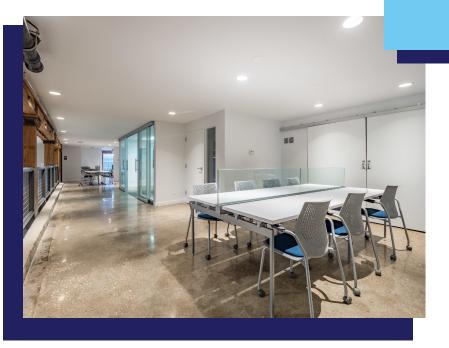


andrea@millerchicagorealestate.com



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

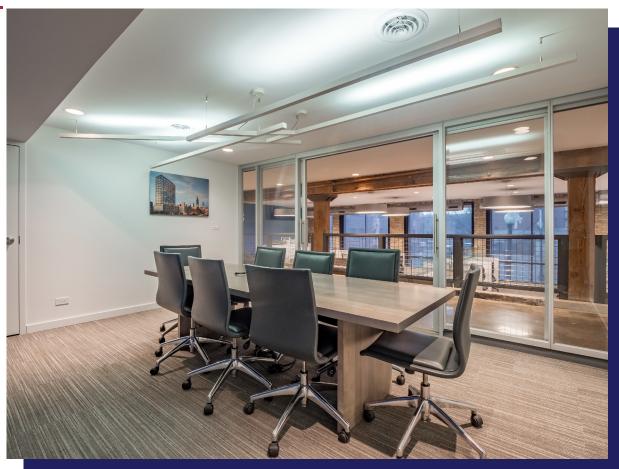
Alderman: Waguespack





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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





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⁶DEMOGRAPHICS



Population

1 Mile 50,516



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

