



Prime Wicker Park Divisible Retail / Office For Lease

1739 N Milwaukee Avenue, Chicago, IL 60647

MILLER
CHICAGO



Andrea Miller

Miller Chicago
34 S Ashland Ave, Chicago, IL 60607
andrea@millerchicagorealestate.com
(312) 513-8333

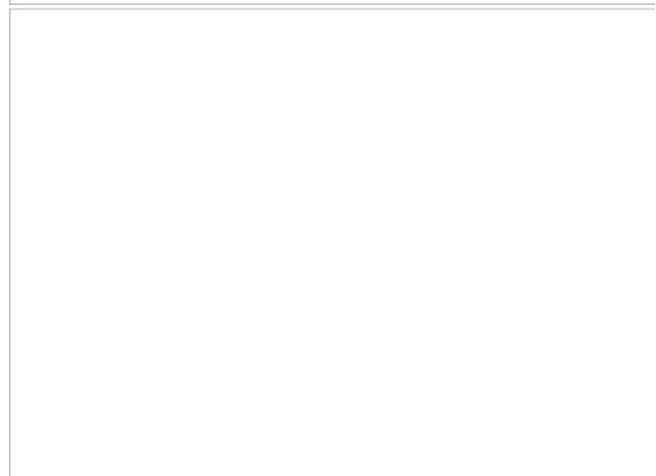
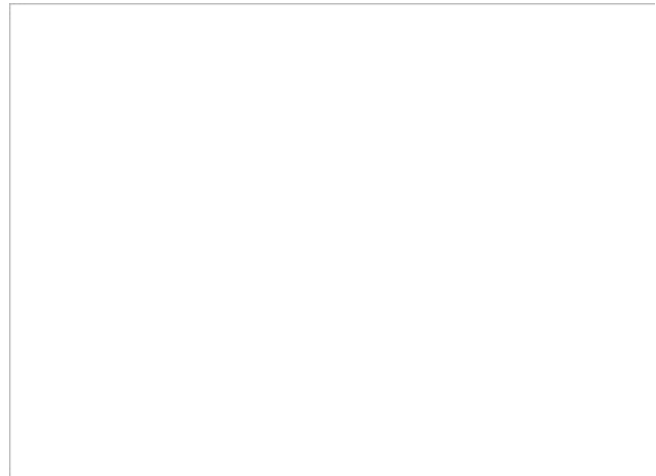


Prime Wicker Park Divisible Retail / Office For Lease

\$15.00 - \$25.00 / Sq Ft

- 3,161 Sq Ft (divisible up to 1,887 Sq Ft and 1,274 Sq Ft) retail space available at the base of 8-unit residential building in Wicker Park
- Space delivered as a vanilla box featuring open floor plan and large storefront windows providing ample natural light
- Situated in a high-visibility location with over 10,500 vehicles per day & a walk score of 95
- Conveniently located at the base of The 606 Bloomingdale Trail in Wicker Park – nearby retailers include: Small Cheval, Aldi, Yolk, Core Power Yoga, USPS, Royal Palms Chicago, Garfield's Beverage Express, Mattress Firm and many more
- Easily accessible to public transportation, located on CTA #56 Milwaukee bus routes, 0.2 mile from #50 Damen bus route, 0.2 mile from #72 North bus route, 0.3 miles from CTA Blue line Damen station, 0.3 mile from...

- Entire Space: 3,161 Sq Ft offered at \$17 / Sq Ft
- 1st Floor: 1,887 Sq Ft offered at \$25 / Sq Ft
- Lower Level: 1,274 Sq Ft offered at \$15 / Sq Ft



Rental Rate:	\$15.00 - \$25.00 / Sq Ft
Property Type:	Retail / Office
Space Available:	1,274 - 3,161 Sq Ft
Lease Type:	NNN
Zoning:	B2-3
Walk Score ®:	96 (Walker's Paradise)
Transit Score ®:	71 (Excellent Transit)
Year Built:	2015
Alderman:	Coleman

:

1st Floor

Space Available	1,887 Sq Ft
Rental Rate	\$25.00 / Sq Ft
Contiguous Area	3,161 Sq Ft
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Available Retail:Entire Space: 3,161 Sq Ft offered at \$17 / Sq Ft -- 1st Floor: 1,887 Sq Ft offered at \$25 / Sq Ft -- Lower Level: 1,274 Sq Ft offered at \$15 / Sq Ft

1

Lower Level

Space Available	1,274 Sq Ft
Rental Rate	\$15.00 / Sq Ft
Contiguous Area	3,161 SF
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Available Retail:Entire Space: 3,161 Sq Ft offered at \$17/ Sq Ft -- 1st Floor: 1,887 Sq Ft offered at \$25 / Sq Ft -- Lower Level: 1,274 Sq Ft offered at \$15 / Sq Ft

2



1739 N Milwaukee Avenue, Chicago, IL 60647

- 3,161 Sq Ft (divisible up to 1,887 Sq Ft and 1,274 Sq Ft) retail space available at the base of 8-unit residential building in Wicker Park
- Space delivered as a vanilla box featuring open floor plan and large storefront windows providing ample natural light
- Situated in a high-visibility location with over 10,500 vehicles per day & a walk score of 95
- Conveniently located at the base of The 606 Bloomingdale Trail in Wicker Park – nearby retailers include: Small Cheval, Aldi, Yolk, Core Power Yoga, USPS, Royal Palms Chicago, Garfield's Beverage Express, Mattress Firm and many more
- Easily accessible to public transportation, located on CTA #56 Milwaukee bus routes, 0.2 mile from #50 Damen bus route, 0.2 mile from #72 North bus route, 0.3 miles from CTA Blue line Damen station, 0.3 mile from #73 Armitage bus route, and 0.3 mile from #49 Western bus route

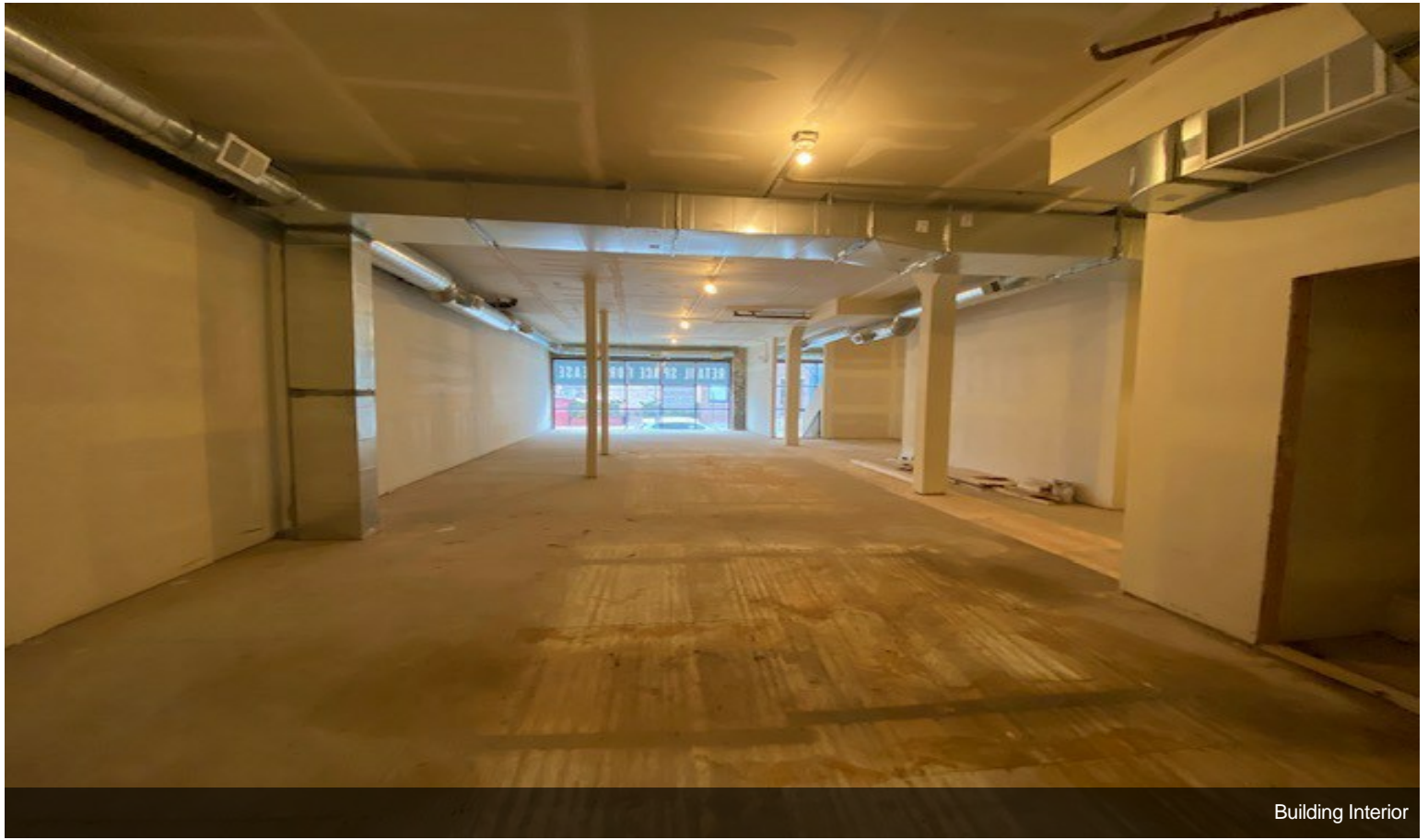
Available Retail:

Entire Space: 3,161 Sq Ft offered at \$17/ Sq Ft

1st Floor: 1,887 Sq Ft offered at \$25 / Sq Ft

Lower Level: 1,274 Sq Ft offered at \$15 / Sq Ft

Property Photos



Building Interior



Building Interior

Property Photos



Building Interior



Building Interior

Property Photos



Building Interior

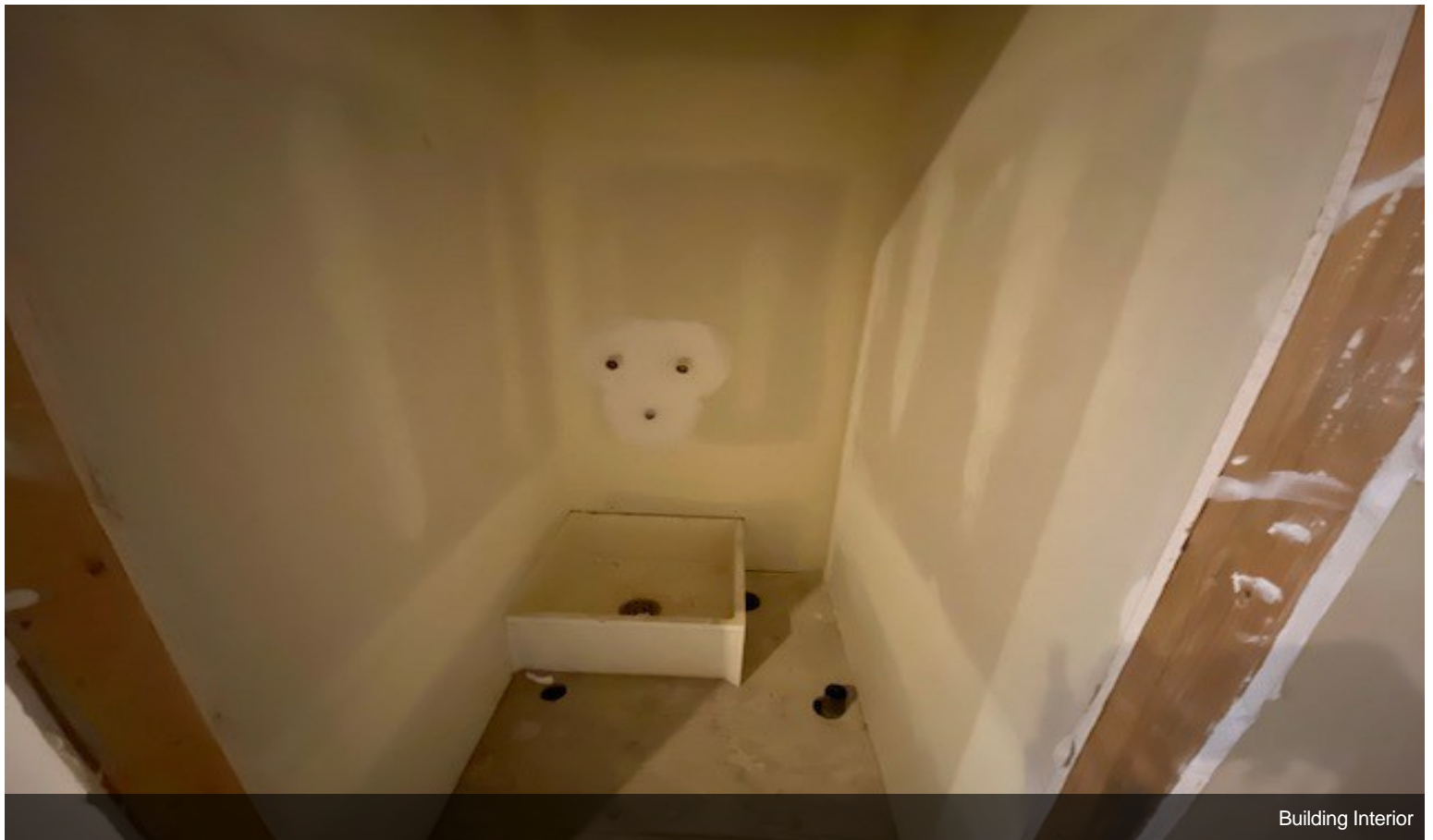


Building Interior

Property Photos



Building Interior



Building Interior

Property Photos



Restroom