

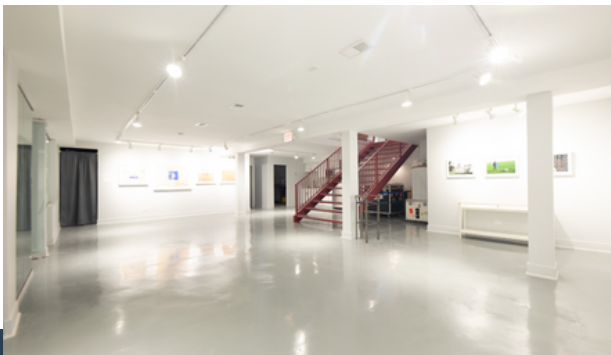
FOR LEASE | OFFICE SPACE

1637 W. CHICAGO



QUADREL
COMMERCIAL

4,500 SQUARE FEET
AVAILABLE IMMEDIATELY



PROPERTY DESCRIPTION

Prime retail location in the vibrant West Town/Ukrainian Village area. Formerly an art gallery, this space boasts exquisite details throughout. Featuring 15-foot ceilings and abundant natural light, it's perfect for a range of uses, including restaurants, retail, or offices. The property also offers a fully functional lower level, bringing the total usable square footage to approximately 4,500 SF.

LEASING OVERVIEW

- Zoning: B1-2
- Net Rental Rate: Negotiable
- Square Footage: 2,100 SF Upper Level / 2,400 SF Lower Level
- Parking: Private 5 Car Garage*

AREA HIGHLIGHTS

- Public Transportation
- Newly developed residential and office buildings nearby
- Heavy foot traffic on Chicago Ave

AREA TENANTS

- Brasero Chicago
- Opart Thai House
- Provare Chicago
- Beatnik West Town
- West Town Bakery
- Barcocina

LEASE RATE

Negotiable

📍 1637 W. Chicago Ave



PROPERTY HIGHLIGHTS

- Beautiful second gen office space
- Fully improved mechanical, electrical, and plumbing systems
- Legally usable lower level with 8+ft ceilings
- Signage opportunities available
- 15ft ceilings



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