



FOR LEASE
WICKER PARK / BUCKTOWN
OFFICE SPACE

1755 N Damen Avenue
Chicago, IL 60647



HIGHLIGHTS

Property Type: Office
Lease Type: Modified Gross
Size: 3,000 Sq Ft
Zoning: B3-2
Alderman: Waguespack

SNAPSHOT



- 3,000 Sq Ft 1st floor office space available in the heart of Wicker Park
- Open floor plan features 40+ capacity seating, 11' ceilings, ample natural light, 2 bathrooms, and a fully equipped kitchen
- 2 reserved parking space included
- Conveniently located adjacent to The 606 Trail with 606 trail facing signage available on north exposure of building, visible to over 1 million annual trail users
- Situated in high-visibility location to over 15,528 vehicles per day & a Walk Score of 95

TRANSIT



On CTA #50
Damen Bus Route



0.3 miles to CTA
Damen Blue
Line Station



0.4 miles to CTA #56
Milwaukee Bus Route

DEMOGRAPHICS



Population

1 Mile 50,516



Households

1 Mile 23,082



Avg Household Income

1 Mile \$127,656



Consumer Spending (000s)

1 Mile \$664.31M

AREA MAP



TRAFFIC COUNT

N Damen Ave 15,528

FLOOR PLANS

