

JAMESON.

FOR LEASE

LOFT OFFICE RAVENSWOOD

1801 West Warner Avenue
Chicago, IL 60613

\$29.00 SF/yr

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LEASE OVERVIEW

LEASE PRICE: \$29.00 SF/yr

SUBMARKET: Ravenswood-

FURNITURE: Negotiable

MARKET: Chicago

CROSS STREETS: Ravenswood/Warner

PROPERTY DESCRIPTION

Beautiful Brick and Timber loft office spaces available
Onsite parking
Excellent access to transportation
7,445 RSF of Brick and Timber Office- Suite 103
4,176-11,621 SF
12' open ceilings
Furniture- negotiable

PROPERTY HIGHLIGHTS

- 7,445 RSF- Suite 103
- 4,176 RSF- Suite 101 (can be combined with Suite 103)
- 6,266 RSF- Suite 202
- 3,780 RSF- Suite 203
- Private Offices
- Conference Rooms
- Kitchenette/breakroom
- Tons of natural light
- Reserved parking spaces
- In suite washroom

AREA TENANTS

- Dovetail Brewery
- Begyle Brewery
- Koval Tasting Room
- Ritual Coffeehouse
- UPS Store
- CVS
- Starbucks

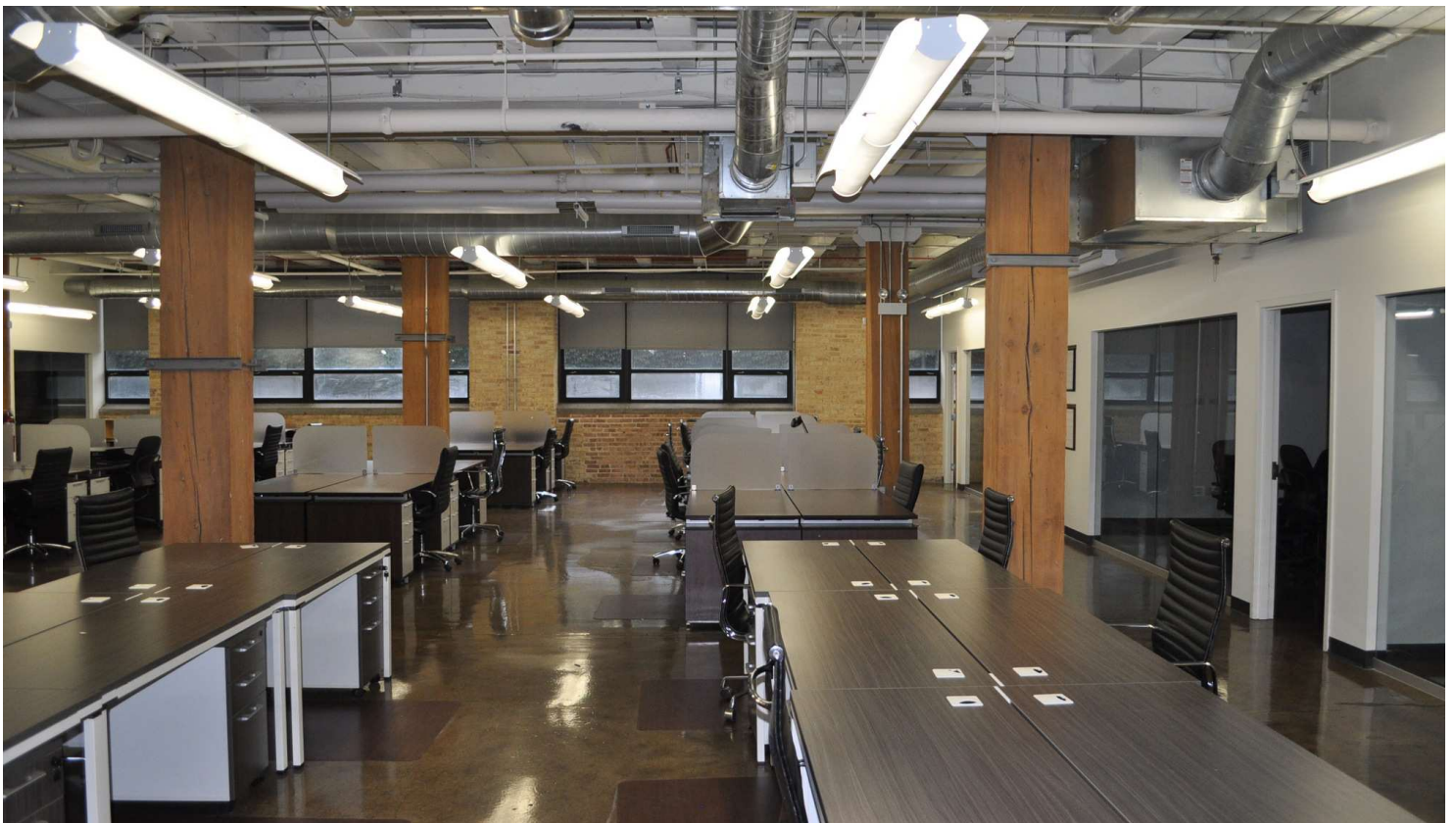
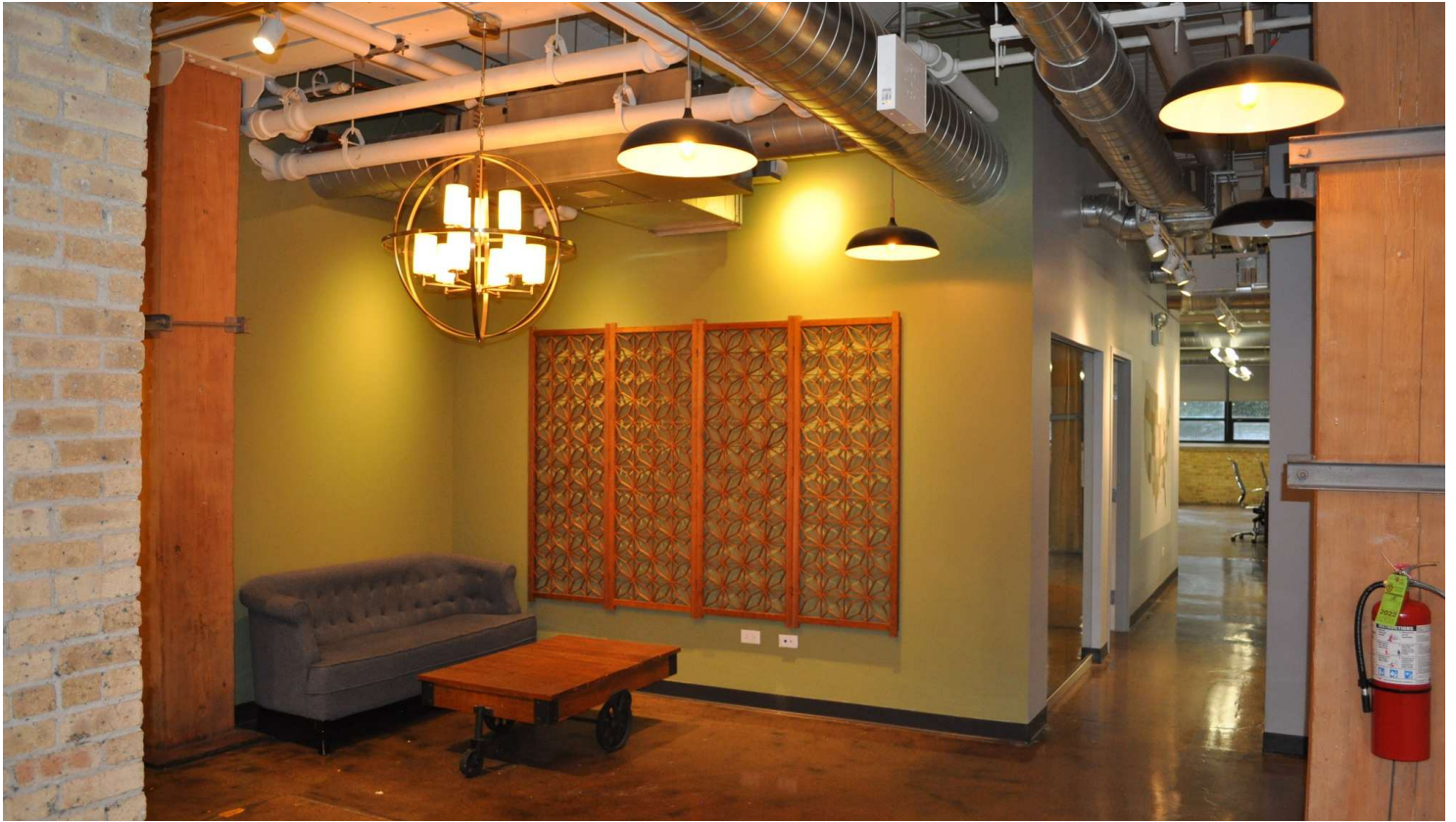
AREA AND TRANSPORTATION HIGHLIGHTS

- 2 blocks to Montrose or Irving Park 'El' Station (Brown Line)
- 0.7 miles to Ravenswood Metra station (UP-North Line)
- On site reserved parking, ample street parking
- 10-minute drive to Kennedy Expressway

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INTERIOR PHOTOS- SUITE 103

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INTERIOR PHOTOS- SUITE 103

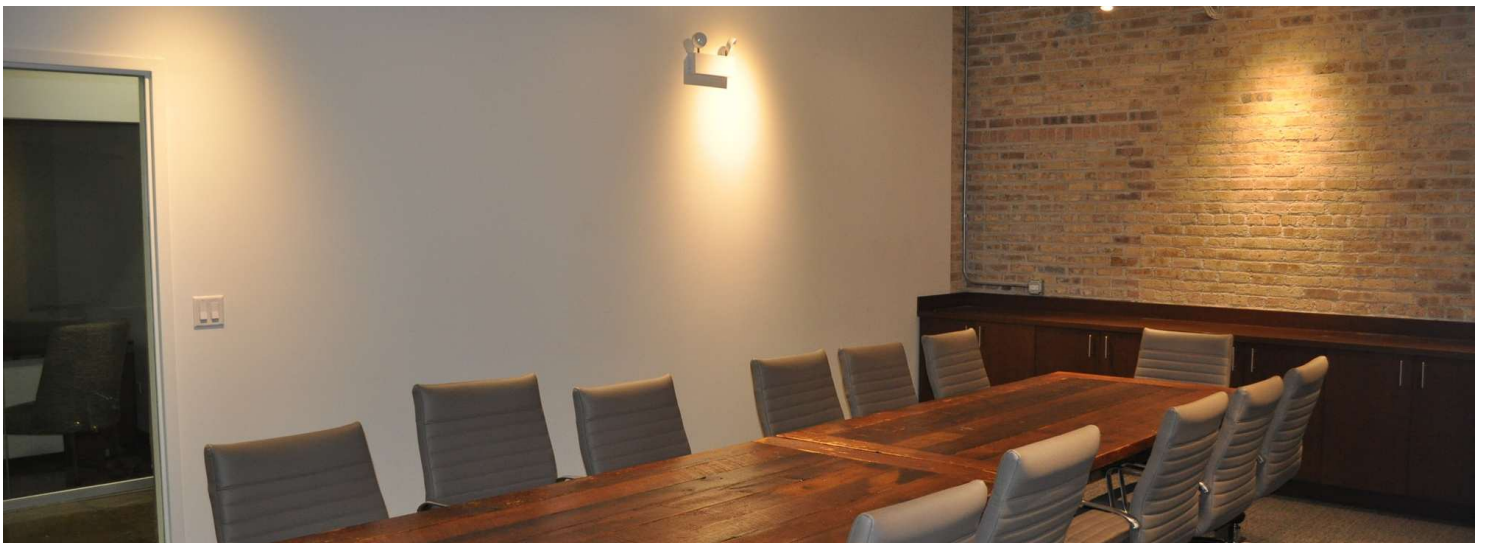
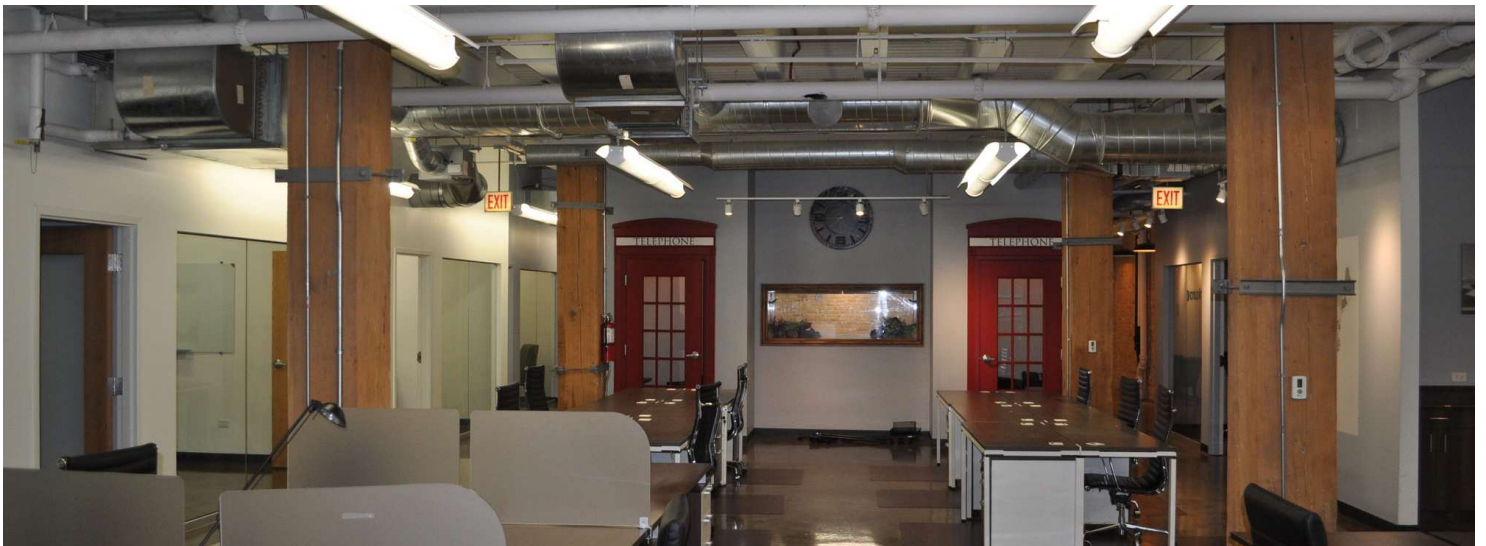
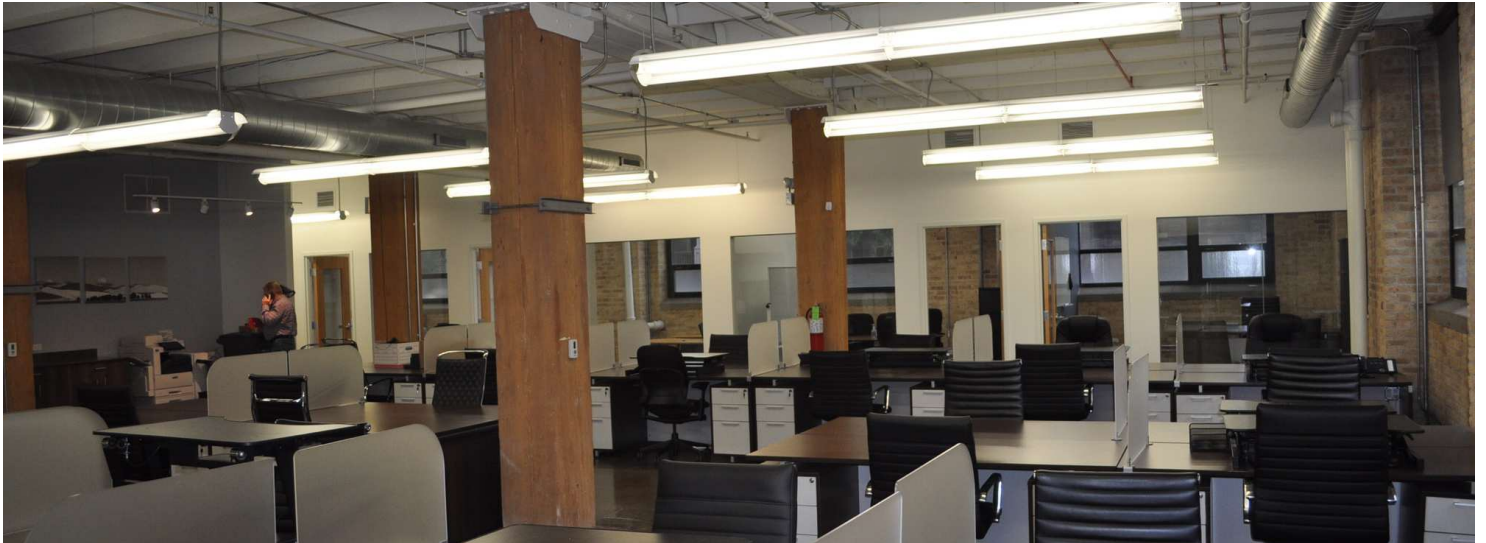
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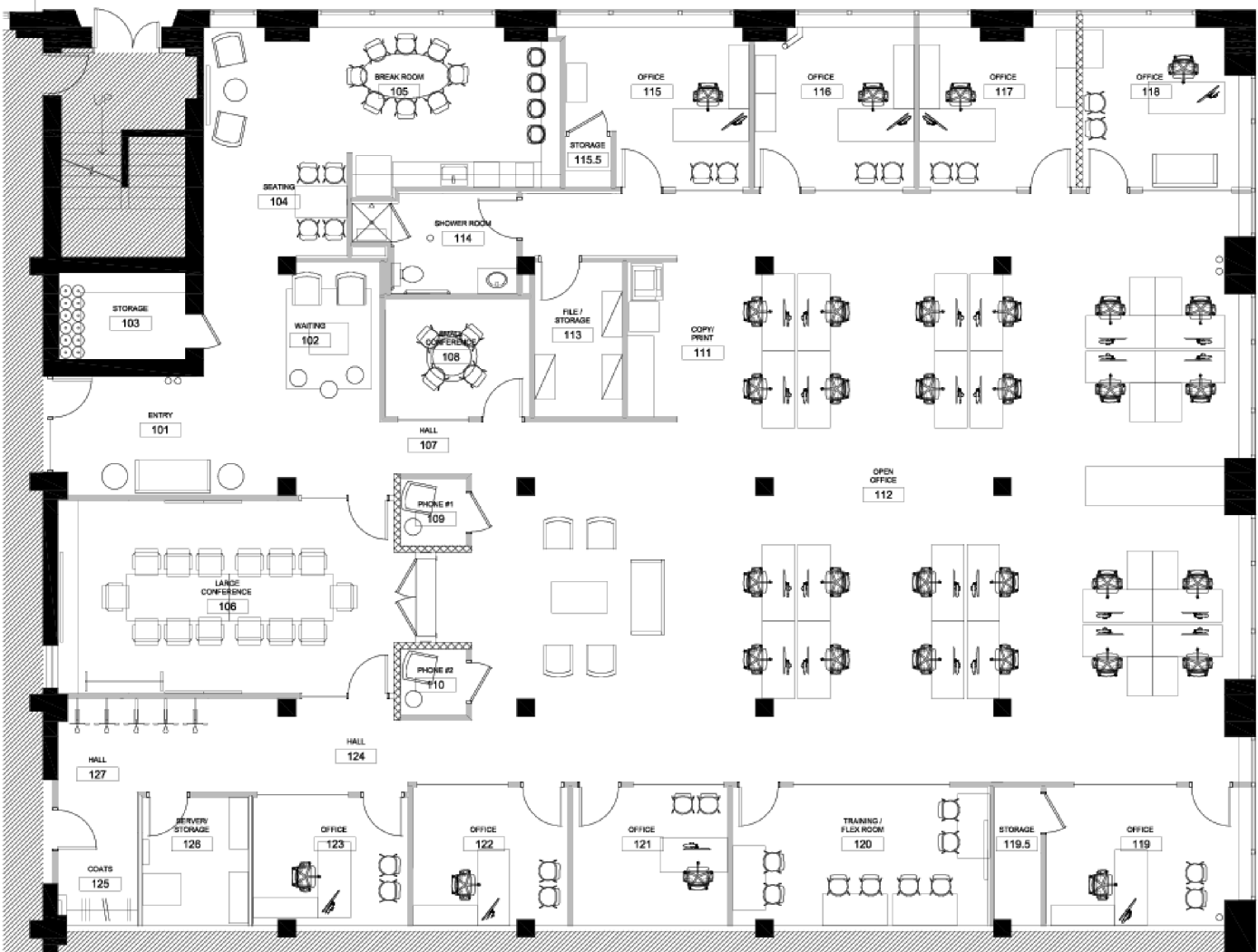
INTERIOR PHOTOS- SUITE 103

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FLOOR PLAN: SUITE 103- 7,445 RSF

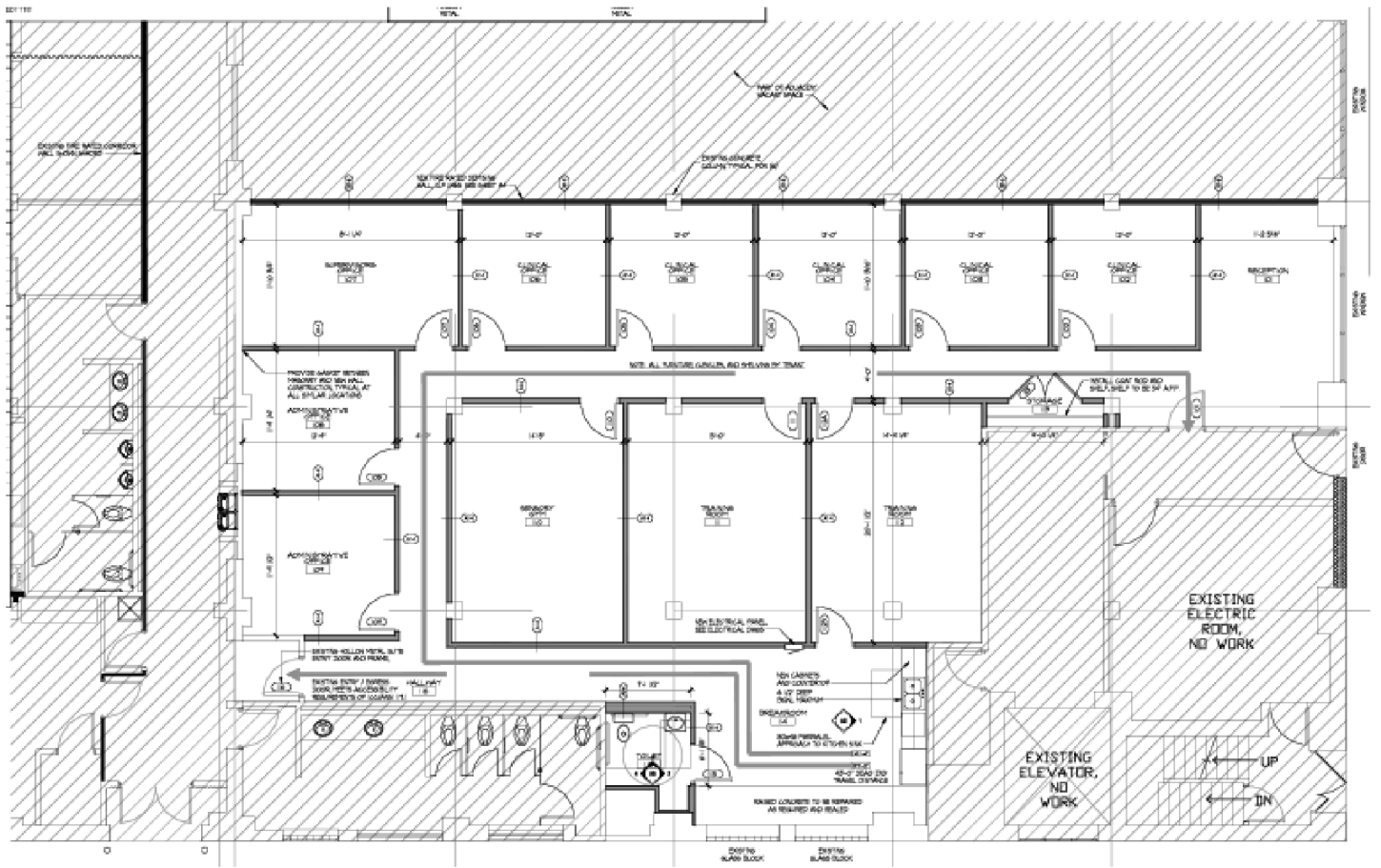
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FLOOR PLAN: SUITE 101- 4,176 RSF

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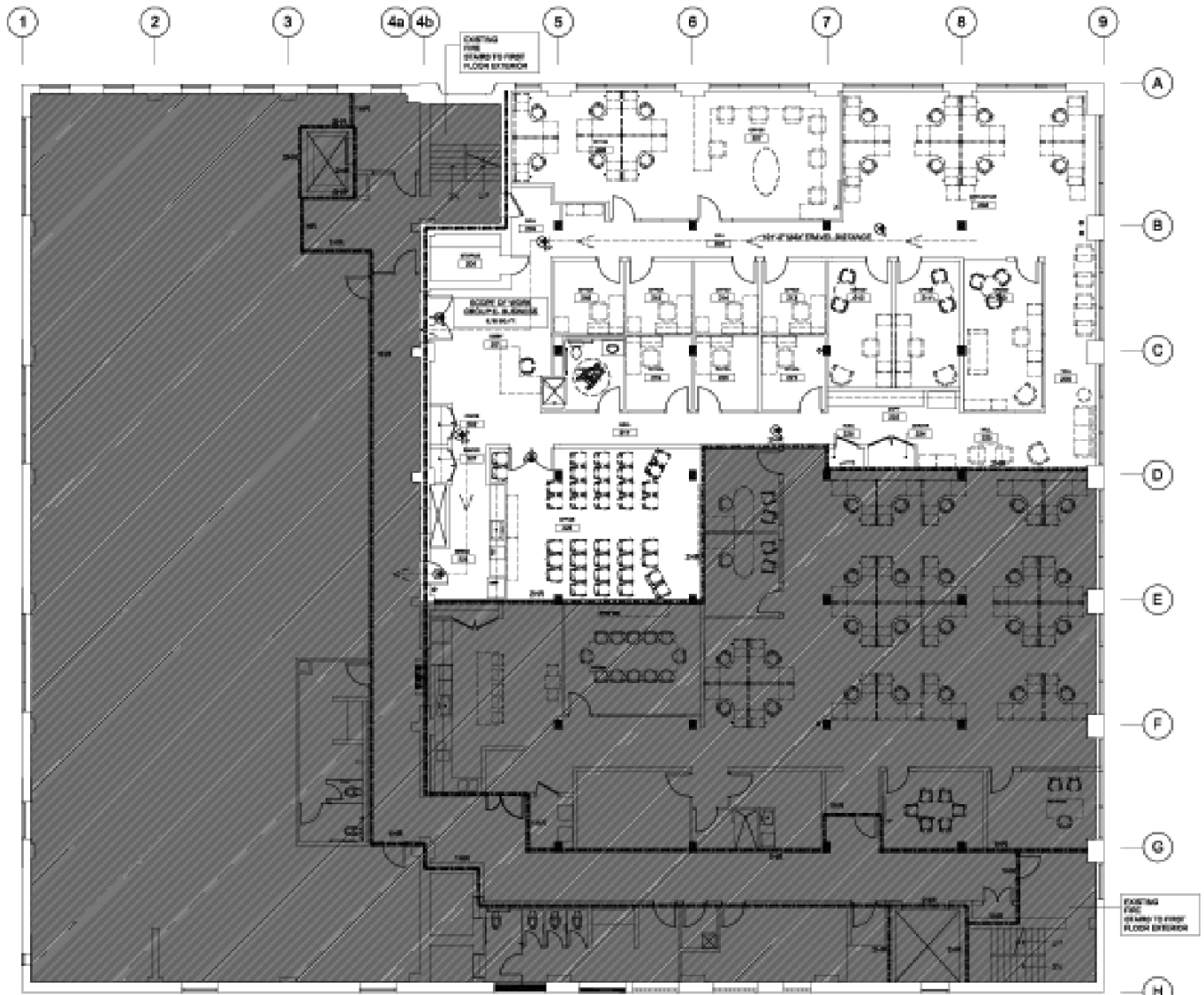
\$29.00 SF/yr



SUITE 202- 6,266 RSF

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\$29.00 SF/yr



2ND FLOOR EXITING PLAN

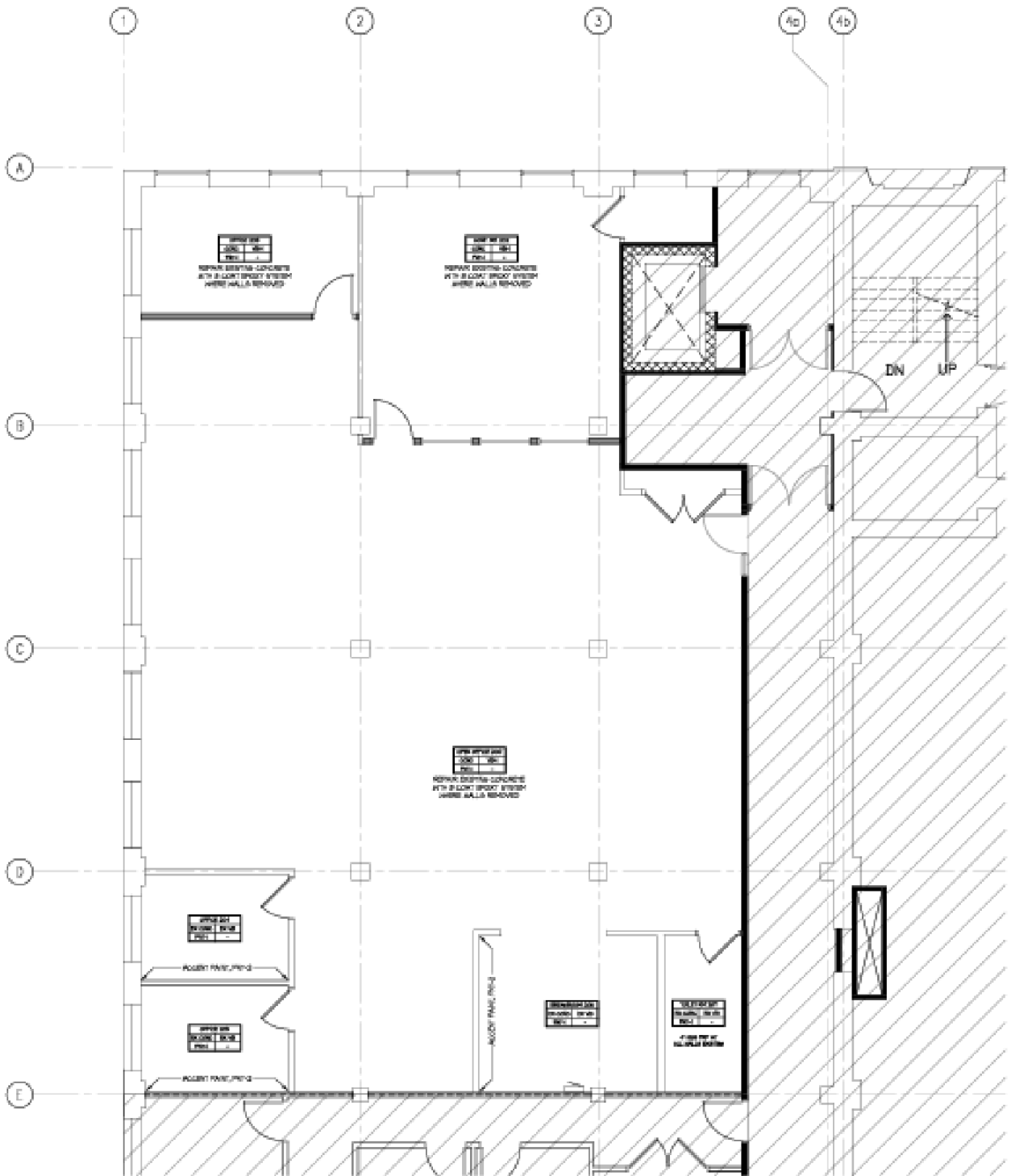
SCALE: 1/8" = 1'-0"



SUITE 203- 3,780 RSF

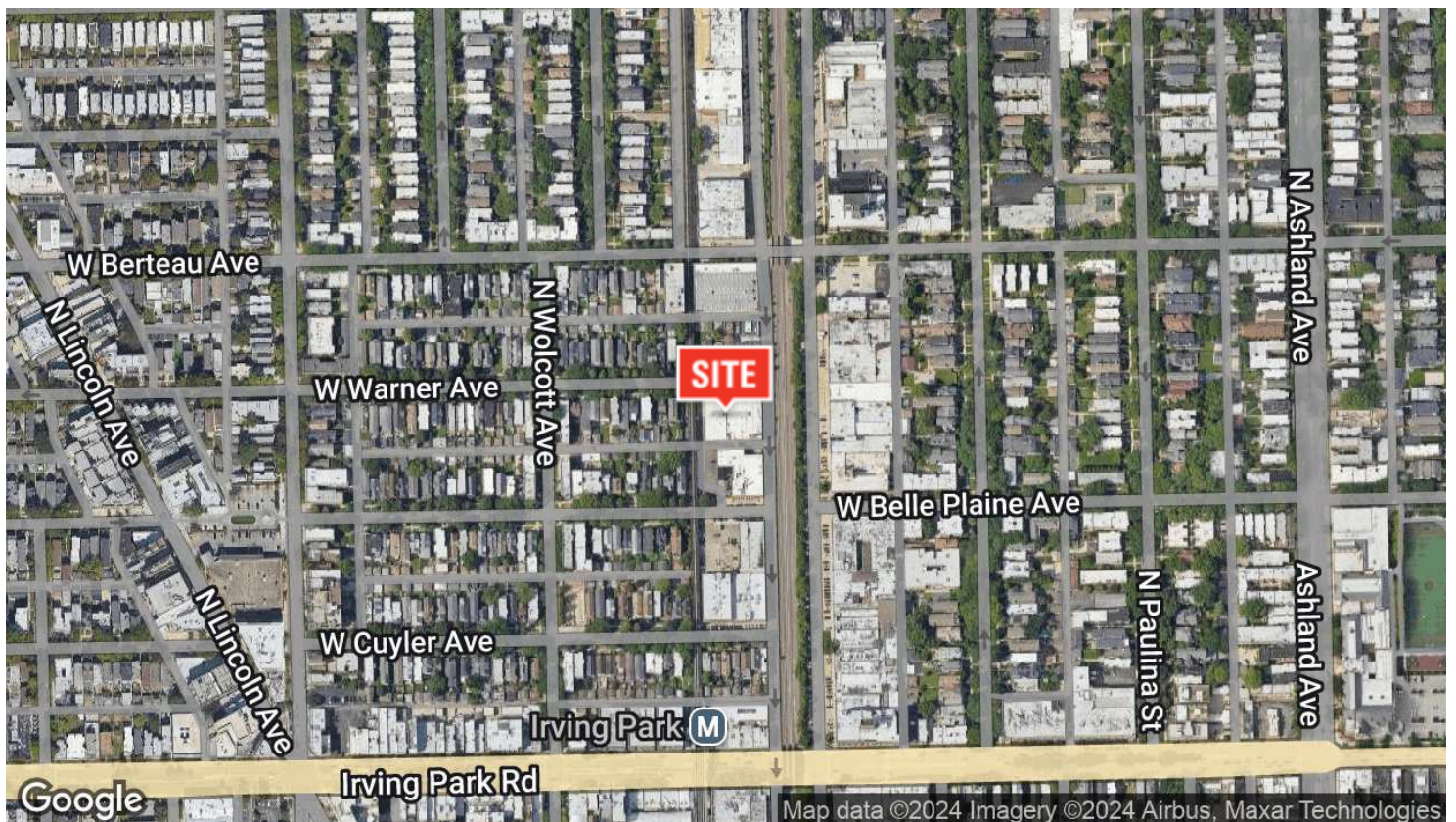
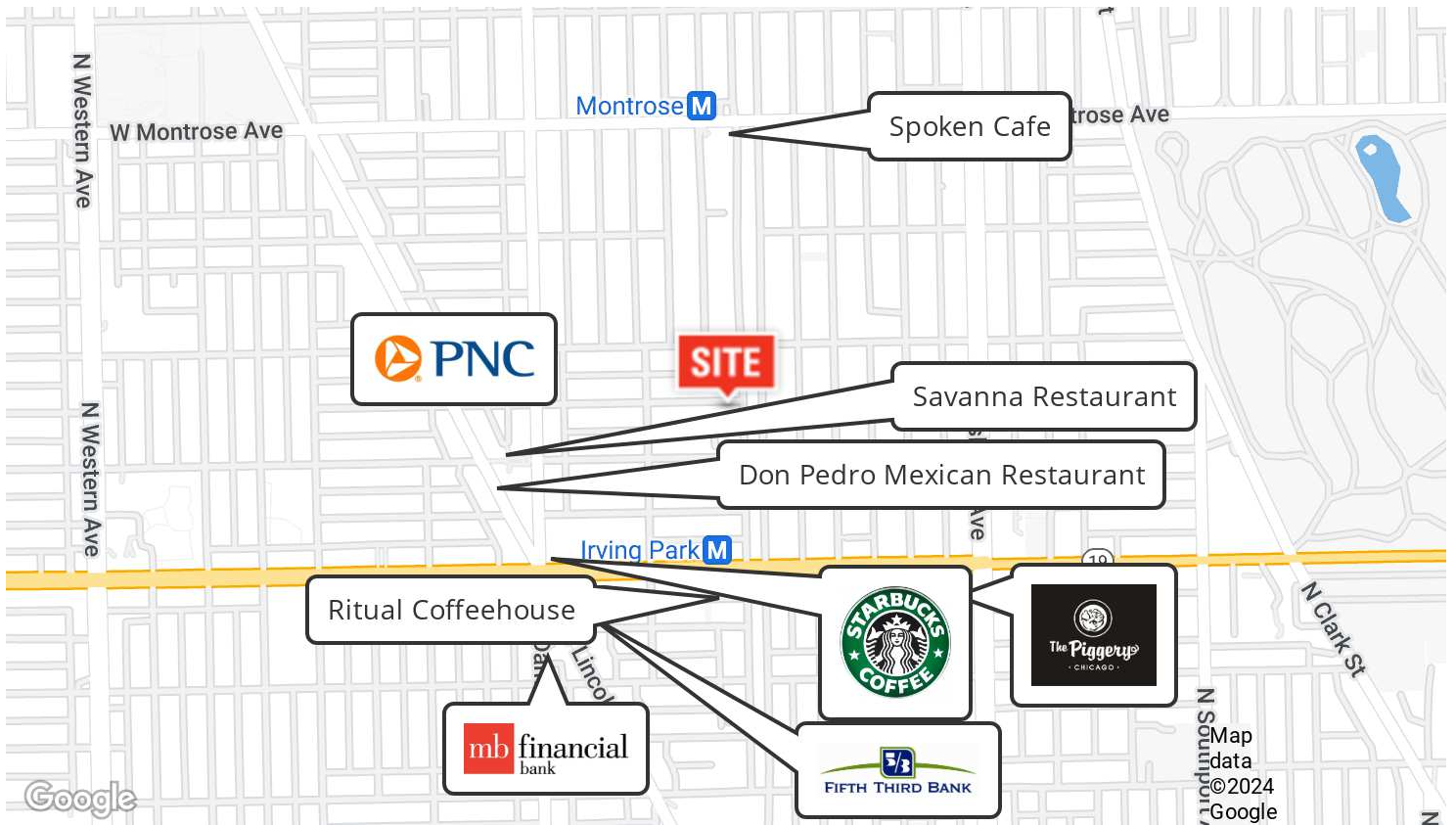
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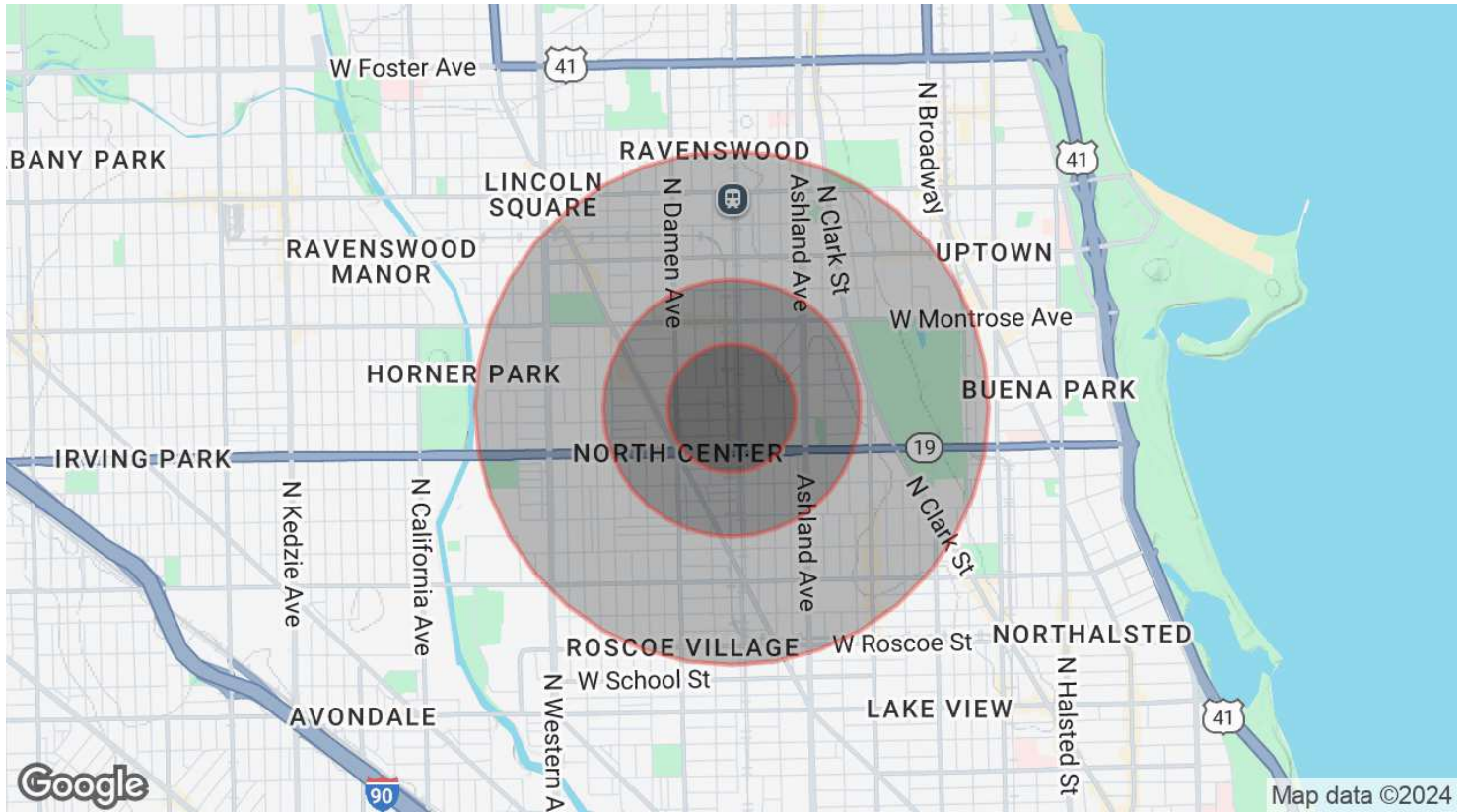
AERIAL & STREET DETAIL

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DEMOGRAPHICS MAP & REPORT

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,860	17,440	66,080
Average Age	32.7	34.2	34.2
Average Age (Male)	32.2	33.5	34.2
Average Age (Female)	32.8	34.8	33.8

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,758	8,072	32,094
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$173,890	\$158,350	\$140,808
Average House Value	\$607,617	\$607,288	\$565,648

2020 American Community Survey (ACS)