



SPACE AVAILABLE

1st Floor: 6,959 SF | 2nd Floor: 7,249 SF | 3rd Floor: 7,248 SF

1620 West Chicago, Chicago, IL



GREAT STREET

MIKE SCHERTLER

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CALEB MANN

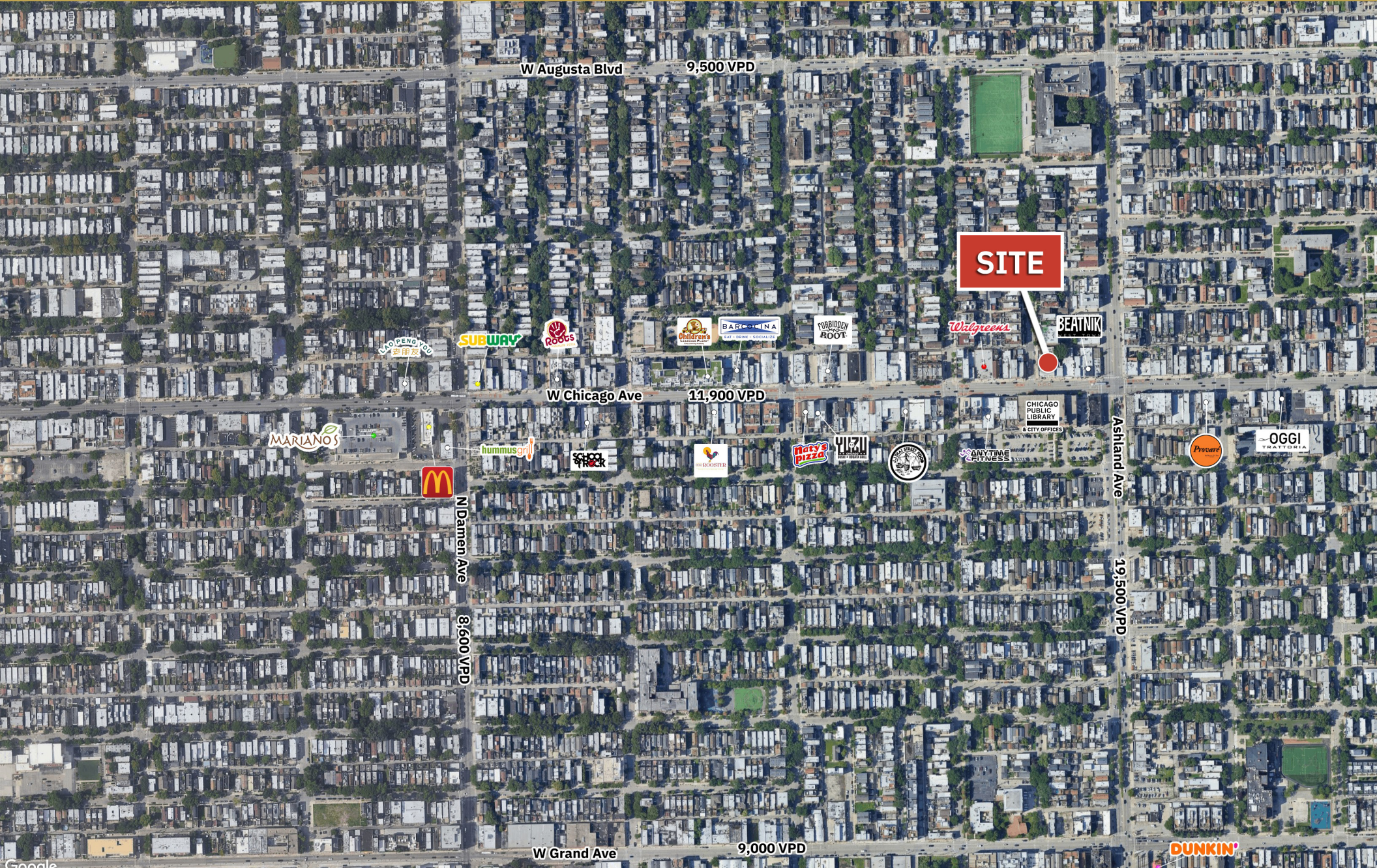
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AERIAL



W Augusta Blvd 9,500 VPD

SITE

W Chicago Ave 11,900 VPD

N Damen Ave 8,600 VPD

Ashland Ave 19,500 VPD

W Grand Ave 9,000 VPD

Google

The information provided herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it. You should conduct a careful, independent investigation on the property and verify all information. Any reliance on this information is solely at your own risk.

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PROPERTY OVERVIEW



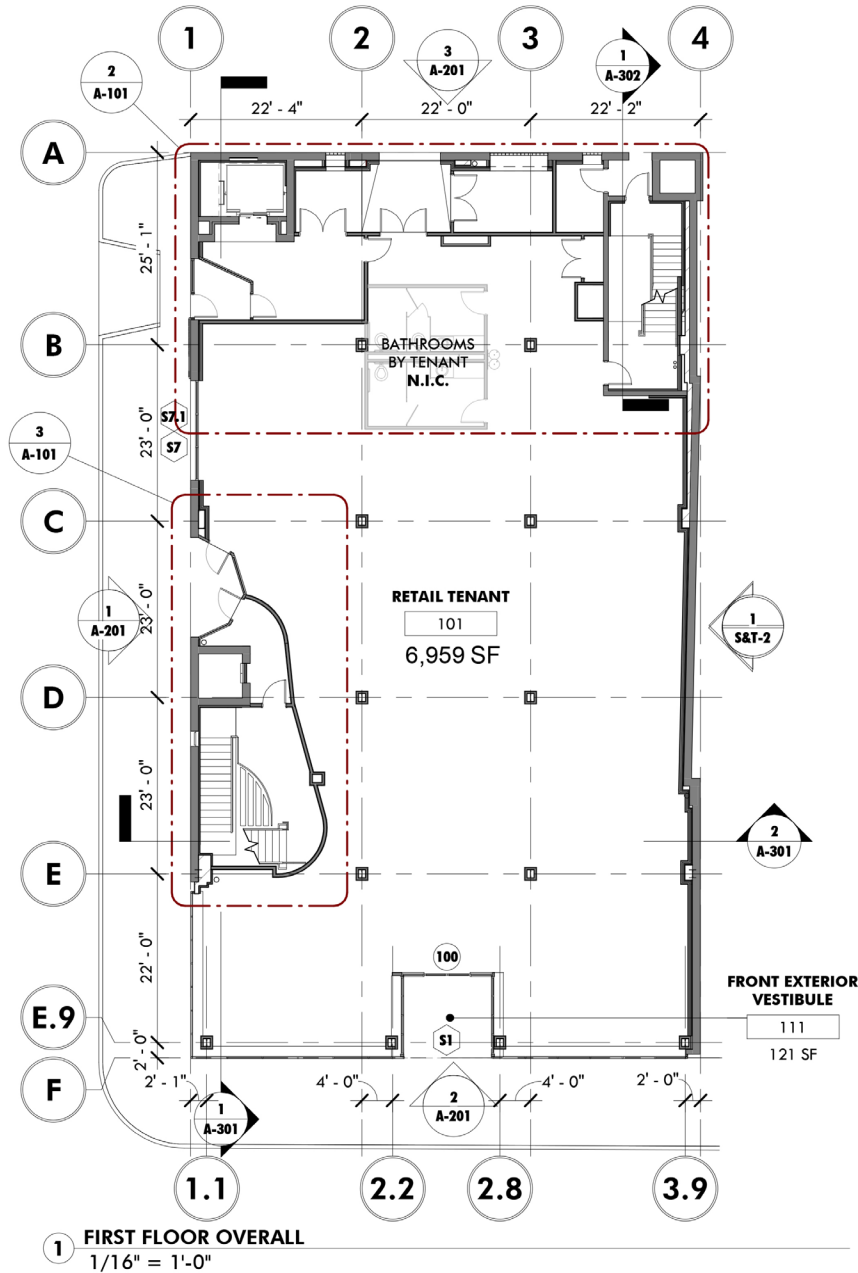
- Completely gut rehabbed building with ample utilities
- All floors serviced by elevator
- Available Immediately
- Roof Top Deck
- 1st Floor - 6,959 sf (~63' wide w/ 13' ceilings)
- 2nd Floor - 7,249 sf
- 3rd Floor - 7,248 sf
- Usable basement with 9' ceilings

- Ideally positioned within the booming Ukrainian Village/ West Town submarket (just west of downtown Chicago)
- Close proximity to the Chicago Loop and Fulton Market neighborhoods
- Near Ashland Ave. one of the busiest arterial streets west of the highway
- Close to I-90/94
- 10 Min Walk to Chicago/Milwaukee Blue Line
- 10 Min Bus Ride to River North (66 Bus Route)

DEMOGRAPHICS

TOTAL POPULATION	.25 MILE	4,990
	.50 MILE	20,611
	1 MILE	54,419
DAYTIME POPULATION	.25 MILE	1,669
	.50 MILE	6,847
	1 MILE	35,795
AVERAGE HH INCOME	.25 MILE	\$209,129
	.50 MILE	\$186,406
	1 MILE	\$177,647

1st FLOOR PLAN



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2nd & 3rd FLOOR PLAN

