

FOR LEASE | OFFICE

JAMESON.

1700 WEST CORTLAND AVE. CHICAGO IL.

LEASE OVERVIEW

LEASE PRICE: \$18.50 SF MG

SUITE SIZE: 5,524 RSF

BUILDING SIZE: 44,000 SF

YEAR BUILT: 1940

ZONING: B

MARKET: Bucktown

CROSS STREETS: Paulina & Cortland



AREA HIGHLIGHTS

- Excellent Bucktown Location
- Visibility to Heavy Traffic on Kennedy Expressway
- Close to Metra Stop

AREA TENANTS

- Howard Orloff
- Mabel's Table
- Best Buy
- Cortland's Garage
- Nicholson PreSchool

TRANSPORTATION HIGHLIGHTS

- Easy Access to Kennedy at Armitage
- Short Walk to Armitage Metra Stop

PROPERTY DESCRIPTION

Great, bright space in a renovated elevator building on the 2nd floor with 10 foot ceilings. The space is available for occupancy immediately

PROPERTY HIGHLIGHTS

- Approx 5,524 RSF Office Space Available
- Executive Parking Available
- Newly Renovated Elevator Building
- Great Bucktown Location
- Close to Metra station & bus stop
- High speed Internet access
- Tenant has the flexibility to operate (open/close) windows at their individual needs
- Located next to luxury auto dealers
- Close to retail and restaurants

STEVEN GOLDSTEIN

Senior Vice President

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ADDITIONAL PHOTOS

1700 WEST CORTLAND
CHICAGO, IL 60622

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425 West North Avenue | Chicago, IL 60610
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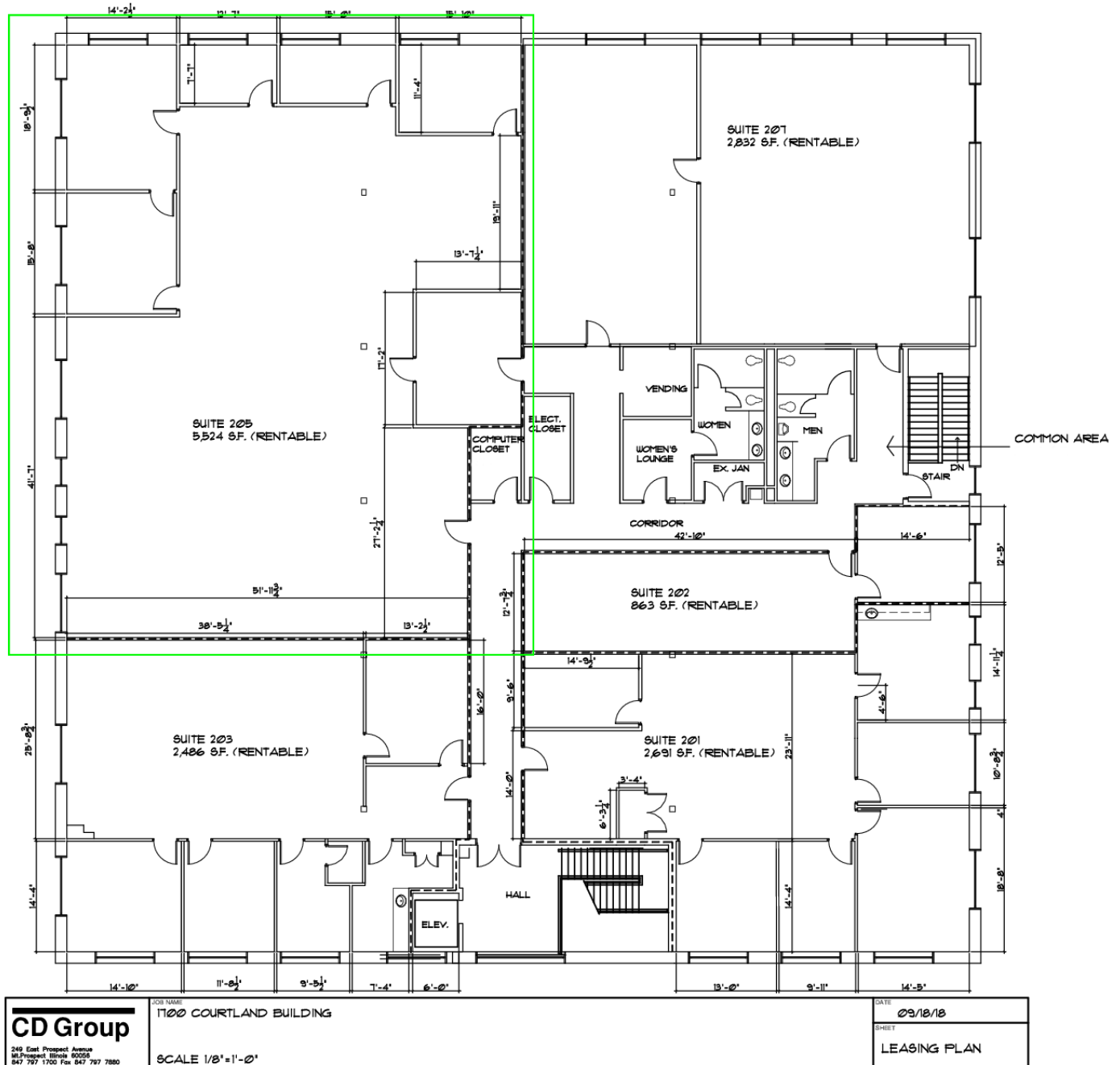
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FLOOR PLANS

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AREA HIGHLIGHTS

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discover BUCKTOWN

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BUCKTOWN

One of Chicago's creative epicenters lies just outside downtown Chicago in Wicker Park and Bucktown. These synonymous neighborhoods are famous for live music and nightlife, chef-driven restaurants and countless art galleries — many housed within the Flat Iron Arts Building. If you have an acute knowledge of craft cocktails or an affinity for coffee, plus want to sift through records or thrifted threads, there's no better area to sip and shop in the country.

The area has become a prevailing influence on Chicago's Michelin-rated, James Beard Award-winning dining scene, boasting some of the city's most sought after tables. Wicker Park and Bucktown are also known for their palate pleasing nightcaps, like renowned brewery Piece and mixology tour de force The Violet Hour.

Along North, Division, Milwaukee and Damen Avenues, you will find an unbelievable blend of vintage shops amid independently-owned boutiques touting fashions for both men and women, and luxury home goods and beauty products. On the same blocks are nationally-recognized names in fashion, and a mix of major retail chains that have also set up shop to satisfy the on-trend crowds.

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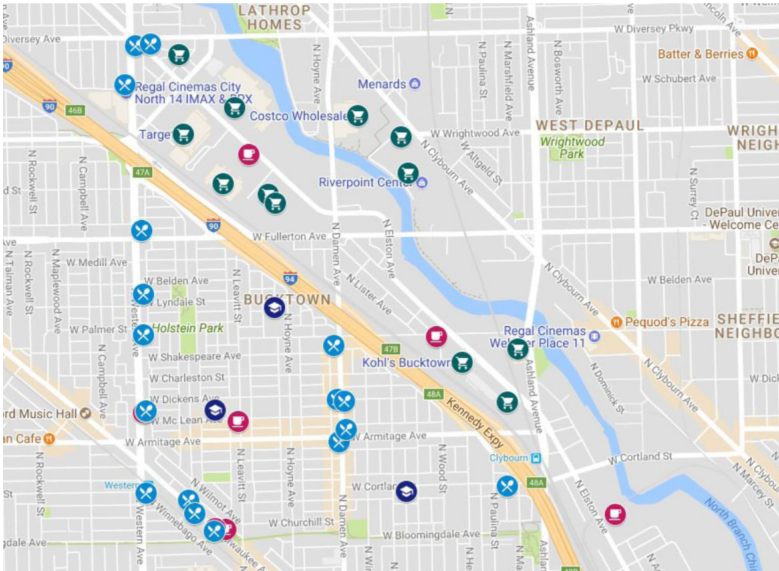
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AREA HIGHLIGHTS

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NEIGHBORHOOD GUIDE MAP



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- shopping**
 - MARIANOS 2112 N Ashland Ave
 - FRESH THYME FARMERS MARKET 2500 N Elston Ave
 - JEWEL-OSCO 2550 N Clybourn Ave
 - ALDI 2600 N Clybourn Ave
 - COSTCO WHOLESALE 2746 N Clybourn Ave
 - TARGET 2656 N Elston Ave
 - THE HOME DEPOT 2570 N Elston Ave
 - MICHAELS 2490 N Elston Ave
 - KOHL'S BUCKTOWN 2490 N Elston Ave
 - HOMEGOODS 2731 N Elston Ave
 - BEST BUY 2100 N Elston Ave
 - RIVERFRONT PLAZA 2639 N Elston Ave
- restaurants**
 - TOAST 2045 N Damen Ave
 - CORNERSTONE CAFE 2753 N Western Ave
 - IRAZU 1865 N Milwaukee Ave
 - LE BOUCHON 1958 N Damen Ave
 - AMK KITCHEN BAR 1954 W Armitage Ave
 - THE WHISTLE PIG 2241 N Western Ave
 - BRASIL LEGAL CAFE 2551 N Western Ave
 - CORTLAND'S GARAGE 1117, 1645 W Cortland St
 - OWEN & ENGINE 2700 N Western Ave
 - THE STOP ALONG 1832 N Milwaukee Ave
 - RAFFAELLO'S PIZZERIA 1901 N Western Ave
 - SLOM 12 1846 N Milwaukee Ave
 - COAST SUSHI BAR 2045 N Damen Ave
 - THE BRISTOL 2152 N Damen Ave
 - CHOP SOCIETY 2775 N Elston Ave
 - GBB CAKES AND SWEETS 2039 N Western Ave
 - DOUGH SOUGH BIRD BAKING COMPANY 2409 N Western Ave
- coffee + tea**
 - IPSENTO COFFEE 2035 N Western Ave
 - IPSENTO GOS 1813 N Milwaukee Ave
 - COFFEE AMBASSADORS 2035 N Western Ave
 - RED JUNE CAFE 2020 N Leavitt St
 - STARBUCKS 2566 N Elston Ave
 - LITTLE BEANS CAFE 1809 W Webster Ave
 - WEREWOLF COFFEE 1765 N Elston Ave
 - TEA BAR BY EASTHILL 1816 N Milwaukee Ave
- hospital**
 - PRESENCE SAINTS MARY AND ELIZABETH MEDICAL CENTER, SAINT ELIZABETH CAMPUS 1431 N Claremont Ave
- school**
 - CICS BUCKTOWN 2235 N Hamilton Ave
 - DRUMMOND MONTESSORI MAGNET SCHOOL 1845 W Cortland St
 - PULASKI INTERNATIONAL SCHOOL OF CHICAGO 2230 W McLean Ave
- health clubs**
 - XSPORT FITNESS 2310 W Logan Blvd
 - MY TIME FITNESS 2107 N Damen Ave
 - BUCKTOWN CROSSFIT 2338 N Seeley Ave
 - MIDTOWN ATHLETIC CLUB 2444 N Elston Ave
 - CHISO MEGAFORMER CHICAGO 1854 N Milwaukee Ave

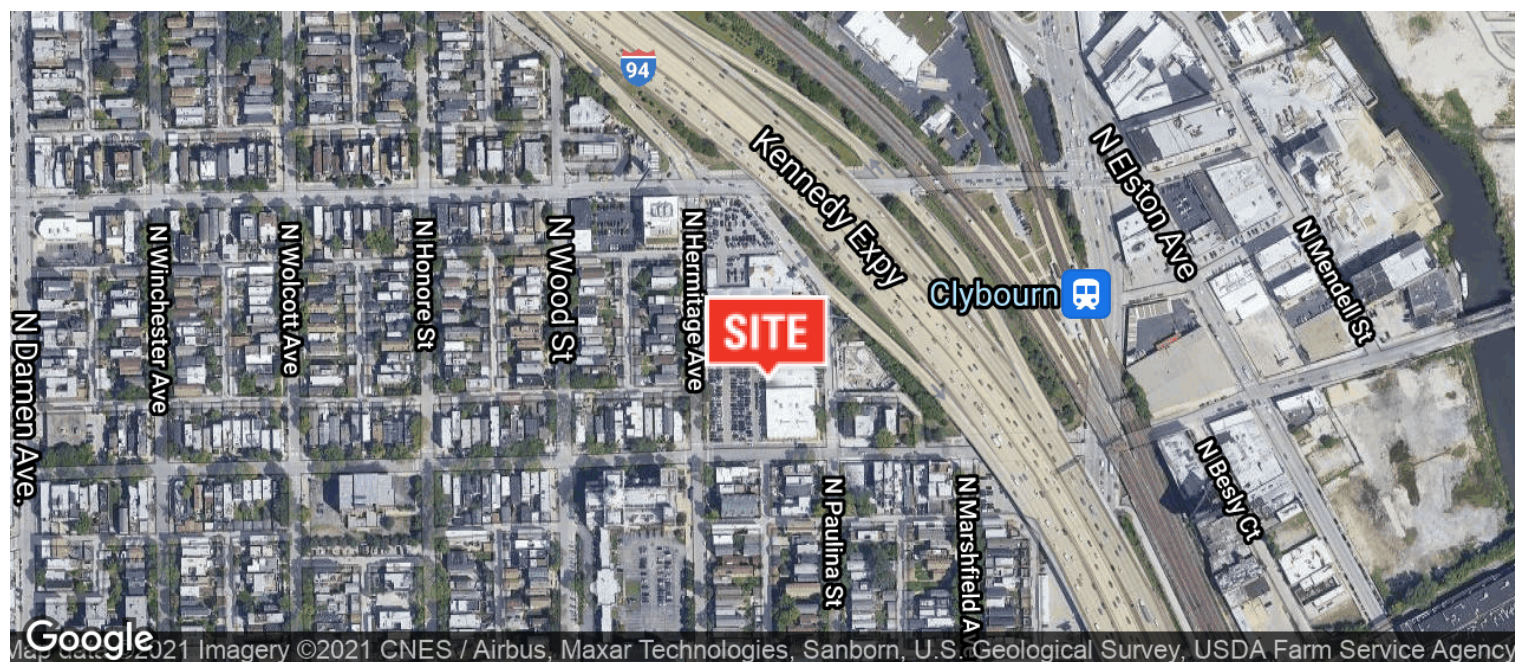
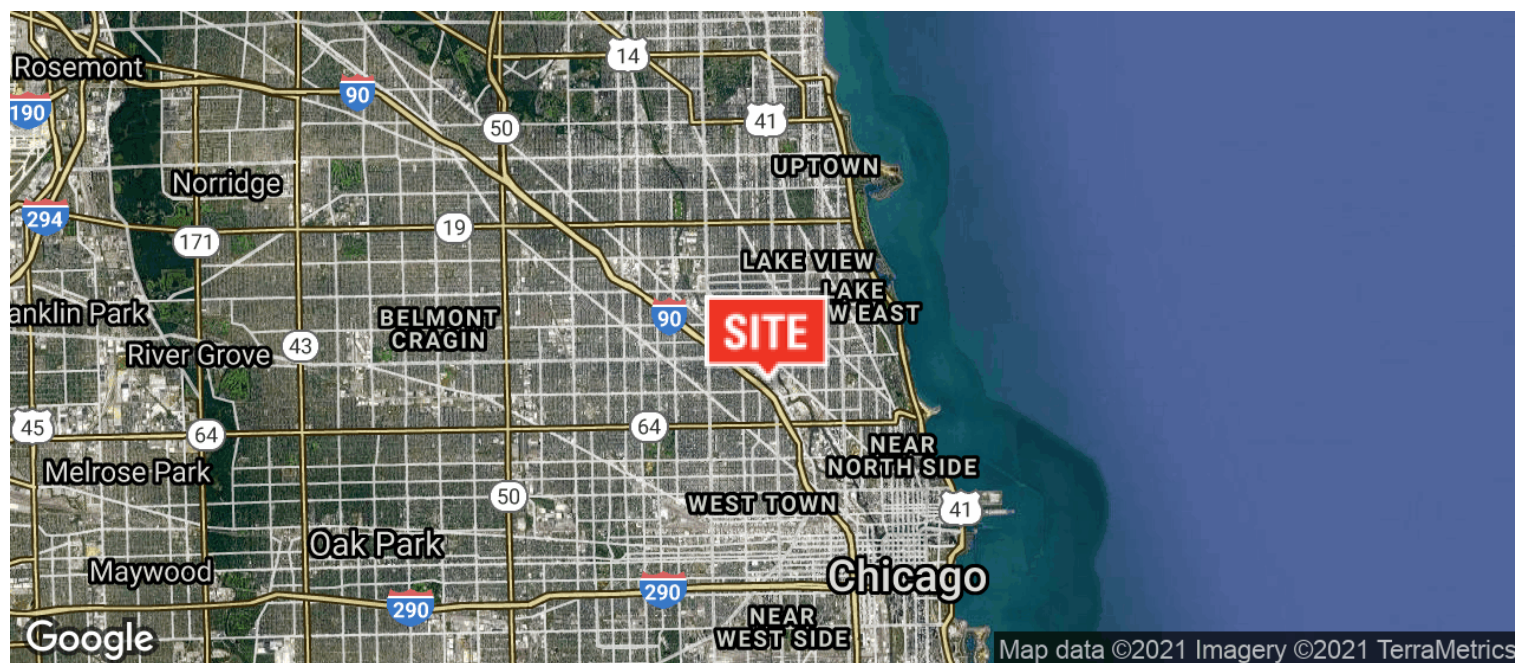
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AERIAL & STREET DETAIL

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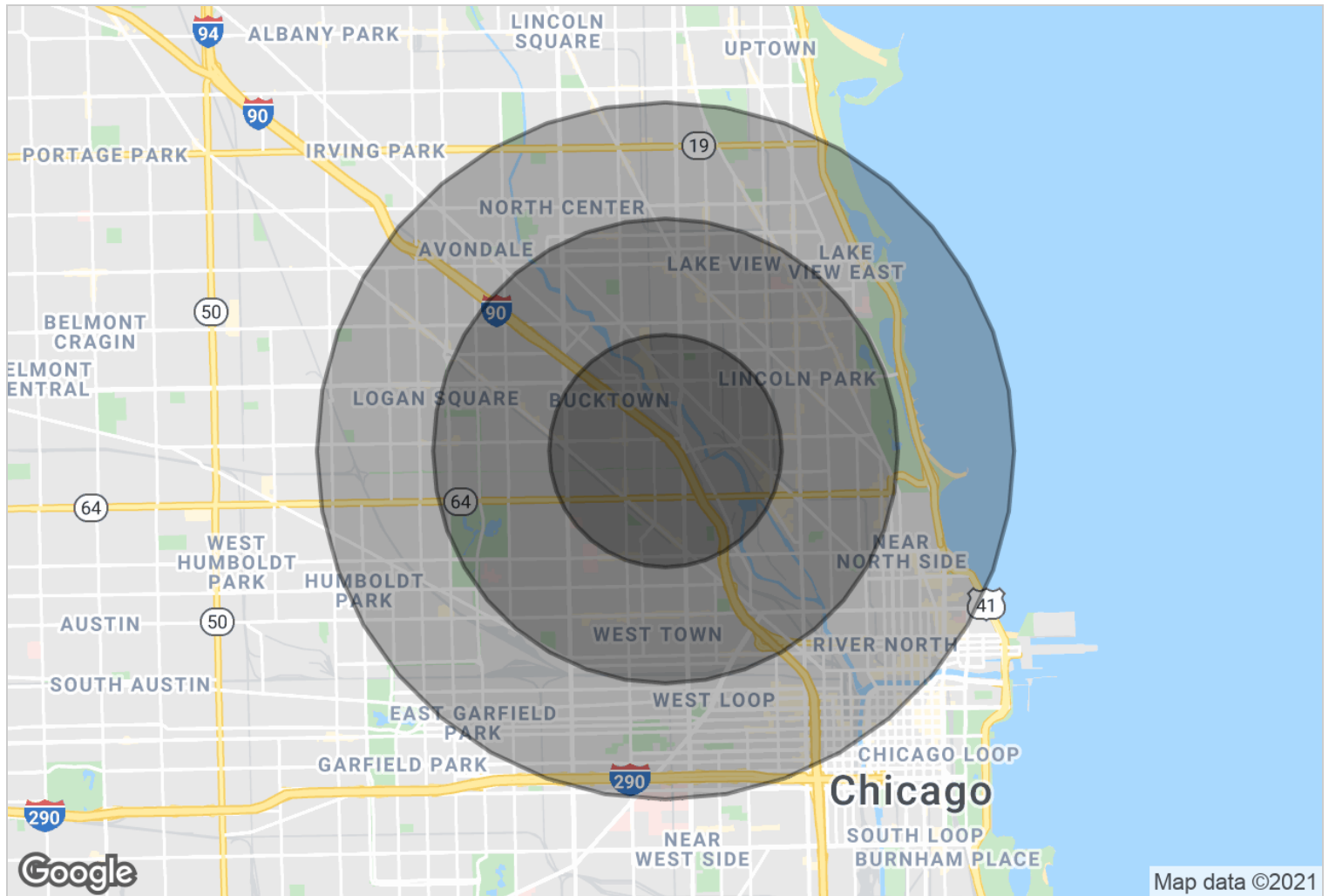
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DEMOGRAPHICS MAP

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2010 STATISTICS	1 Mile	2 Miles	3 Miles
Total Population	52,041	240,008	523,142
Total Number of Households	23,928	106,032	247,445
Average Household Income	\$121,428	\$113,454	\$101,725
Median Age	31.1	30.6	31.5

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DEMOGRAPHICS REPORT

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DEMOGRAPHICS	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	52,041	240,008	523,142
MEDIAN AGE	31.1	30.6	31.5
MEDIAN AGE (MALE)	31.7	31.1	32.0
MEDIAN AGE (FEMALE)	30.6	30.4	31.3
TOTAL HOUSEHOLDS	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	23,928	106,032	247,445
# OF PERSONS PER HH	2.2	2.3	2.1
AVERAGE HH INCOME	\$121,428	\$113,454	\$101,725
AVERAGE HOUSE VALUE	\$655,385	\$592,726	\$533,240

POPULATION	1 Mile	2 Miles	3 Miles
TOTAL POPULATION - White	42,026	185,509	380,543
TOTAL POPULATION - Black	2,911	16,208	54,221
TOTAL POPULATION - Hispanic	8,382	50,937	108,520
TOTAL POPULATION - Asian	2,588	9,944	26,434
TOTAL POPULATION - Hawaiian	4	134	259
TOTAL POPULATION - Indian	165	598	880
TOTAL POPULATION - Other	3,662	23,844	51,069

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