1935 N SEDGWICK STREET

CHICAGO, IL 60614

QUADREL
R E A L T Y   G R O U P
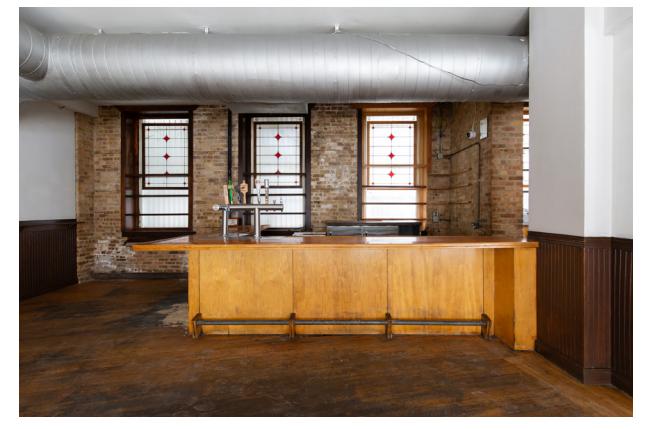
Property Description

4,000 SF of first-floor retail space located in a 4-story mixed-use property near the intersection of Lincoln Avenue and Sedgwick Street. The property, located on the border of Lincoln Park and Old Town, is an area where tree-lined streets and ample open space meet some of Chicago's most distinctive commercial corridors. The neighborhood has a diverse business fabric, which includes national retailers, theaters, bars, restaurants, universities, a zoo, and many parks.
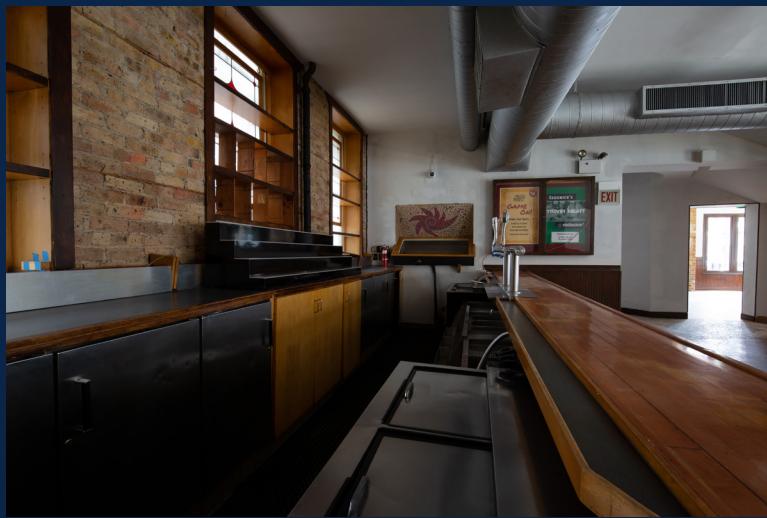
Leasing Overview

LEASE PRICE PSF (1st Floor/LL):	$26.50 NNN/LL Included
AVAILABLE SPACE (1st Floor/LL):	4,000/3,000 SF
BUILDING SF:	14,080 SF
ZONING:	RT-4

Area Highlights

- Located on the border of Old Town and Lincoln Park
- Situated near the intersection of Lincoln Avenue & Armitage Avenue & Sedgwick Street, a thriving affluent area
- Walking distance to the Lakefront/parks
- Located within close proximity to a variety of grocery stores and national retailers

Area Tenants

- Chipotle
- Whole Foods
- CVS Pharmacy
- Starbucks
- Lincoln Park Zoo
- Equinox
- Chicago Pizza and Oven Grinder Co
- Francis W. Parker School
- R.J. Grunts
- Ranalli's
- Xsport Fitness
- Hotel Lincoln
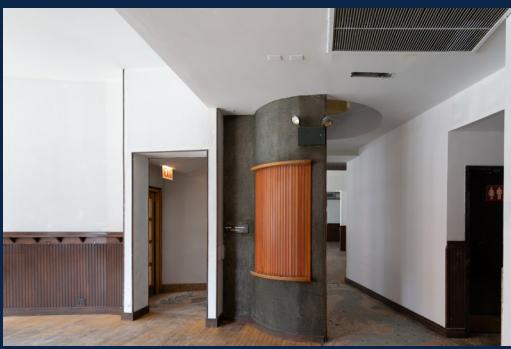
Property Highlights

- Second generation restaurant space (no key money)
- Black iron equipped space
- 3,000 SF of basement space included
- Street parking
- Great natural light
- TI package for credit tenants
- Outdoor space potential

Transportation Highlights

- Easily accessible to Lakeshore Drive and the Kennedy Expressway
- 10-minute walk to CTA (Chicago Transit Authority) Sedgwick-Brown/Purple Line
- Less than a 1-minute walk to Bus Route 37, 22, 36, and 73

ERIC TURRIN

Managing Partner

@   eturrin@quadrelrealtygroup.com

☐   (317) 372-8727

VINNIE PINE

Managing Director

@   vpine@quadrelrealtygroup.com

☐   (847) 220-7463

CHUCK DICKSTEIN

Director

@   cdickstein@quadrelrealtygroup.com

☐   (847) 651-1470

Floor Plan

LOWER LEVEL

FIRST FLOOR