



**For Lease**  
**+/- 1,800 SF Professional Office Space**  
**Prime Location in Chicago's Beverly Neighborhood**  
**2022-2026 W 95th St, Chicago, IL 60643**

**EXCLUSIVELY LISTED BY:**



**FIRST IN**  
**REALTY**  
INCORPORATED



## **Move-In Ready Office Space in a Thriving Walkable District**

This remodeled ±1,800 SF office offers a turnkey solution for professionals seeking a modern, efficient workspace. Featuring a private office, private bathroom, and open work area, the space is ideal for a variety of business uses. Located in a vibrant, walkable area, it's ready for immediate occupancy — saving you time and build-out costs.

### **Property Highlights**

- ±1,800 SF Remodeled Office Space – Private office & bathroom include completely and move-in ready
- Beverly community is renowned for its historic charm, tree-lined streets, and strong community ties. The neighborhood boasts a diverse population that contributes to a supportive environment for local businesses.
- Prime Walkable Location Surrounded by local residents and businesses Steps from the Rock Island Metra District Line, offering easy access to Downtown Chicago and the South Suburbs
- High Visibility & Accessibility Close to established retail, restaurants, and community amenities





2022-2026 W 95th St,  
Chicago, IL 60643  
FOR LEASE  
+/- 1,800 SF PROFESSIONAL OFFICE SPACE

W 95th St

95th St : +/- 23,540 VPD

Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | [www.firstinrealty.com](http://www.firstinrealty.com)



*For Lease*  
**+/- 1,800 SF Professional Office Space**  
**Prime Location in Chicago's Beverly Neighborhood**  
**2022-2026 W 95th St, Chicago, IL 60643**

## EXTERIOR PHOTOS



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

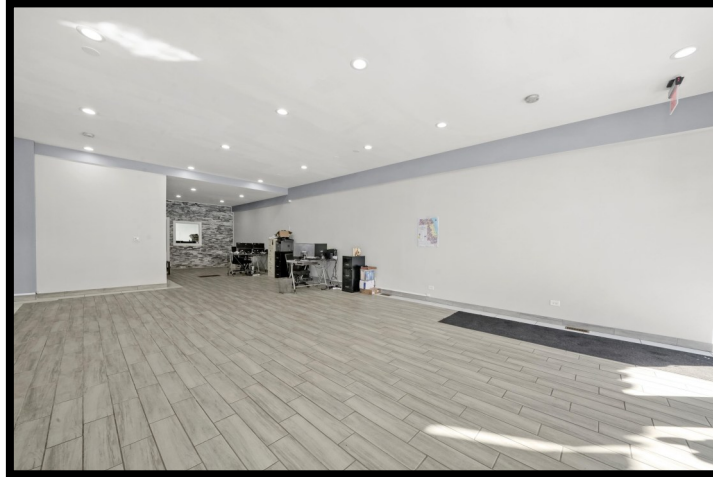
2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | [www.firstinrealty.com](http://www.firstinrealty.com)





*For Lease*  
**+/- 1,800 SF Professional Office Space**  
**Prime Location in Chicago's Beverly Neighborhood**  
**2022-2026 W 95th St, Chicago, IL 60643**

## **INTERIOR COMMERCIAL RESTAURANT (+/- 1,275)**



Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | [www.firstinrealty.com](http://www.firstinrealty.com)



## AERIAL IMAGES



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



## AERIAL IMAGES



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.





*For Lease*  
**+/- 1,800 SF Professional Office Space**  
**Prime Location in Chicago's Beverly Neighborhood**  
**2022-2026 W 95th St, Chicago, IL 60643**

## **ROCK ISLAND AVERAGE WEEKDAY RIDERSHIP**



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | [www.firstinrealty.com](http://www.firstinrealty.com)



## NEIGHBORHOOD OVERVIEW

# Chicago's Beverly Neighborhood

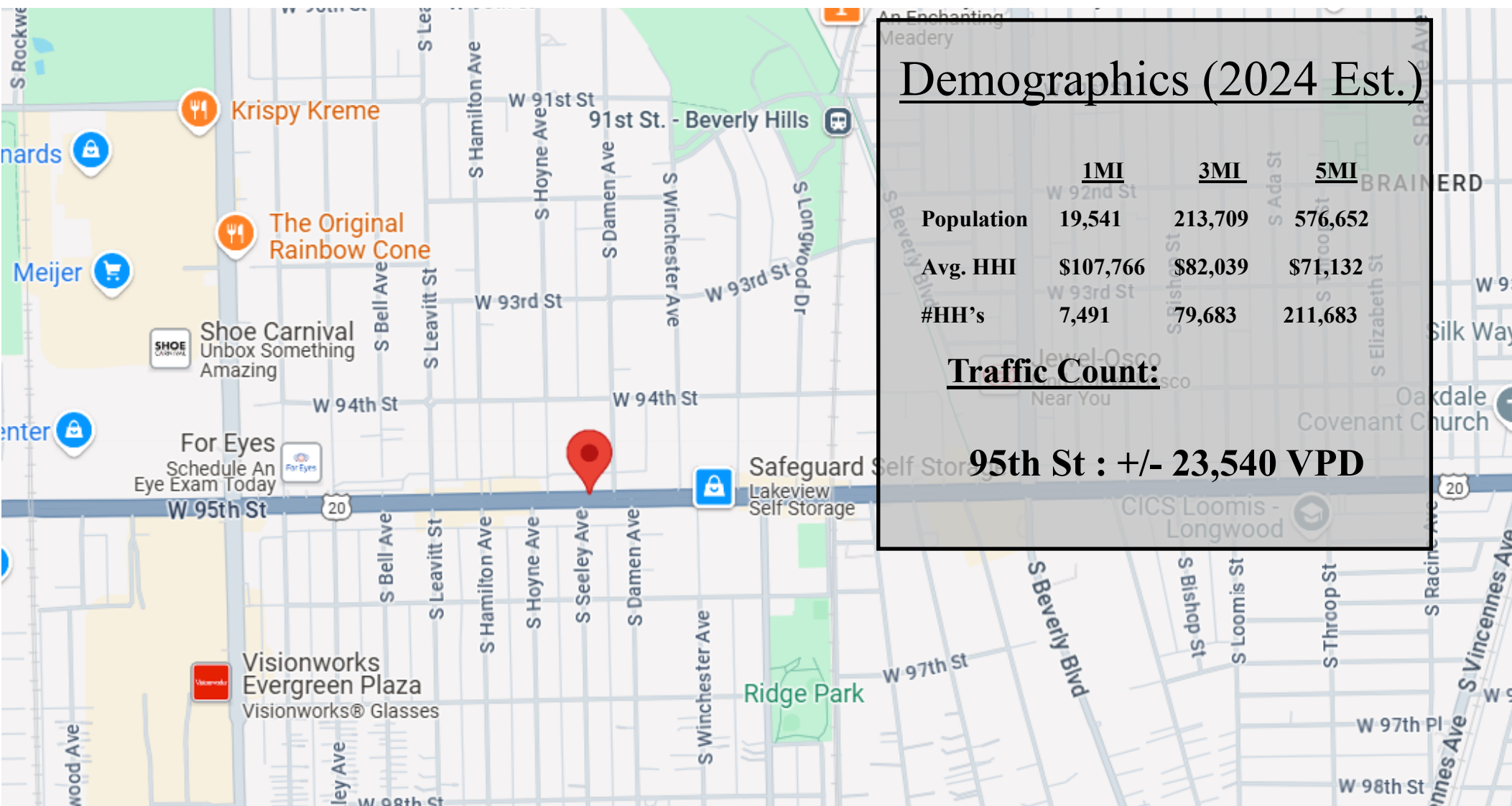
Chicago's Beverly neighborhood is a historic and vibrant community on the City's South Side, known for its tree-lined streets, distinctive architecture, and strong sense of community. With a mix of classic single-family homes and thriving local businesses, Beverly offers a suburban feel within the city, attracting families, professionals, and entrepreneurs alike. The neighborhood is home to great schools, parks, and cultural landmarks, as well as a lively dining and shopping scene along 95th Street. Its strong transportation links, including Metra's Rock Island serving downtown Chicago and South Suburban communities, make it a convenient location for commuters while maintaining a peaceful, residential atmosphere.





*For Lease*  
**+/- 1,800 SF Professional Office Space**  
**Prime Location in Chicago's Beverly Neighborhood**  
**2022-2026 W 95th St, Chicago, IL 60643**

## DEMOGRAPHICS



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.





**For Lease**  
**+/- 1,800 SF Professional Office Space**  
**Prime Location in Chicago's Beverly**

**2022-2026 W 95th St,  
Chicago, IL 60643**



**Mark Mielnicki**  
Designated Managing Broker  
773.779.3473 X101  
Cell: 773-297-7718  
[mark@firstinrealty.com](mailto:mark@firstinrealty.com)

**Bob Fleckenstein**  
Associate Broker  
773.779.3473 X102  
Cell: 773-440-3805  
[fleck@firstinrealty.com](mailto:fleck@firstinrealty.com)

**Brittany Villalobos**  
Associate Broker  
773.779.3473 X114  
Cell: 708-712-8221  
[brittany@firstinrealty.com](mailto:brittany@firstinrealty.com)