

THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting

PRIME SPACE FOR LEASE

RETAIL/OFFICE/RESTAURANT

1616 N WESTERN (BUCKTOWN/LOGAN SQ)



Location: This site is located in a high traffic section of Western Avenue just north of North Avenue where the Bucktown, Wicker Park, Logan Square and Humboldt Park neighborhoods come together. It is 1 mile to the Kennedy Expressway and 3 blocks to the Milwaukee and Western El station.

Space: This space is an extra-wide storefront at the base of a new contemporary brick 4-story mixed-use condo building with 8 condo apartments above. This space would be suitable for a restaurant/café, coffee shop, boutique retailer, showroom, or professional office and includes the following features:

- Approx. 1,800 rentable sq ft, potentially expandable to 3,200 sq ft.
- Over 50' of high visibility frontage
- Wide, open floorplan, hardwood floors, high ceilings, huge windows
- Large outdoor area, perfect for sidewalk cafe
- B3 zoning allows most business and commercial uses

This space is ready for immediate occupancy. Additional tenant-specific build-out could be amortized into the lease rate by the landlord based on tenant credit and lease term.

Lease Rate: \$20-\$25/ft, net

Taxes, Insurance and Common Area Maintenance: approx. \$3.25/ft

Availability: Immediate

For further information, please contact:

Scott Fithian

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Mark Fredericks

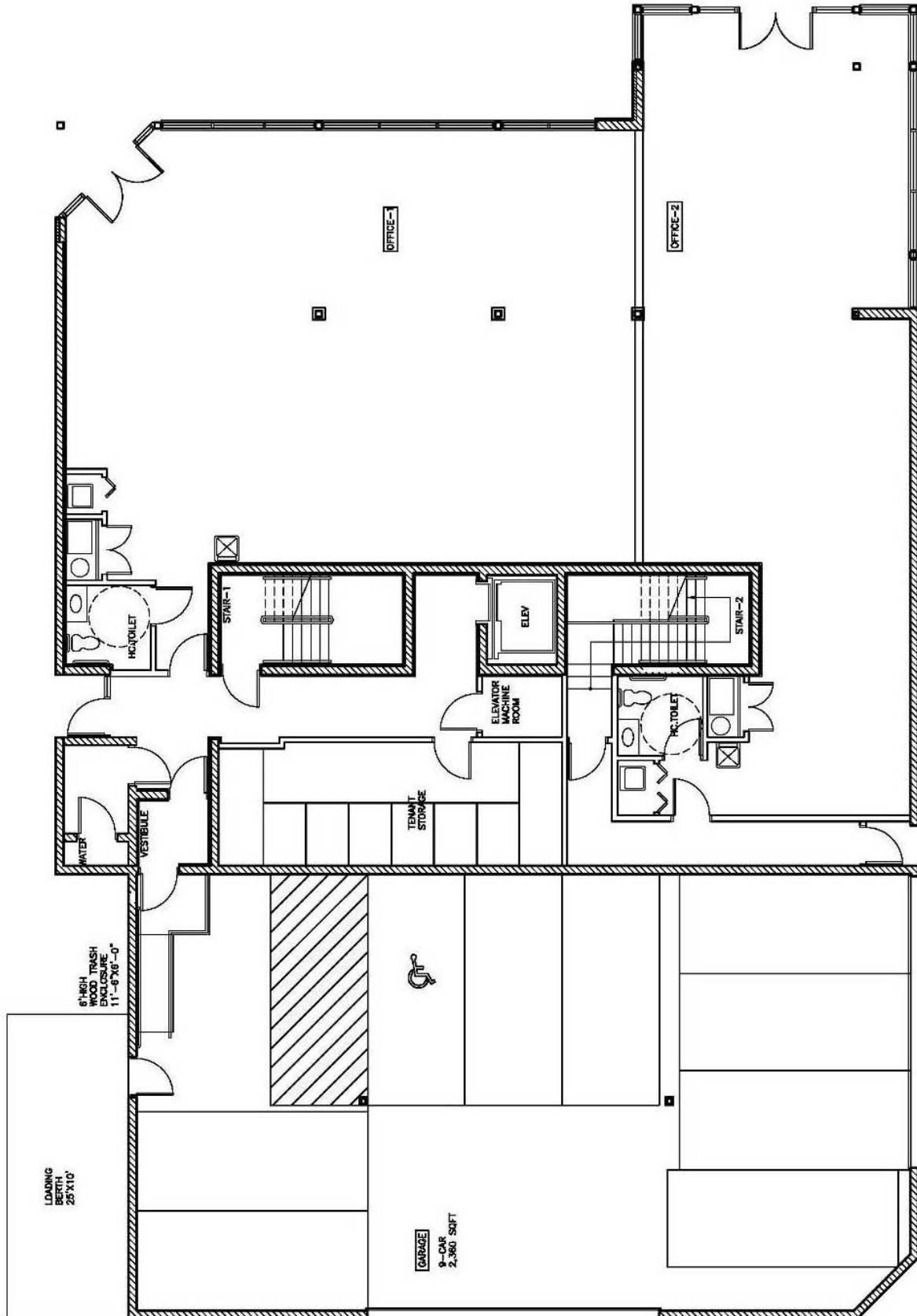
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1616 N Western

1st floor floorplan



1616 N Western

Aerial Zoning Map

