

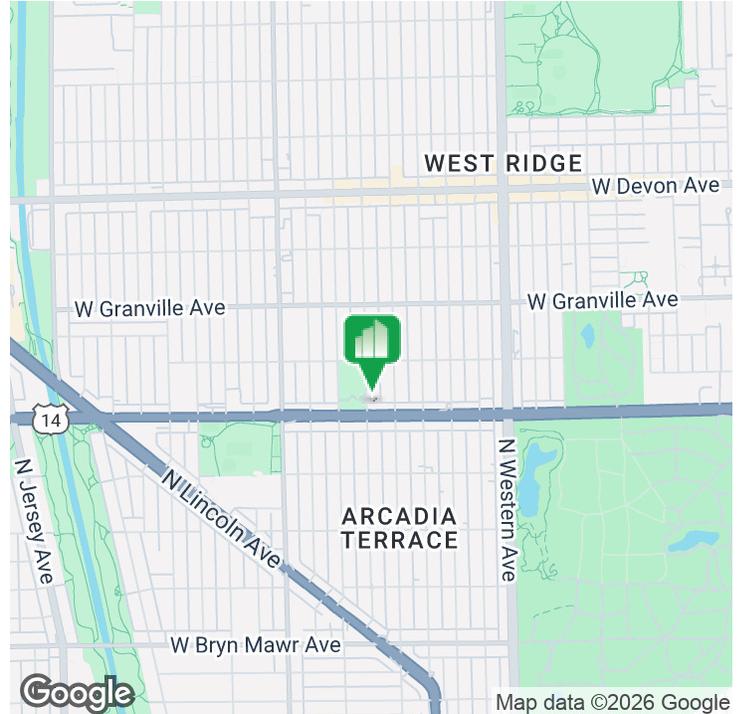
Office Building For Lease



# CHICAGO OFFICE SPACE

2622 W PETERSON AVE, CHICAGO, IL 60659

## CHICAGO OFFICE SPACE



### OFFERING SUMMARY

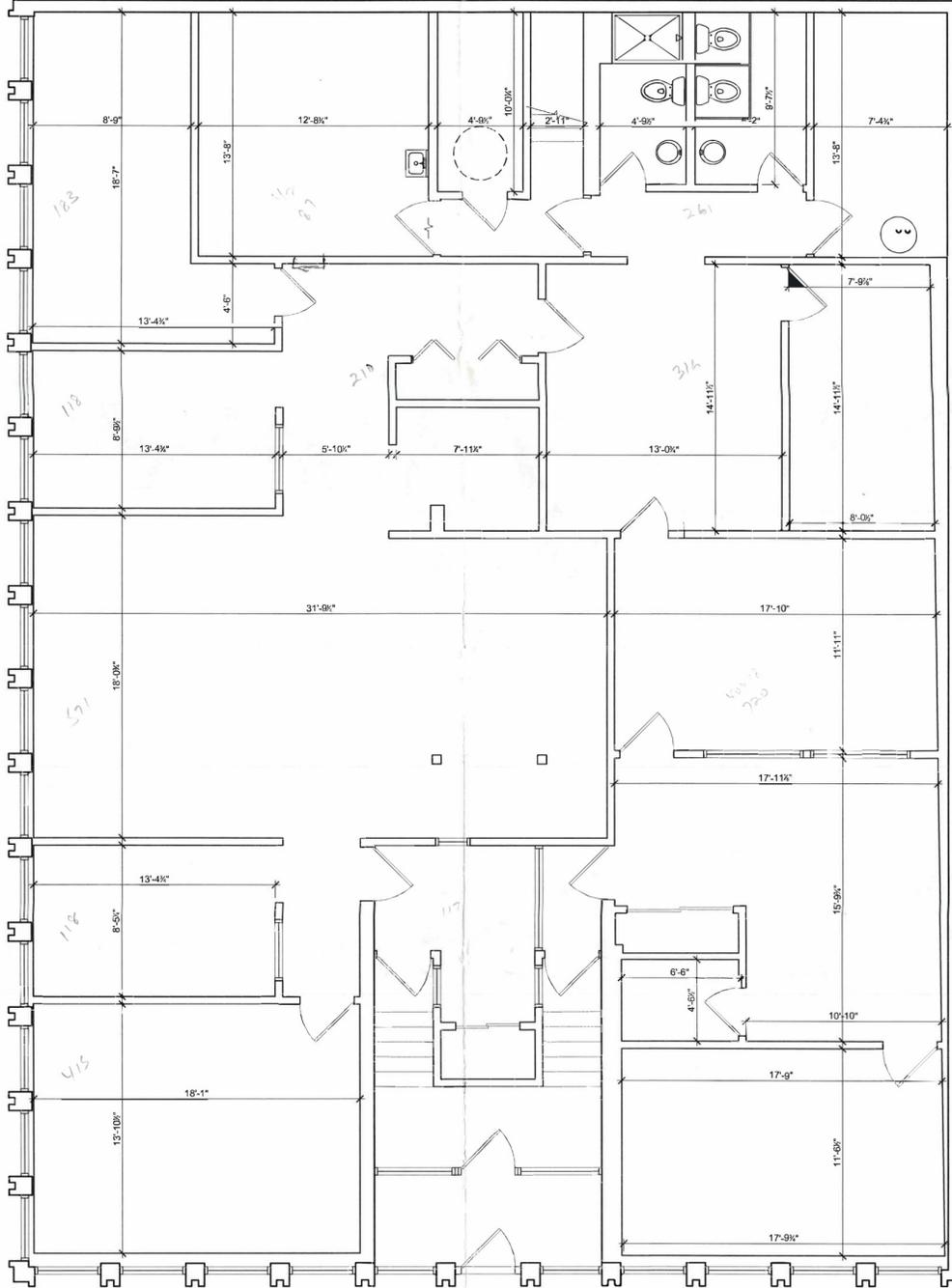
|                |                    |
|----------------|--------------------|
| Available SF:  | 500 - 6,400 SF     |
| Lease Rate:    | \$21.00 SF/yr (MG) |
| Lot Size:      | 0.12 Acres         |
| Year Built:    | 1964               |
| Building Size: | 6,400 SF           |
| Zoning:        | B3-2               |

### PROPERTY OVERVIEW

The property is located on Chicago's far North Side within the West Ridge community area, in and around the Peterson Park neighborhood—also commonly referred to by locals as West Rogers Park. This established area is predominantly residential, featuring a strong mix of single-family homes and condominiums, complemented by well-trafficked commercial corridors along major arterial streets.

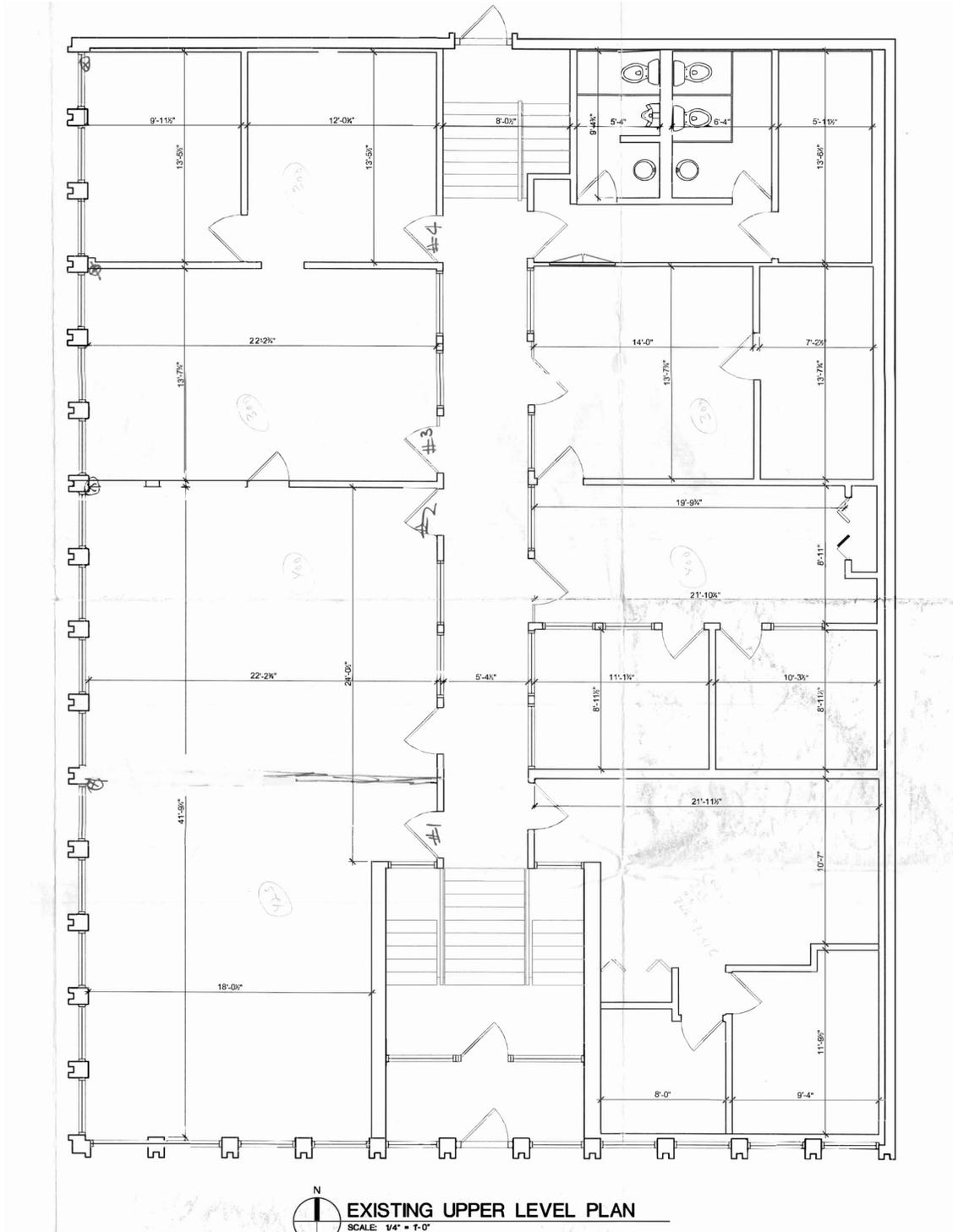
- Excellent Visibility - 34,000 VPD
- Easy Access
- North of downtown Chicago with good access to major routes like Peterson Avenue and Pulaski Road.
- Public transit options include nearby CTA bus lines and proximity to Metra stations
- Close to shopping, dining, and services in adjoining neighborhoods like North Park and West Ridge.
- Directly across the street to Green Briar Park, a beautiful neighborhood recreation area.
- Ample on and off street parking

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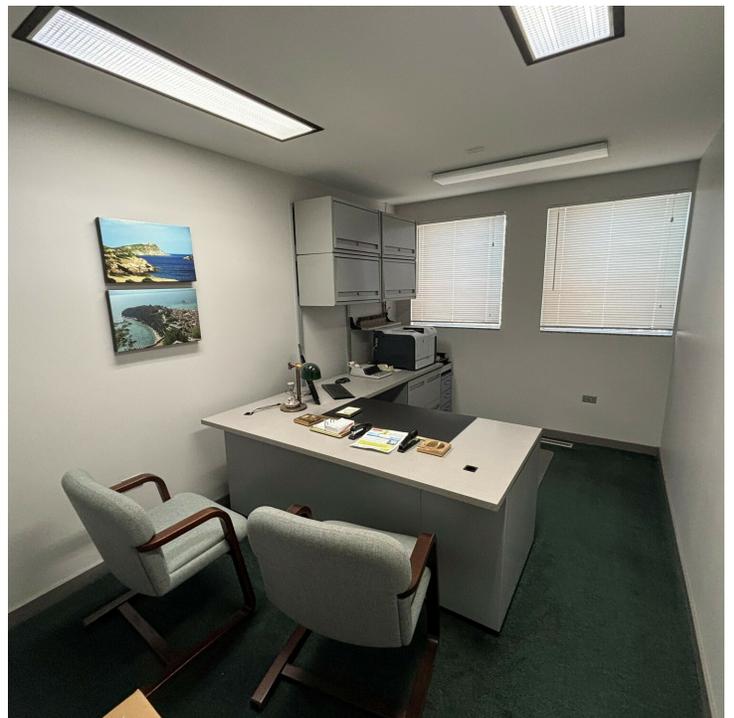
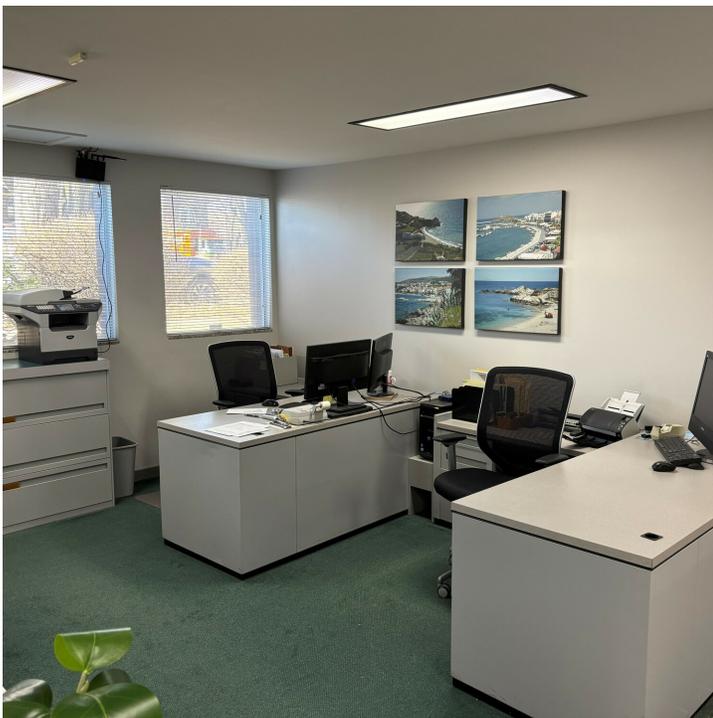
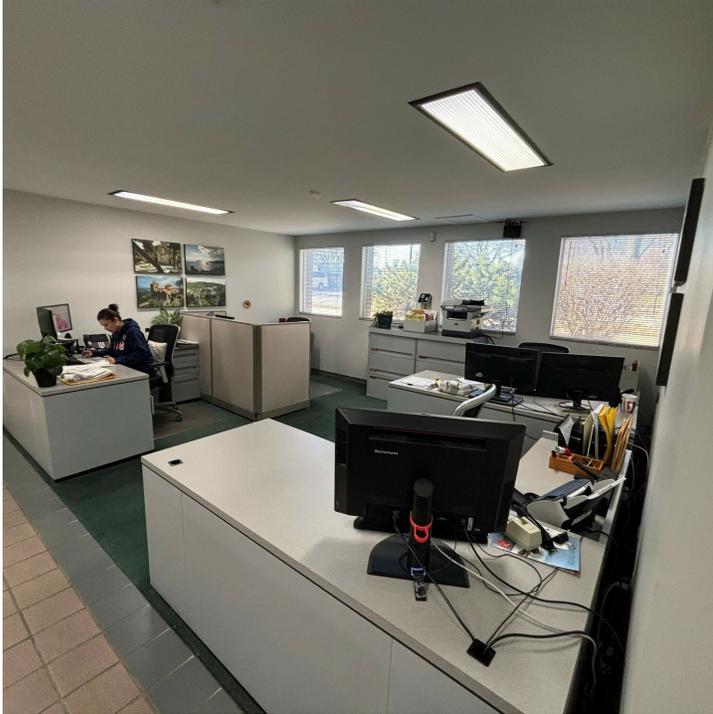


**EXISTING LOWER LEVEL PLAN**  
SCALE: 1/4" = 1'-0"

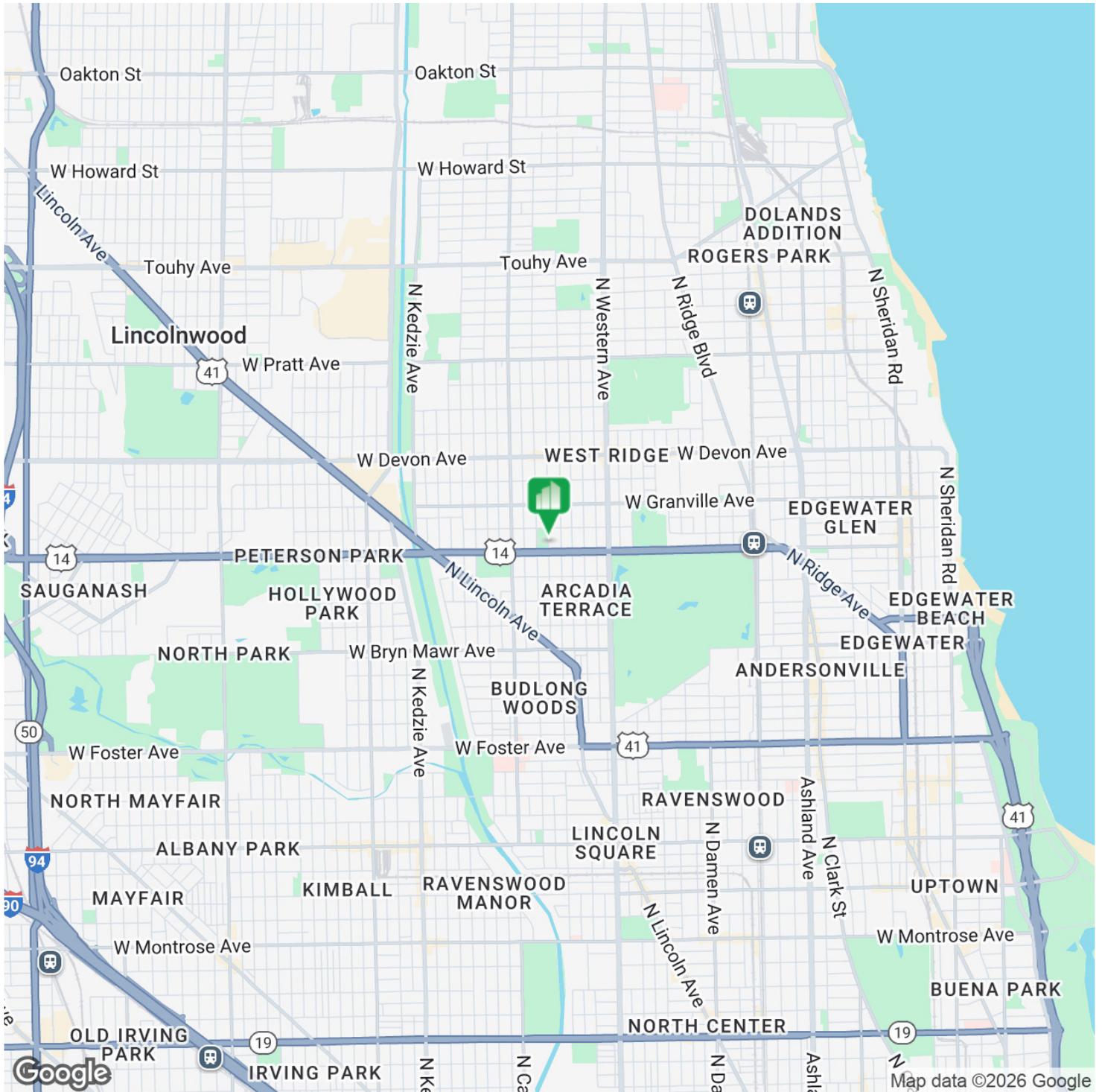
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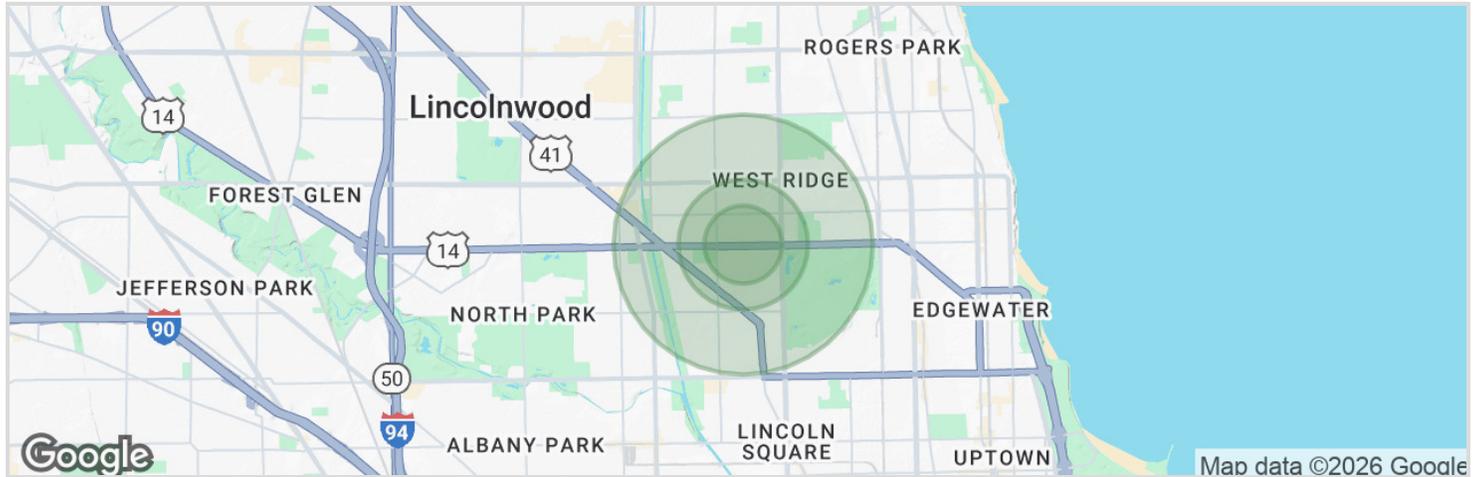
## CHICAGO OFFICE SPACE



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# CHICAGO OFFICE SPACE



## 1 mile



\$100,477

Median Household Income



7,390

Population



2,441

Households



38

Median Age



\$55,611

Median Disposable Income

## 3 miles



\$94,467

Median Household Income



18,881

Population



6,434

Households



38

Median Age



\$63,203

Median Disposable Income

## 5 miles



\$90,212

Median Household Income



58,177

Population



20,329

Households



38

Median Age



\$72,642

Median Disposable Income