

FOR LEASE

National Tenant Location | Highly Confidential
Prime Restaurant/Bar Space with Outdoor Garden



2100 W. Division Street | Bucktown-Wicker Park
Chicago, Illinois 60622

HIGHLY CONFIDENTIAL

AVAILABILITY:

- Corner location | 2,820 SF Ground floor plus 2,000 SF Lower Level

HIGHLIGHTS:

- Fresh second generation Restaurant/Bar Space For Lease
- Ready for your next big concept | Fully equipped
- Excellent business opportunity | Make this spot your destination!
- High visibility sign on Division Street | Busiest pedestrian corridors
- Outdoor large beer garden; perfect for energizing foot traffic
- Nestles in a lively area, surrounded by national favorites and local gems
- Hard corner street retail well positioned on busy Division Street by major hospital
- Seating: 93+/-
- Bar lounge area: 40 seating | Large rectangular bar seats 18
- Hardwood floors throughout

CONTACT

Nick DiBrizzi

708-846-5876 Cell | 888-317-7721 Office

nick.dibrizzi@cbexchange.com

Coldwell Banker Commercial Realty
One Parkview Plaza, Suite 100
Oakbrook Terrace, IL 60181

CBCWORLDWIDE.COM

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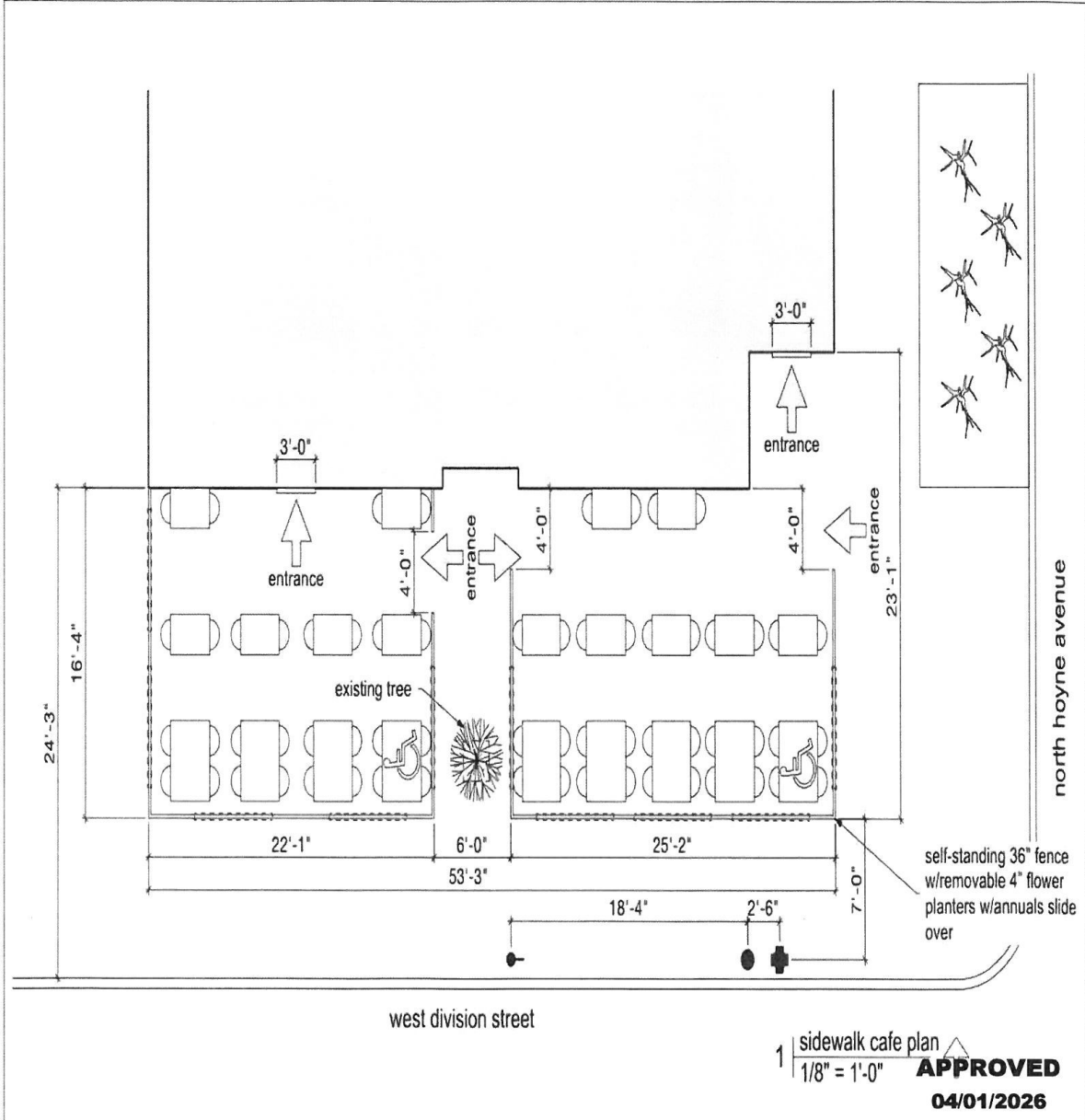


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folklore sidewalk cafe 2100-2102 w division st. chicago, il

SIDEWALK CAFE

1. length: 16'4"
width: 27'3"
total area: 764 sf



PUBLIC WAY USE

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LAYOUT:

- Bar-Lounge area
- Women's restroom has two (2) toilets & one (1) vanity
- Men's restroom has two (2) toilets & one (1) vanity
- Large kitchen line
- Coffee station with large espresso machine
- Large dining area
- Lower level kitchen preparation area, walking cooler, freezer and storage
- Outdoor beer garden

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EQUIPMENT LIST:

Bar-Lounge Area:

- Large screen TV
- Three (3) door bar cooler
- Two (2) door bar cooler
- POS system with three (3) stations
- Two (2) bar stations
- One (1) three (3) compartment bar sink
- Two (2) hand sinks
- Shelving
- Sound system
- Large U shape bar (seats 18)
- Tables and chairs
-

Cappuccino Coffee Station:

- Espresso machine
- Coffee brewers

Dining Room:

- Chairs & tables
- Screen TV

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Kitchen:

- Black iron 15' feet
- One six (6) burner stove with oven
- Stainless steel three (3) door cooler
- Fryer
- Grill 36"
- Mini fryers
- Convection oven
- Two (2) steam tables
- Stainless steel salad unit three (3) doors
- Chest freezer
- One (1) three (3) compartment stainless steel sink
- Dishwasher leased \$150 with convection hood
- Three (3) metal racks
- Mop sink
- Stainless steel table

Lower Level-Basement:

- Walk in cooler
- Washer & dryer
- Vegetable stainless steel sink
- Wine storage
- Two (2) metal racks
- Camera system
- Floor racks
- Two (2) stainless steel pre tables
- Two (2) chest freezer
- Ice machine leased \$100 per month
- Grease trap
- Metal rack
- Locks
- Liquor room
- Five (5) metal racks
- Office
- Main computer
- Camera system

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