

# Restaurant Opportunity For Lease

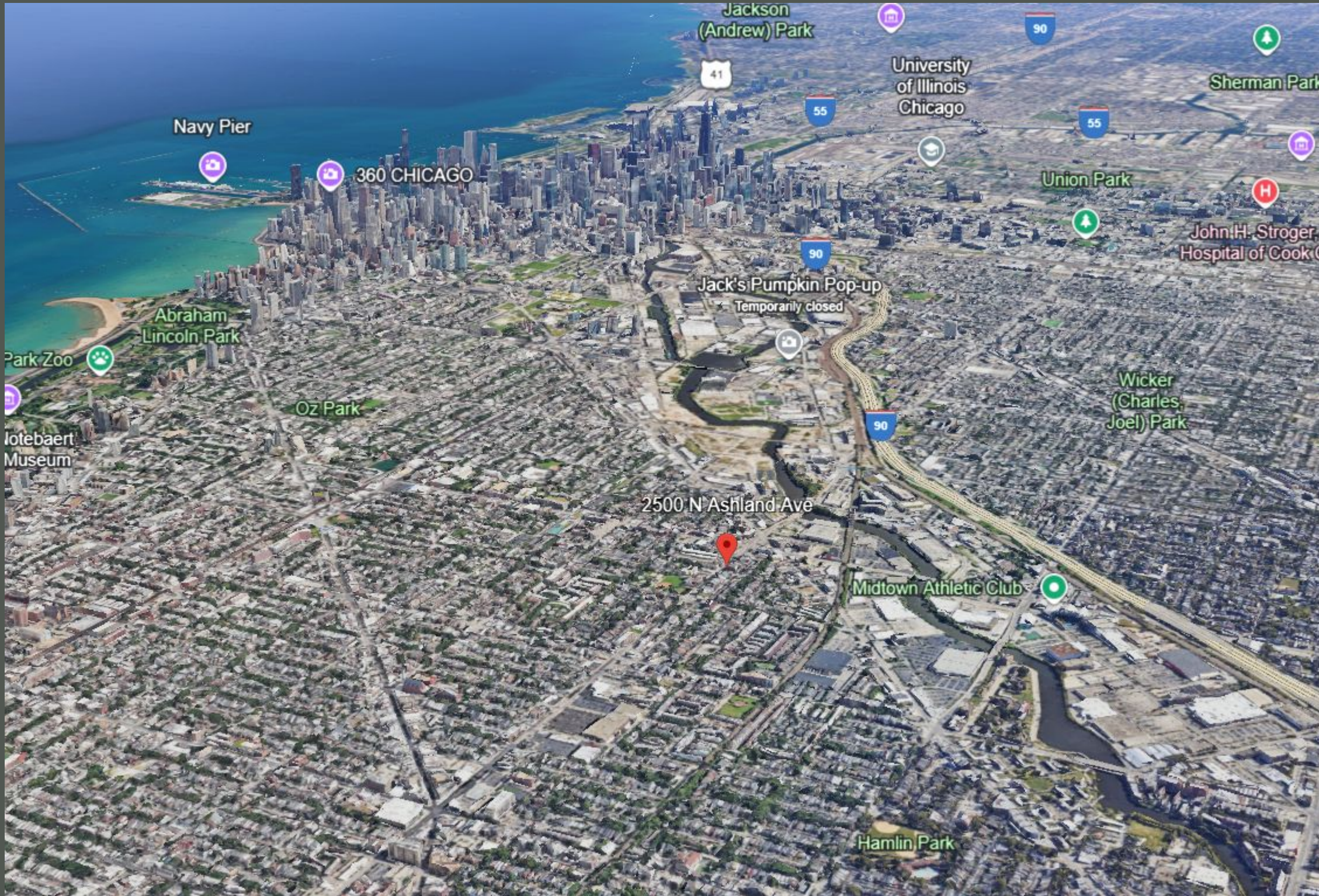
847.409.4900

coordinate  
properties

2500 N Ashland Ave. Chicago, IL



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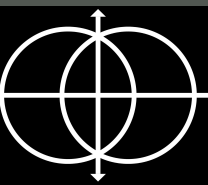


- B3-2 Zoning
- 2,000 Sq Ft
- Located in upscale Lincoln Park neighborhood
- Corner of Ashland & Altgeld with over 40,000 passing vehicles per day
- Brand exposure opportunities
- Turnkey space with no significant buildout required
- Central HVAC
- Security System

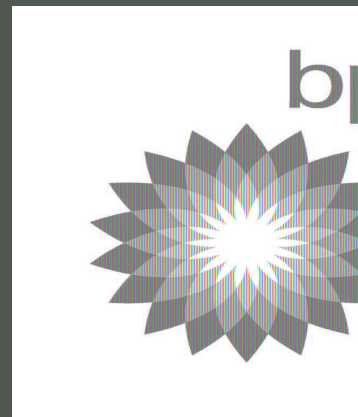
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# Notable Neighbors



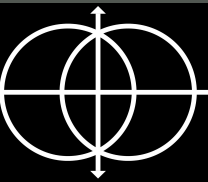
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01.

# Exterior

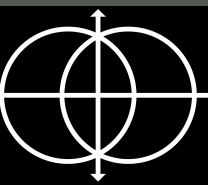
- Branding opportunity via large overhead sign
- High visibility from busy intersection
- Outdoor seating against fenced sidewalk patio



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02.

# Dining/Entertainment Space

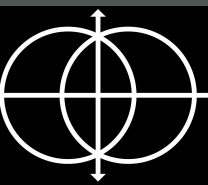
- Large, open layout
- Well lit with bright front windows
- Built out booth seating and fireplace



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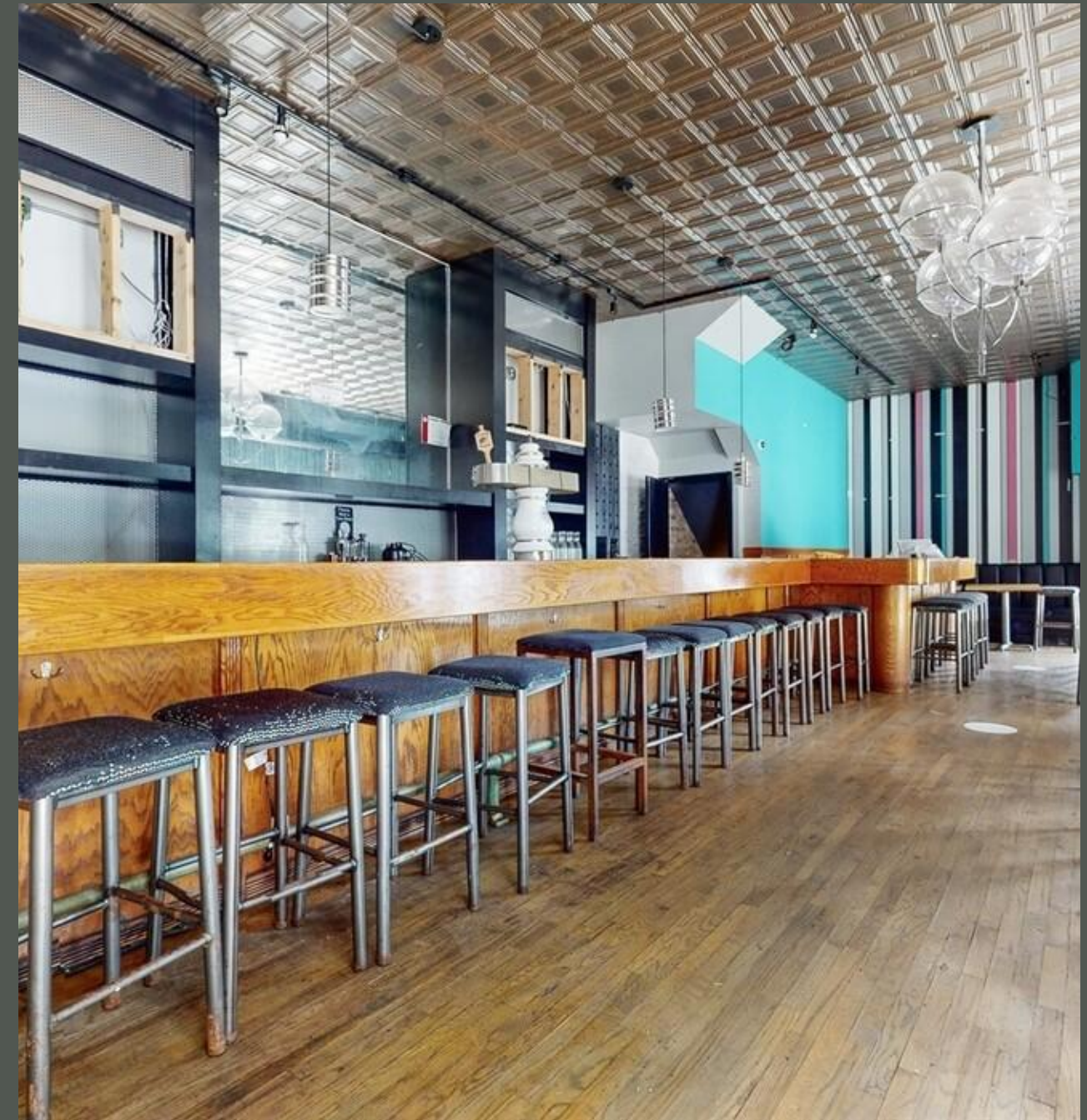
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03.

# Bar

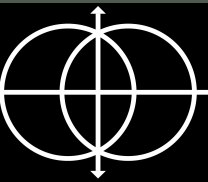
- Full bar with room for 25+ seated at counter
- Liquor license allowed
- Complete station with sinks and storage



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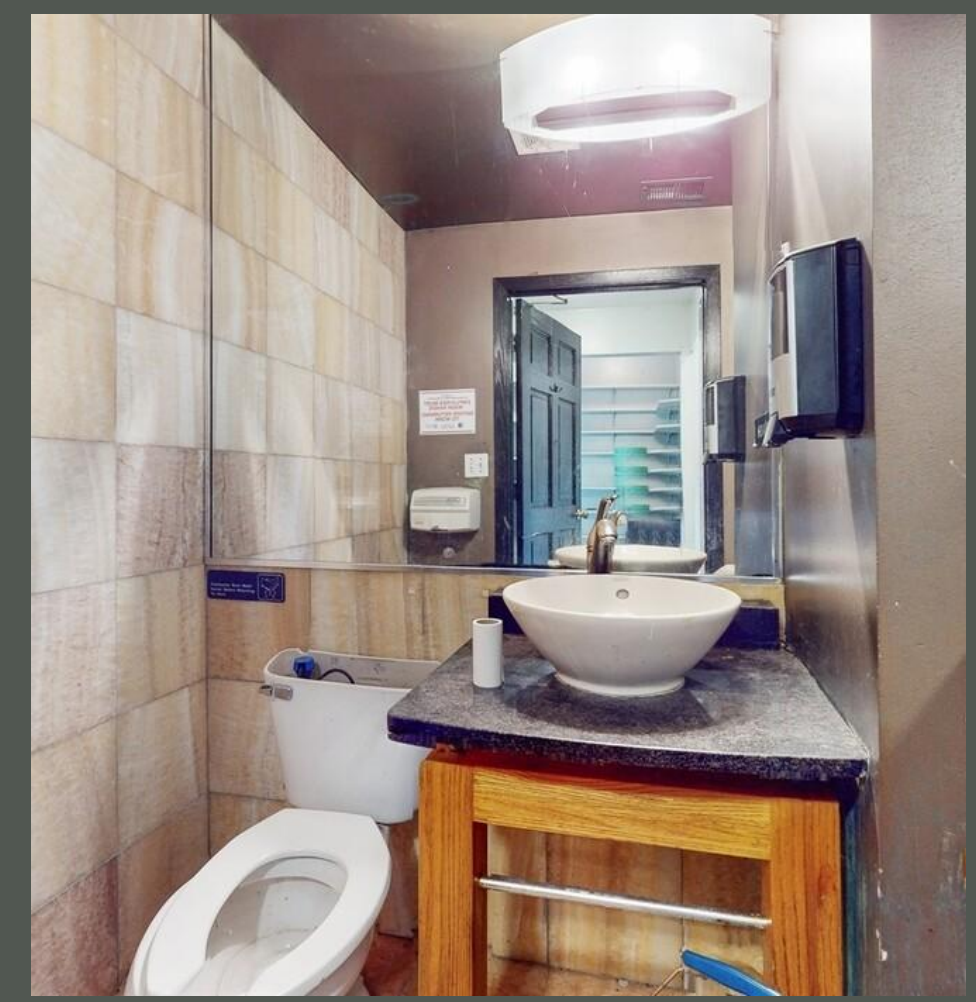
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04.

## Kitchen and First Floor ADA Restroom

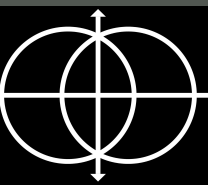
- 10 foot long black iron hood
- Individual restroom just off kitchen
- Walk-in pantry
- Dishwashing station



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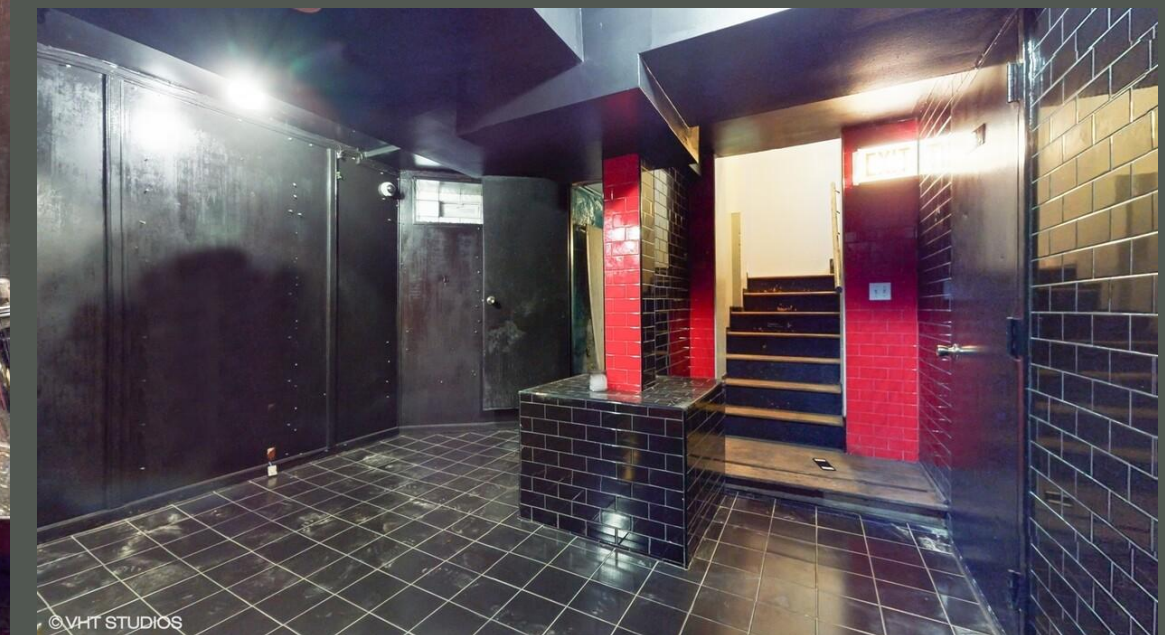
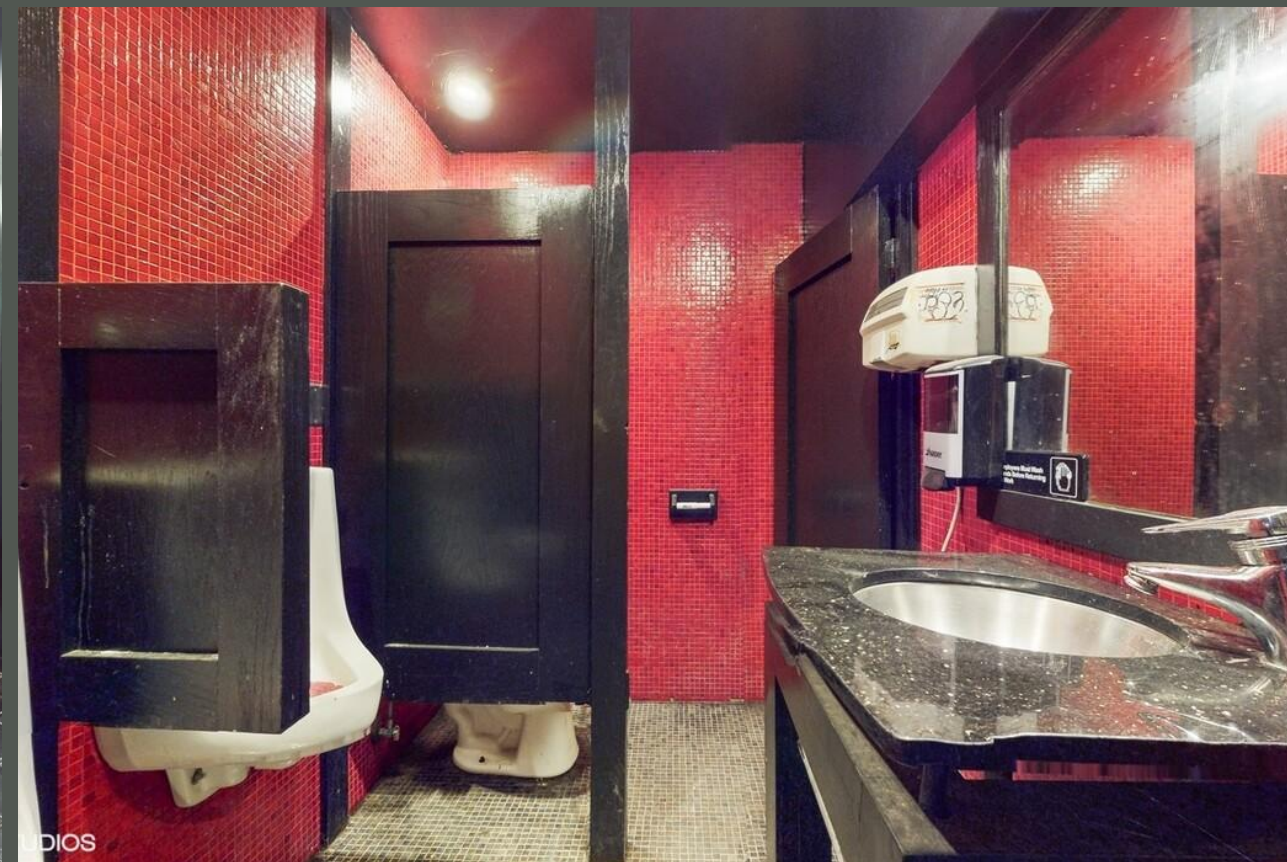
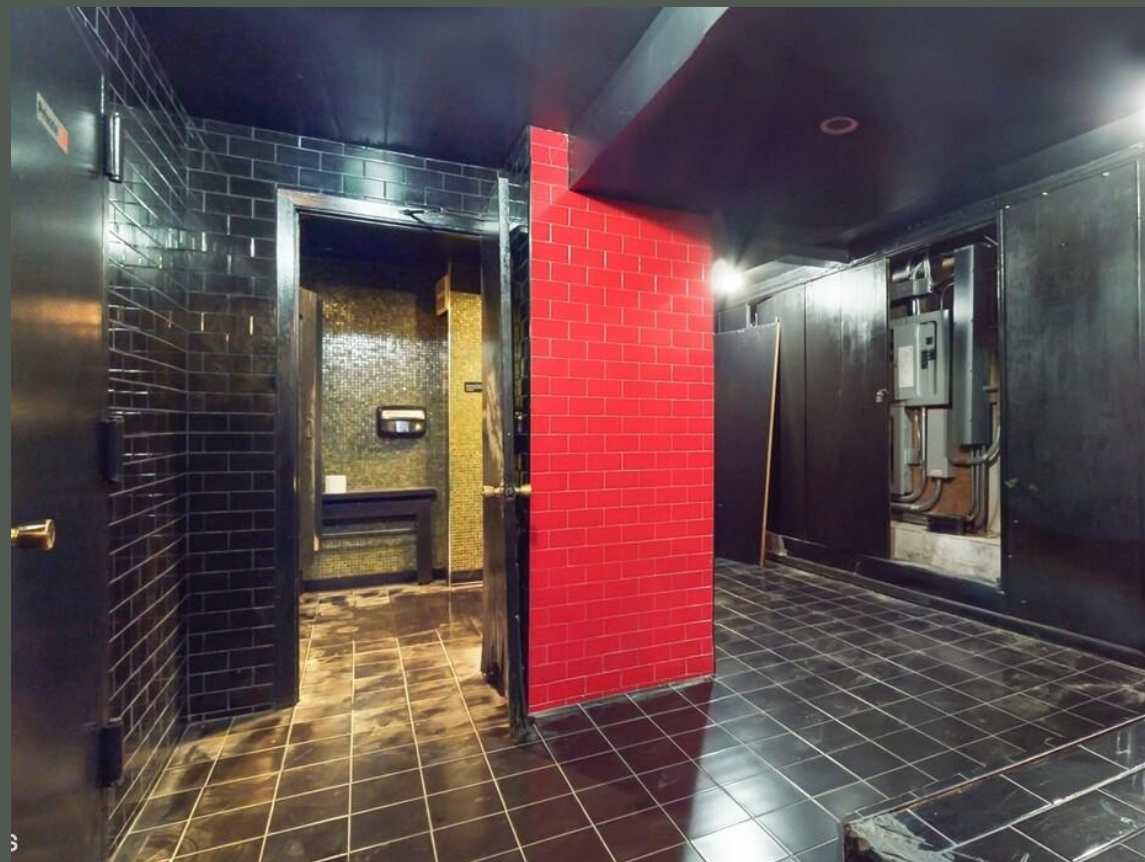
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05.

# Basement and Restrooms

- Extra large walk in cooler
- 2- Separate stalled restrooms
- Additional storage opportunities



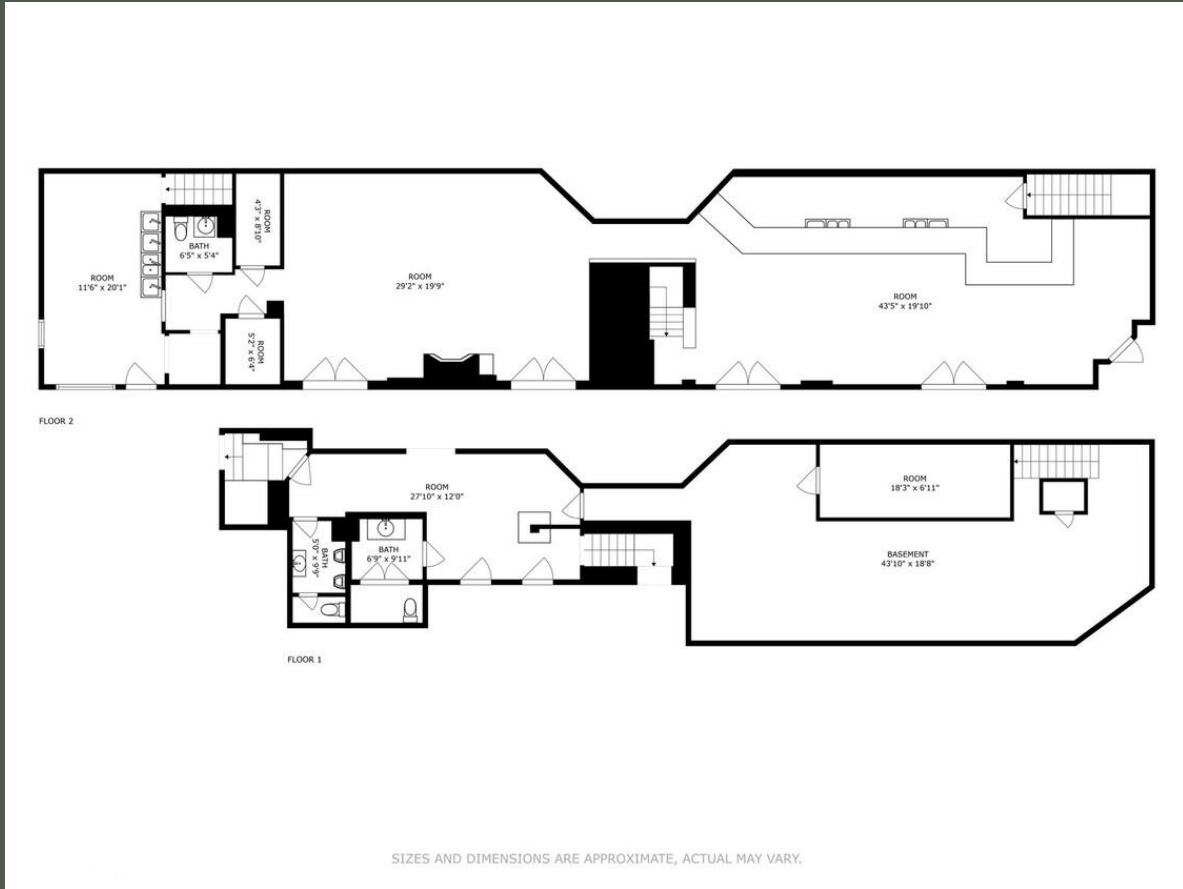
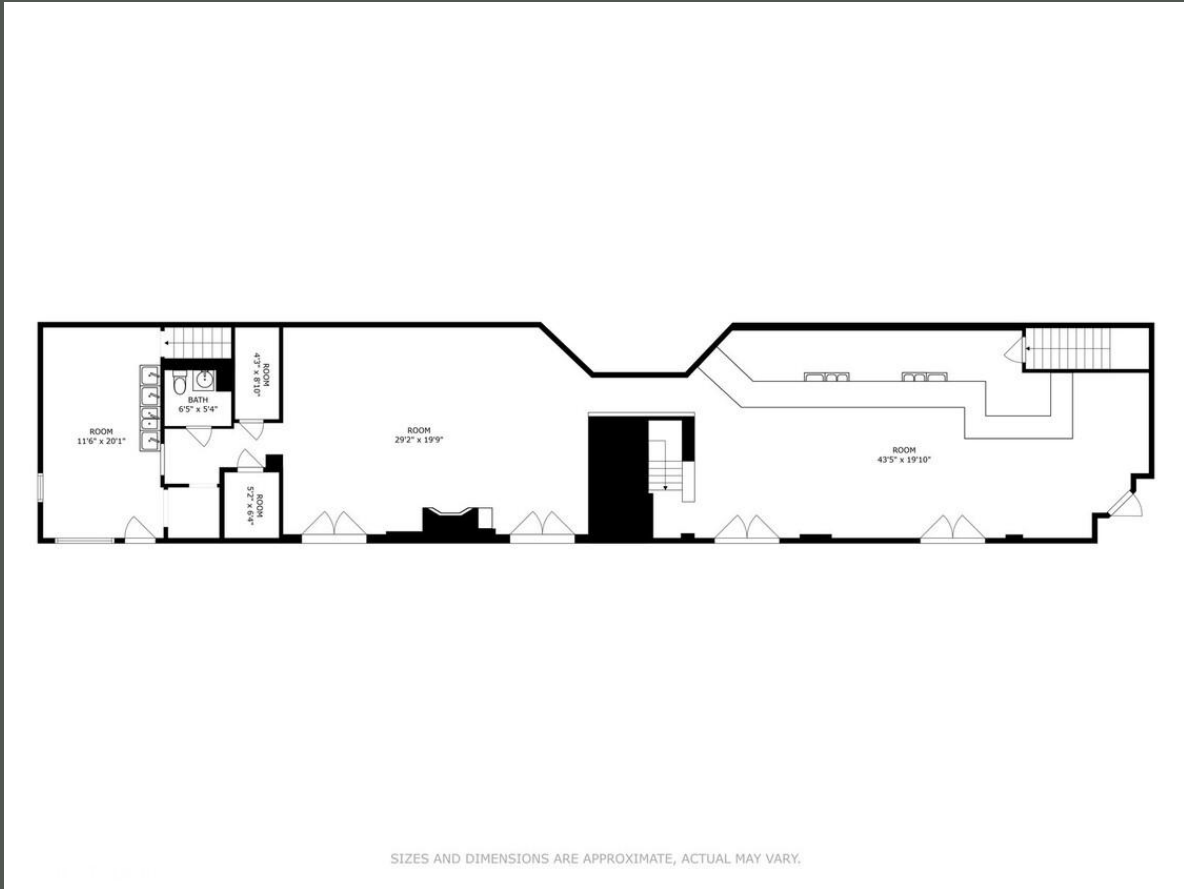
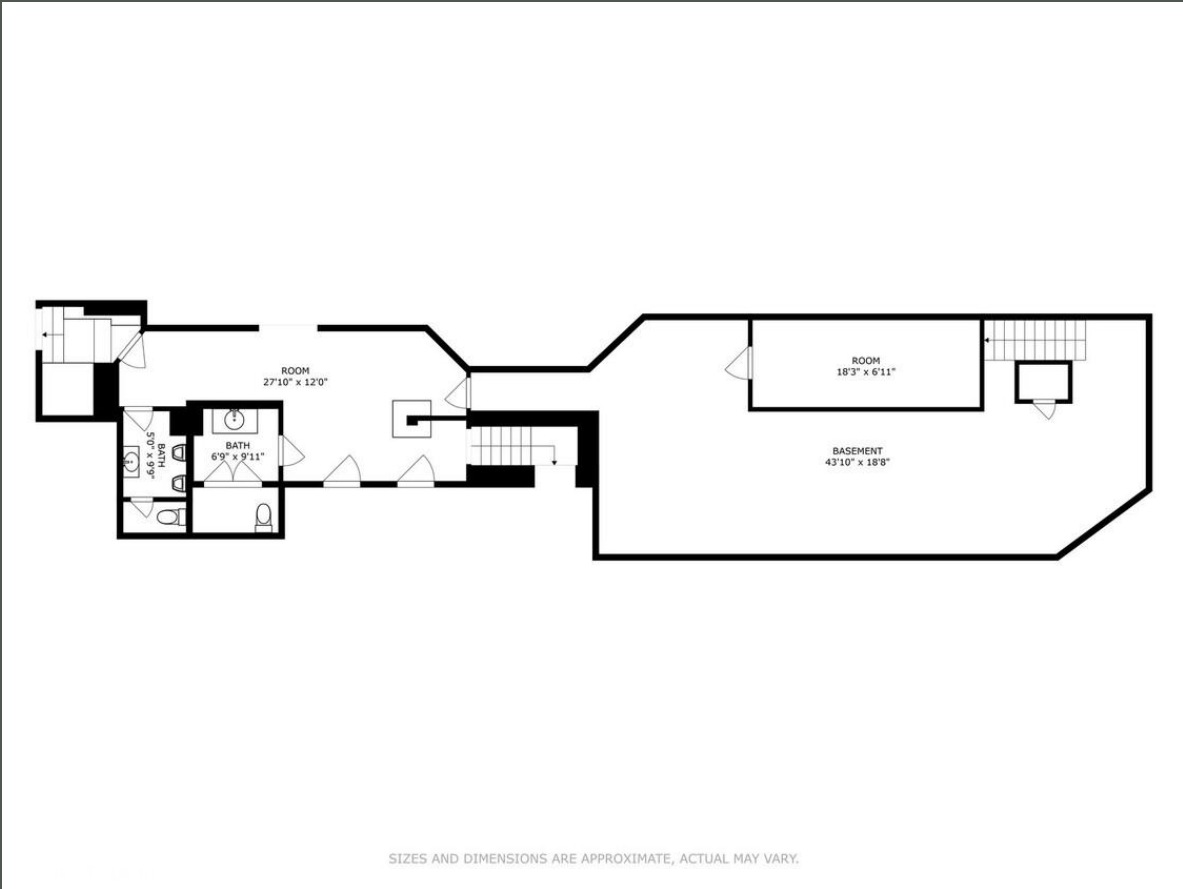
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# Floor Plans



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# Coordinate Properties

“GET ON THE GRID”



## Who we are?

We are a woman-owned, commercial real estate brokerage based in Chicago holding a deep understanding of trends within the local market, embracing growth at every step.



## What we do?

Uphold a dedication to client service and market expertise for all real estate needs.



**Amanda Stamelos**  
Managing Broker  
amanda@coordinateproperties.com

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