

FOR LEASE

2837 N. Clybourn Ave.

2837 N. CLYBOURN AVE.

Chicago, IL 60618

PRESENTED BY:

ADAM NAPP, CCIM

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2839-2841

LEASED

2837

AVAILABLE

24'

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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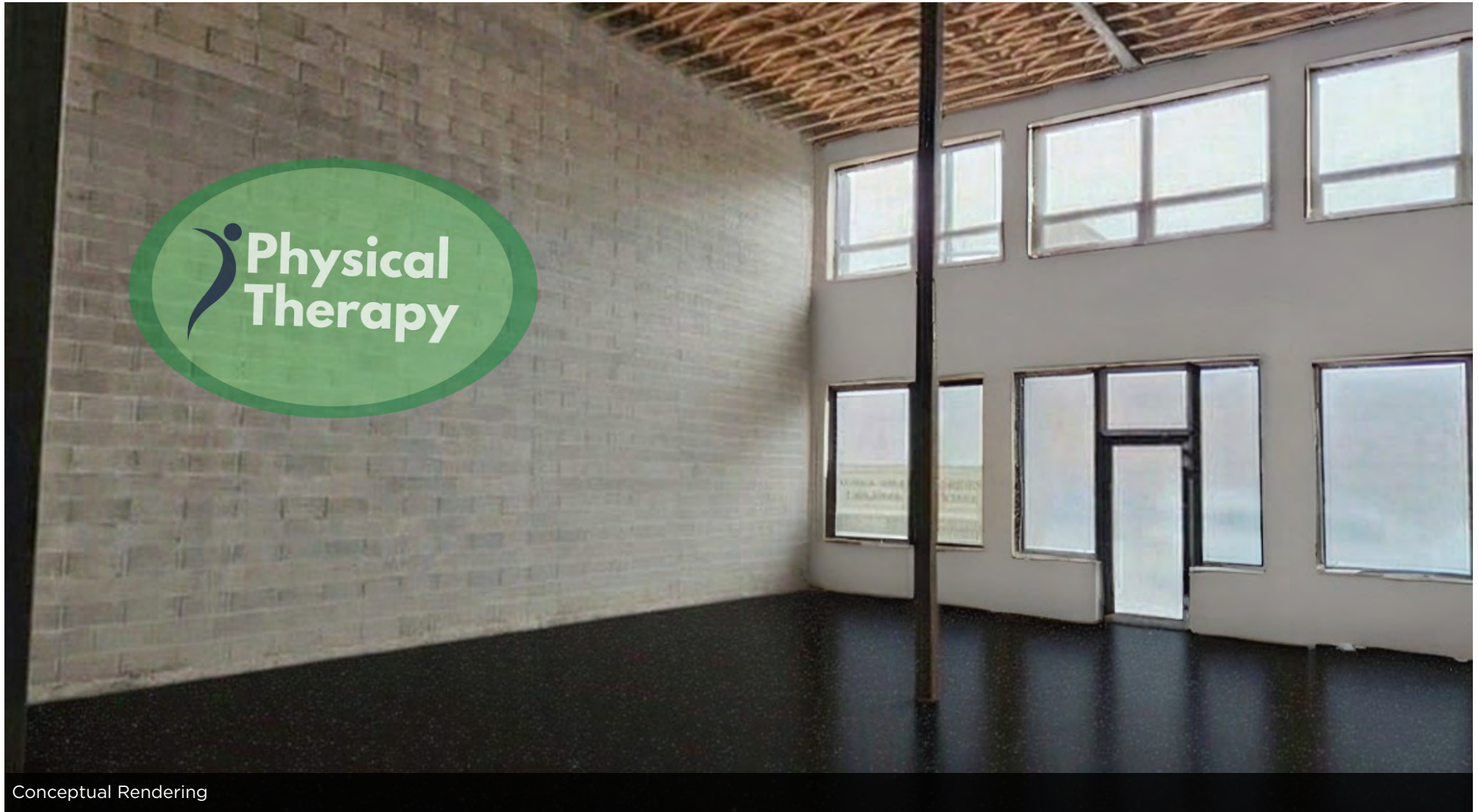
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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CONCEPTUAL RENDERING



Conceptual Rendering

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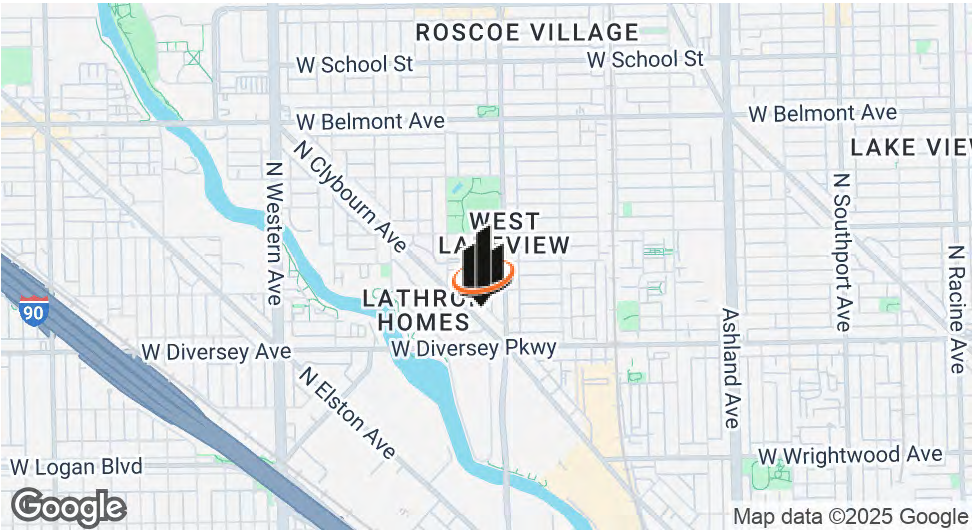
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$27/PSF Modified Net
AVAILABLE SF:	2,217 SF
YEAR BUILT:	2020
RENOVATED:	2025
ZONING:	B3-2

PROPERTY OVERVIEW

ONE SPACE LEFT! SVN Chicago Commercial is pleased to offer 2837 N. Clybourn for LEASE. The subject is a newer Mixed-Use building constructed in 2020 with 32 high-end apartments above ground-floor Retail and Office space. There is one remaining space of approximately 2,127 SF and it presents the rare opportunity to lease nearly column-free space with 24' ceilings and an abundance of natural light. Currently in cold grey shell condition, the delivery condition and allowance to finish the space is negotiable. Additionally, a mezzanine could be added for more square footage. All units have newer mechanicals. The building is of high quality, is well-maintained, and professionally managed. There is a surface parking lot in the rear of the building, pending availability. The property is zoned B3-2 and is ideal for many uses. It is Located near the Clybourn / Diversey / Damen intersection in the West Lakeview neighborhood, is adjacent to a high-volume Costco and between the Elston and Clybourn Retail corridors. The Clybourn / Diversey / Damen intersection sees 42,250 VPD. Please call the advisor for additional details.

LOCATION OVERVIEW

West Lakeview, Chicago, IL

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COMPLETE HIGHLIGHTS

LOCATION INFORMATION

STREET ADDRESS	2837 N. Clybourn Ave.
CITY, STATE, ZIP	Chicago, IL 60618

PROPERTY HIGHLIGHTS

- 2837 N. Clybourn is 2,127 SF Cold Grey Shell with 24' Ceilings
- Delivery Condition and Allowance to Finish Space Negotiable
- Newer Construction/ Mechanicals (2020)
- 32 High-End Apartments Above
- Surface Parking, Pending Availability
- Abundance of Natural Light
- Ability to Add Mezzanine for Additional Square Footage
- Zoned B3-2
- Near Diversey / Clybourn / Damen Intersection
- Strong Traffic Counts - 42,250 VPD (Intersection)
- West Lakeview Neighborhood
- Adjacent to a High-Volume Costco and the Elston and Clybourn Retail Corridors

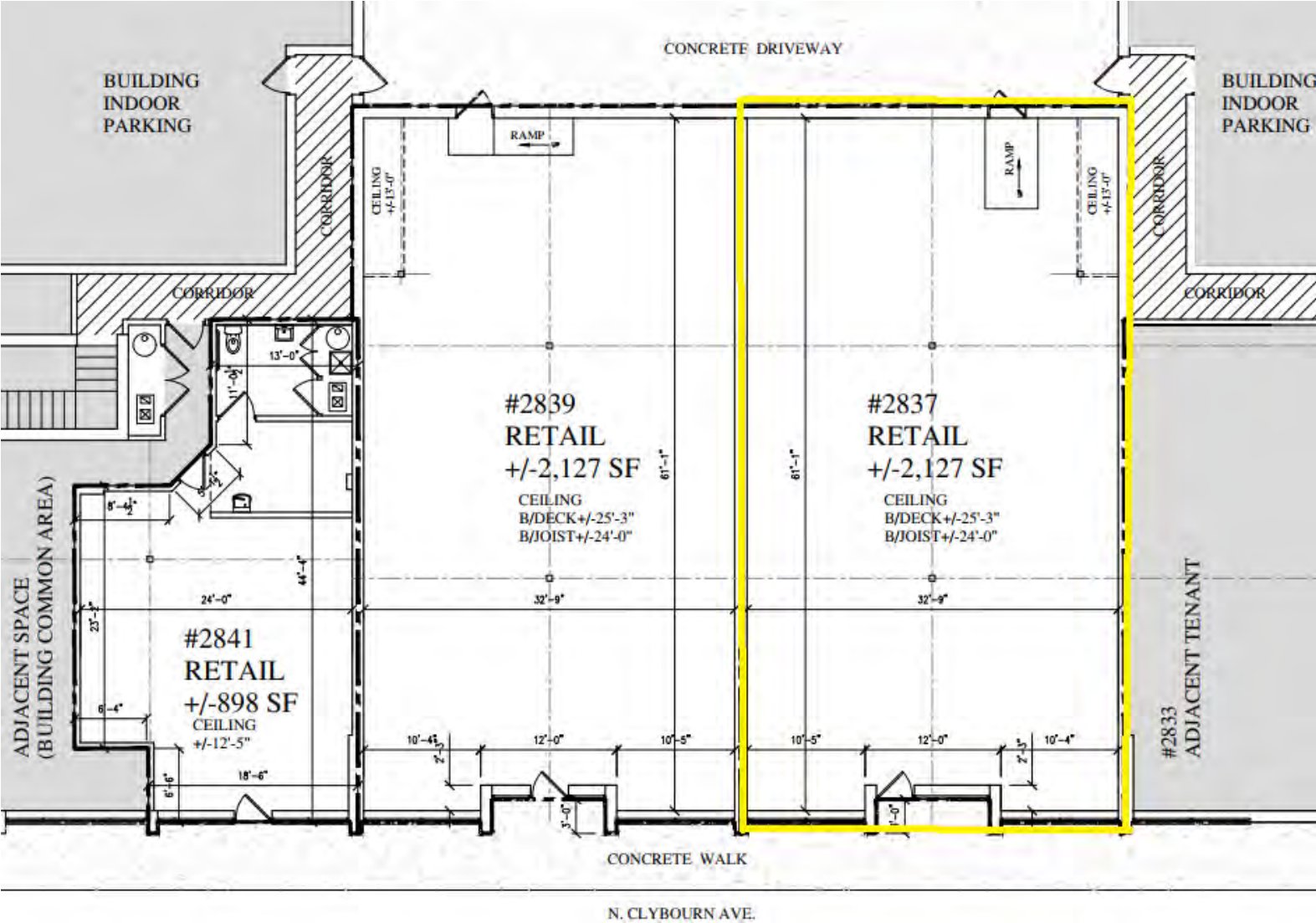


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FLOOR PLAN



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PHOTOS



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RETAIL AERIAL MAP



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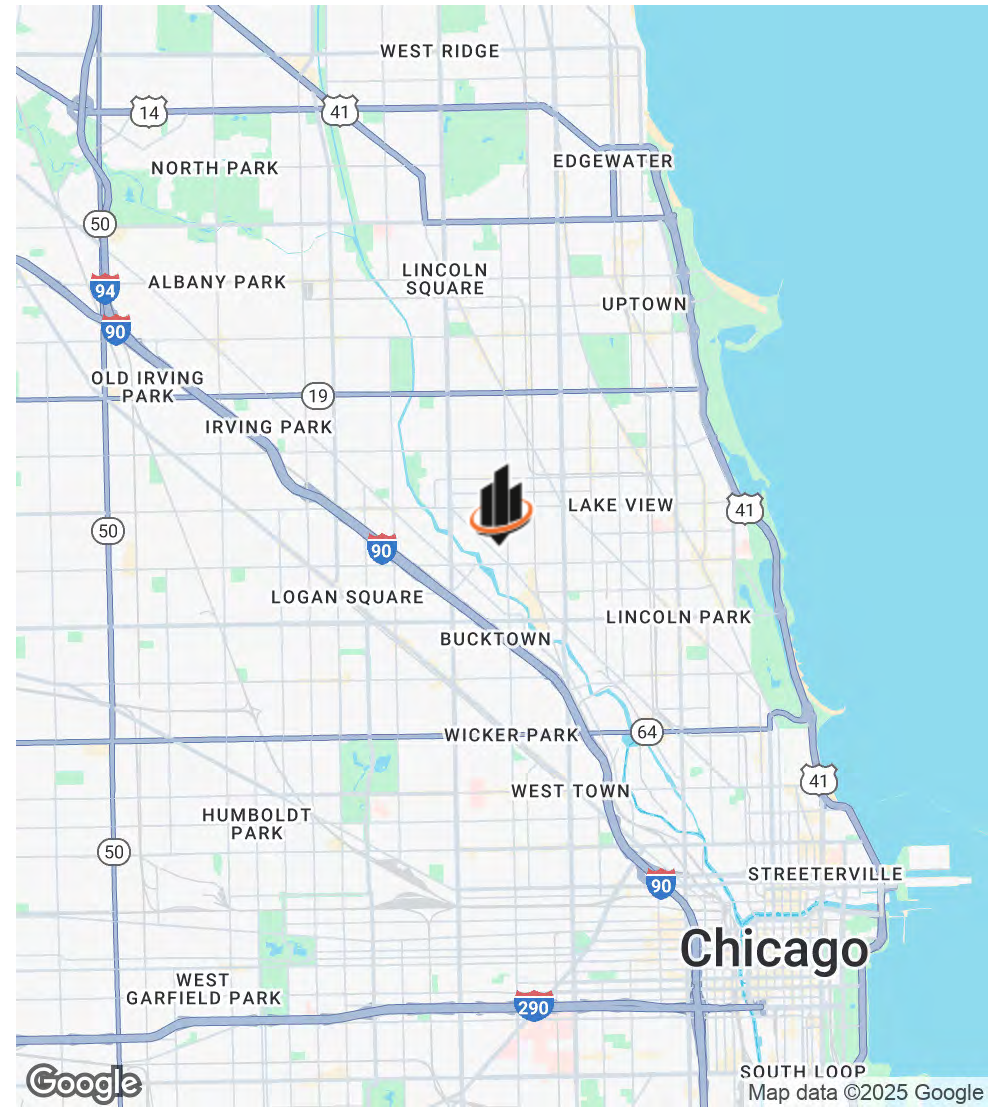
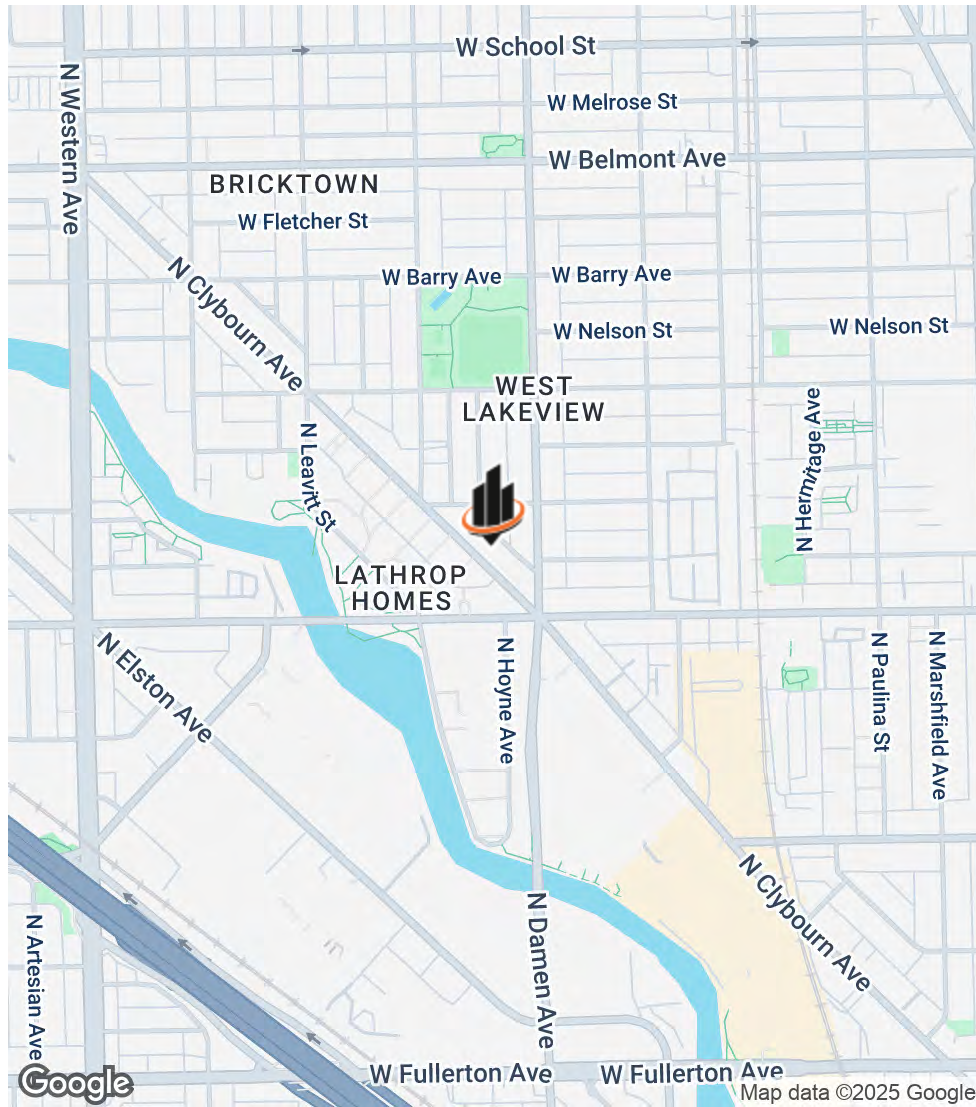
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

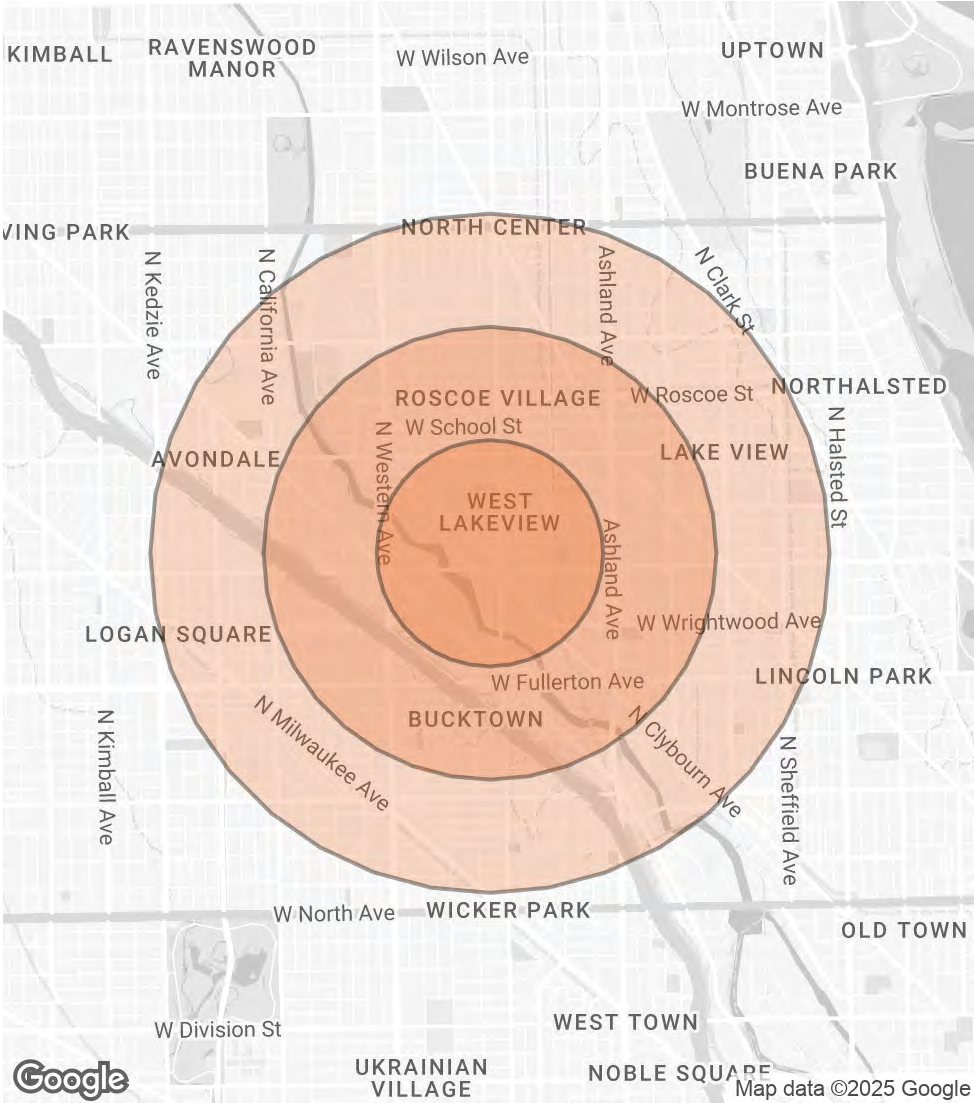
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	12,275	53,491	149,788
AVERAGE AGE	35	35	35
AVERAGE AGE (MALE)	34	35	35
AVERAGE AGE (FEMALE)	35	35	35

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	5,208	23,620	68,123
# OF PERSONS PER HH	2.4	2.3	2.2
AVERAGE HH INCOME	\$239,982	\$211,621	\$194,320
AVERAGE HOUSE VALUE	\$857,565	\$869,353	\$843,639

Demographics data derived from AlphaMap



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