

LEASE

Logan Square Office Building

2659 N MILWAUKEE AVE

Chicago, IL 60647

PRESENTED BY:

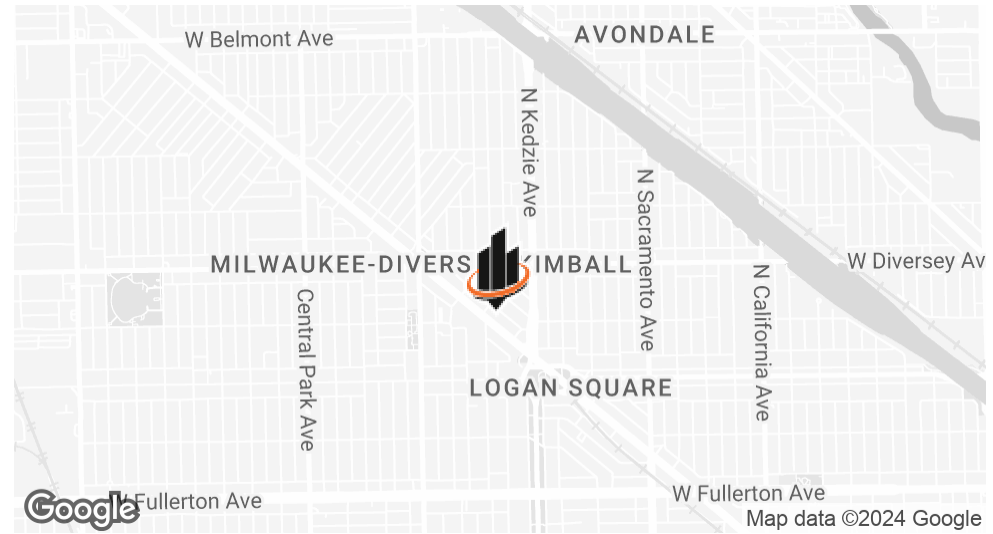
JOSÉ COLÓN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SF:	9,200 SF
LOT SIZE:	6,233 SF
BUILDING SIZE:	9,200 SF

PROPERTY DESCRIPTION

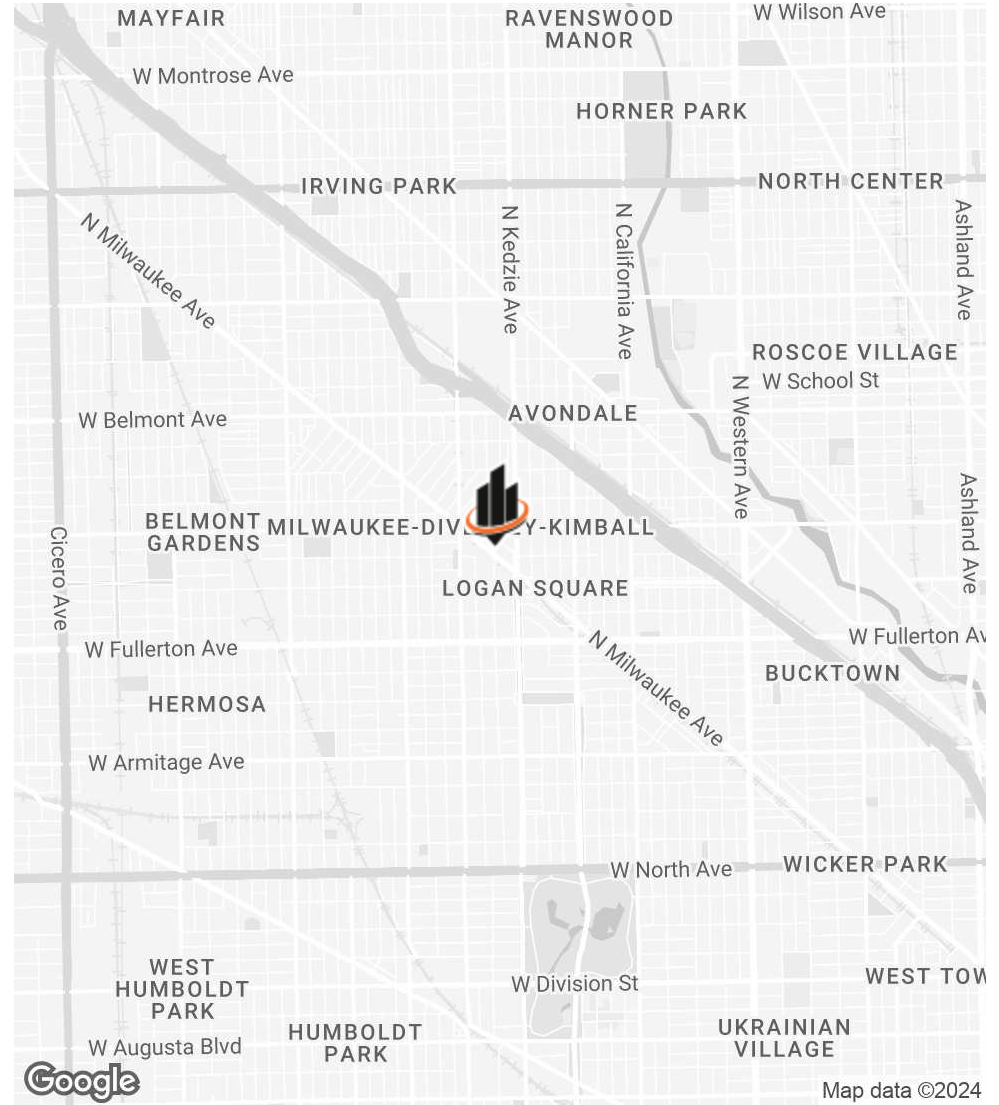
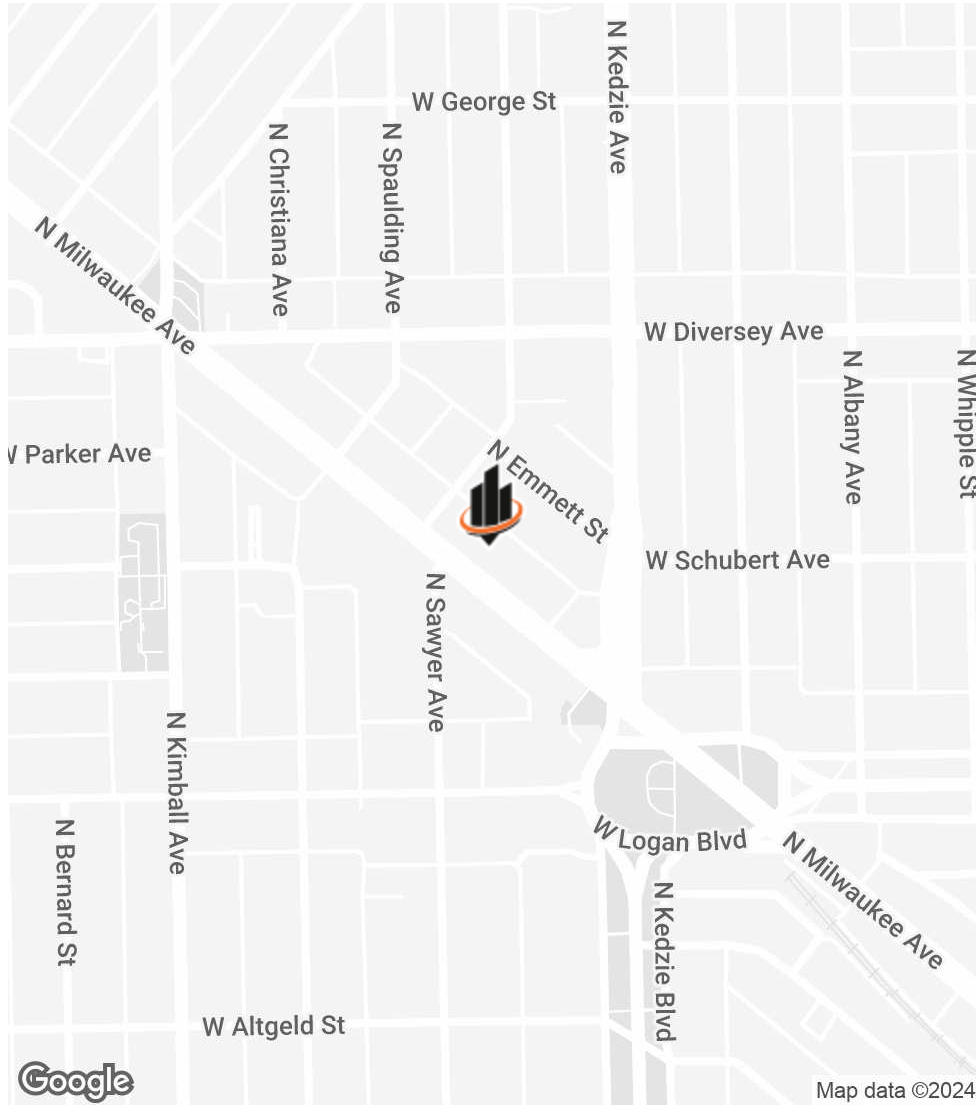
SVN Chicago is excited to present this terrific and unique property located in the heart of Logan Square. This 9,200 SF space has ±6,200 SF on the ground floor and an additional 3,000 SF mezzanine with the majority of the first floor boasting +15 foot high ceilings. The building is just across Logan Theater and steps from the renovated Western Blue Line stop and bus depot.

PROPERTY HIGHLIGHTS

- Amazing Logan Square location
- High ceilings (15')
- Strong traffic count

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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

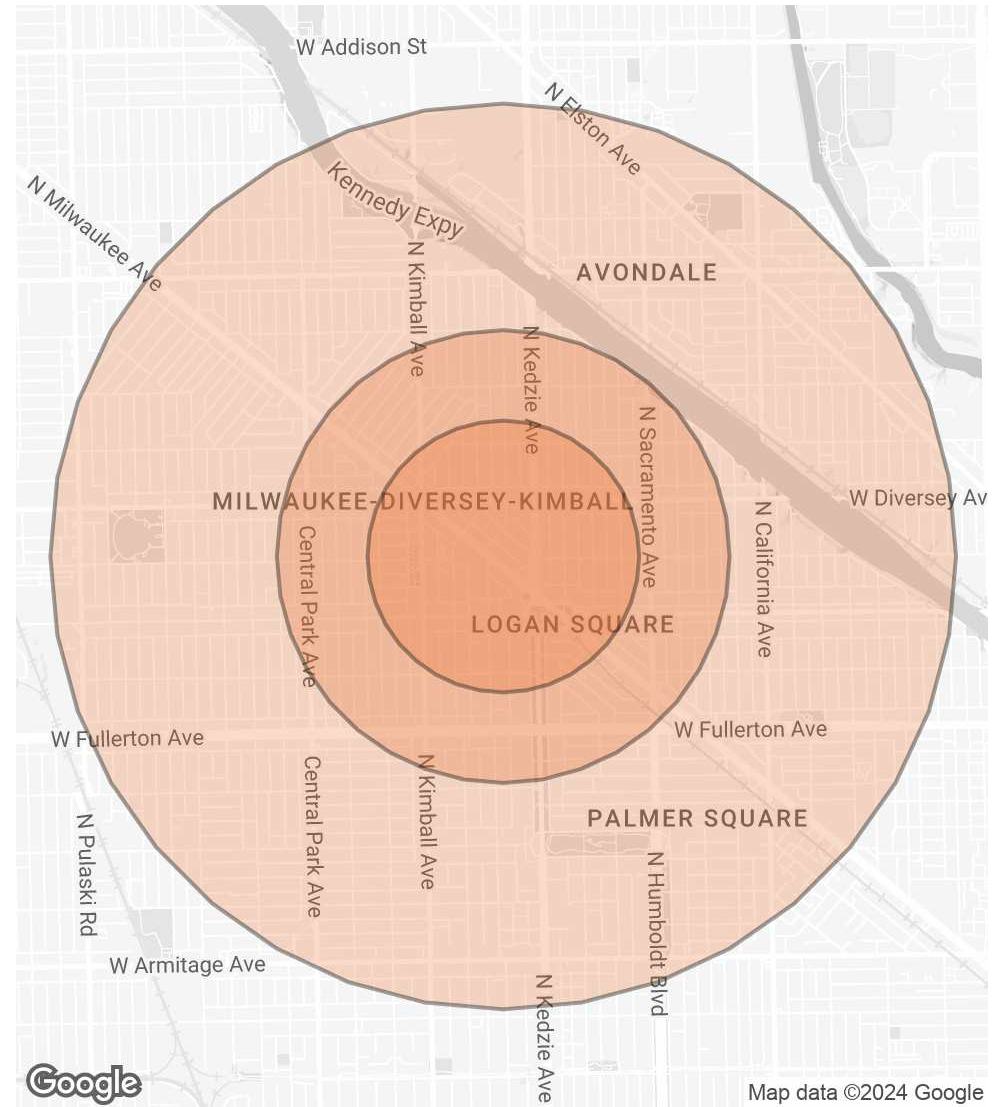
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	7,070	18,599	68,104
AVERAGE AGE	36	37	36
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	37	37	36

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	3,569	8,657	29,603
# OF PERSONS PER HH	2	2.1	2.3
AVERAGE HH INCOME	\$110,912	\$119,098	\$121,138
AVERAGE HOUSE VALUE	\$579,620	\$598,253	\$586,115

Demographics data derived from AlphaMap



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DISCLAIMER

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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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