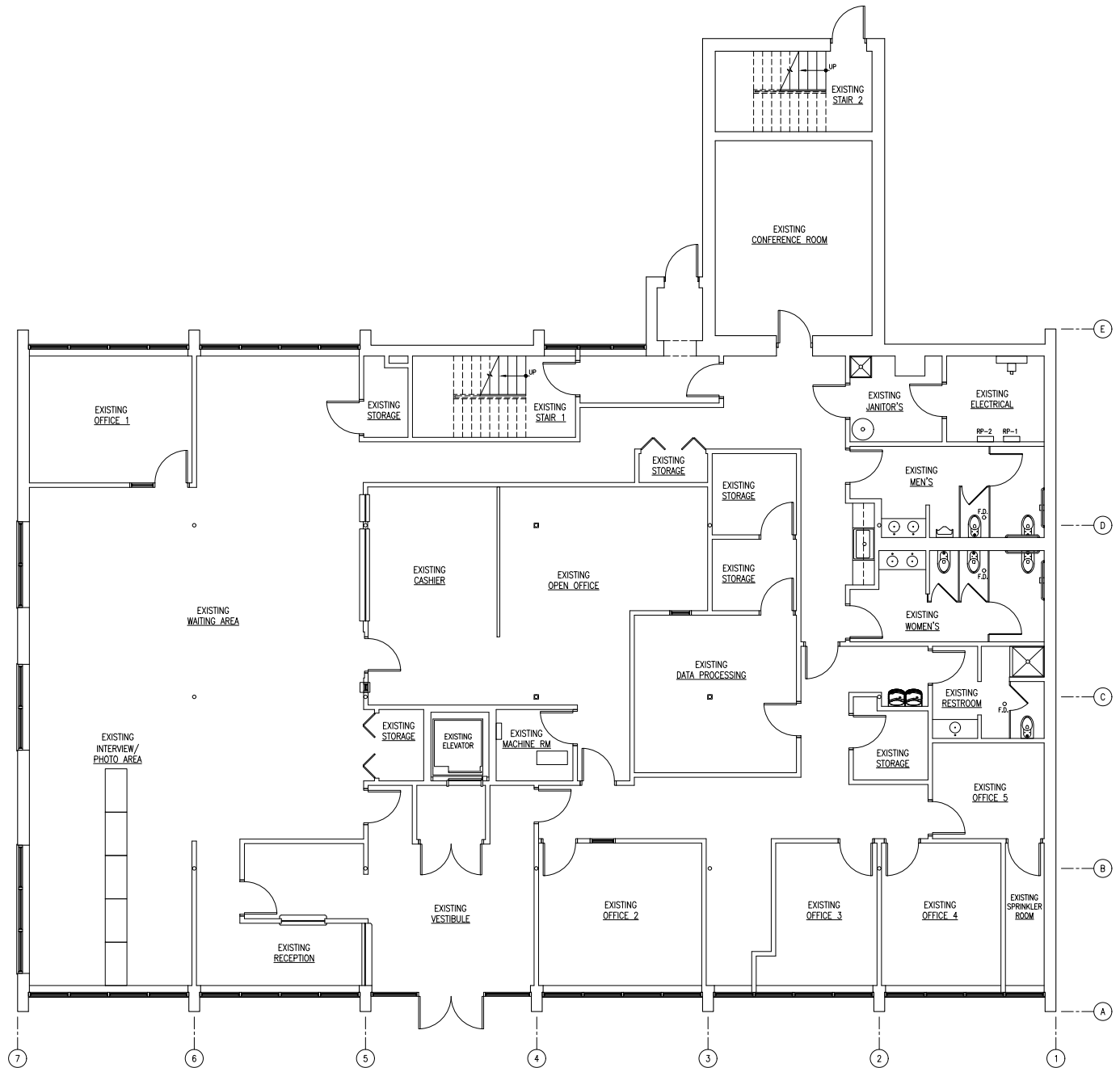
Neighborhood & Business Environment:

- The area is home to a mix of commercial, industrial, and residential properties, creating a dynamic and well-balanced setting.
- Nearby business parks and office spaces attract a variety of professional services, small businesses, and corporate offices.

Overall Appeal:

5559 N. Elston benefits from its strategic location, strong transportation links, and surrounding amenities, making it a convenient and well-positioned area within Chicago's Northwest Side.

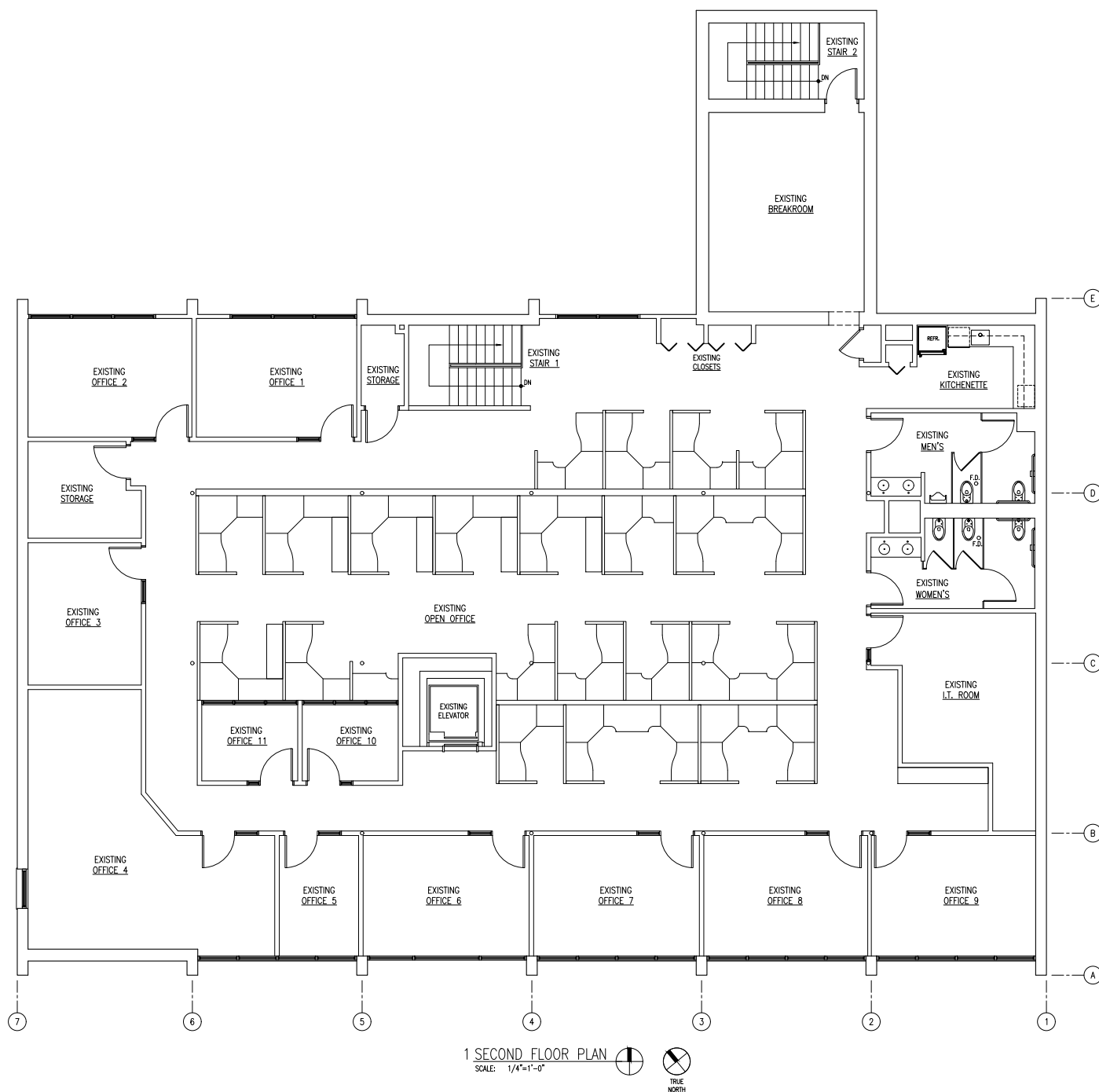
FIRST FLOOR LAYOUT



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



SECOND FLOOR LAYOUT



The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

NEARBY TRANSIT

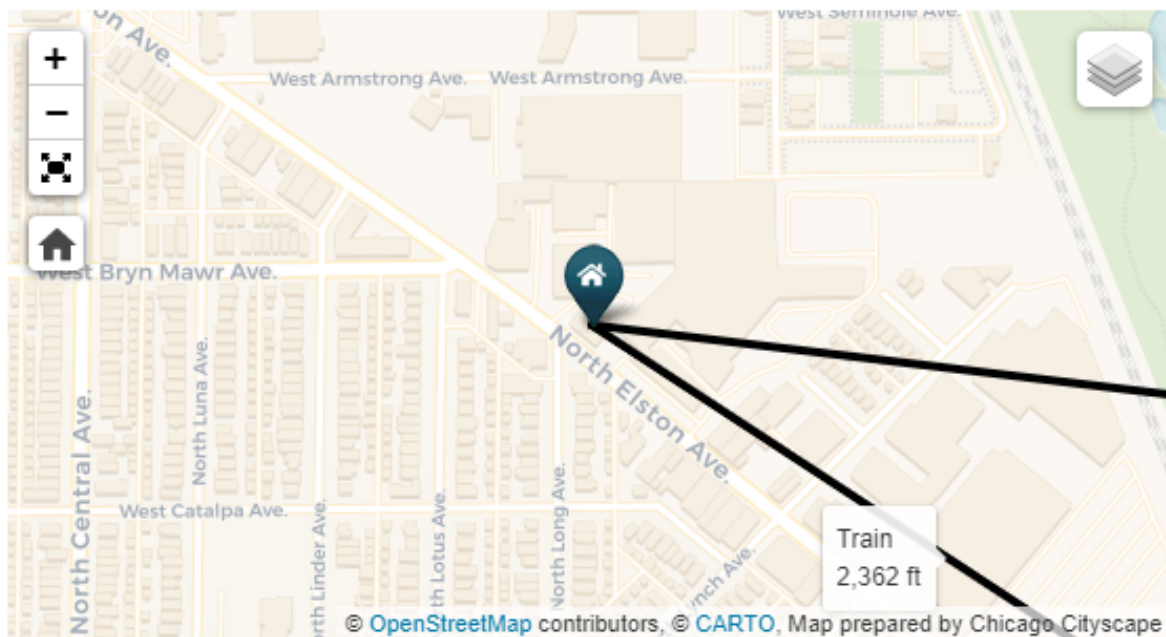
Nearby transit

Nearest CTA/Metra station entrance

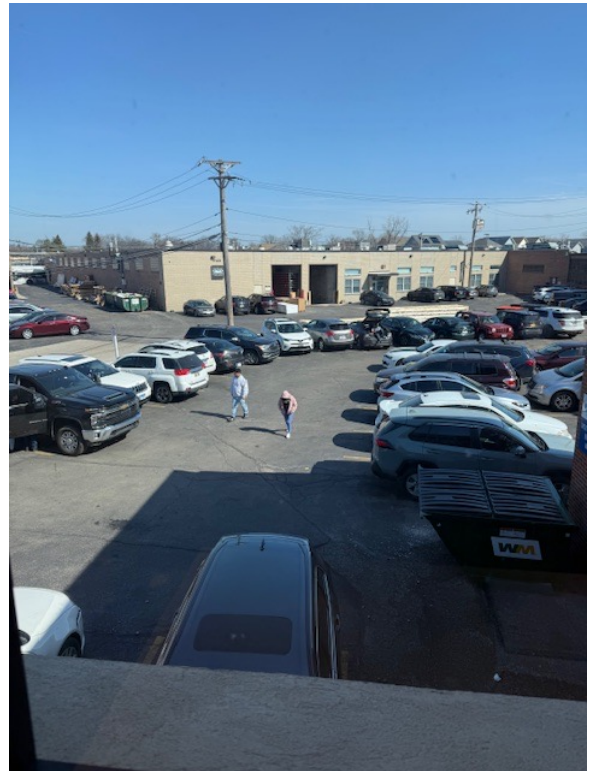
[Forest Glen Metra MD-North station](#)
about 4.9 blocks away / 3,263 feet (walking distance)

Nearest eligible bus corridor

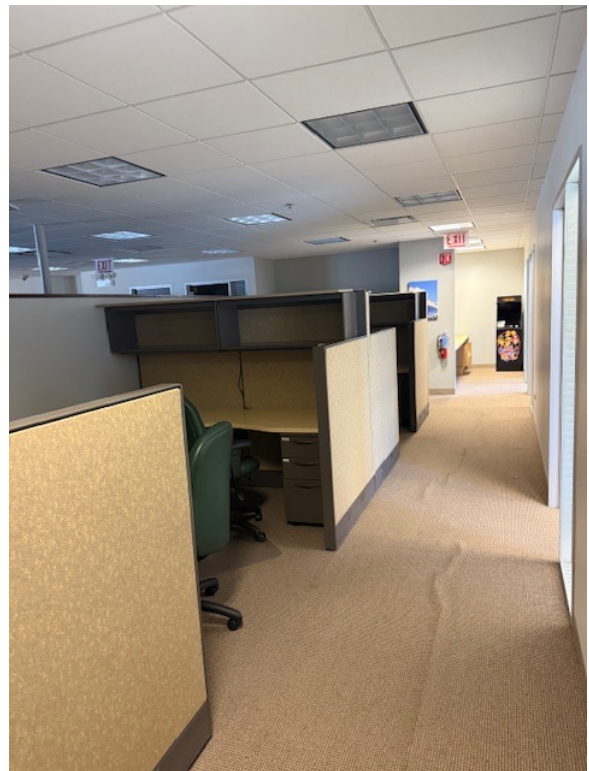
[Western Avenue](#)
about 34.0 blocks away / 22,414 feet (walking distance).



PHOTOS



PHOTOS



PHOTOS

