

**FOR LEASE**  
**LINCOLN PARK**

## **Prime 4th Floor Loft Office on Clybourn**

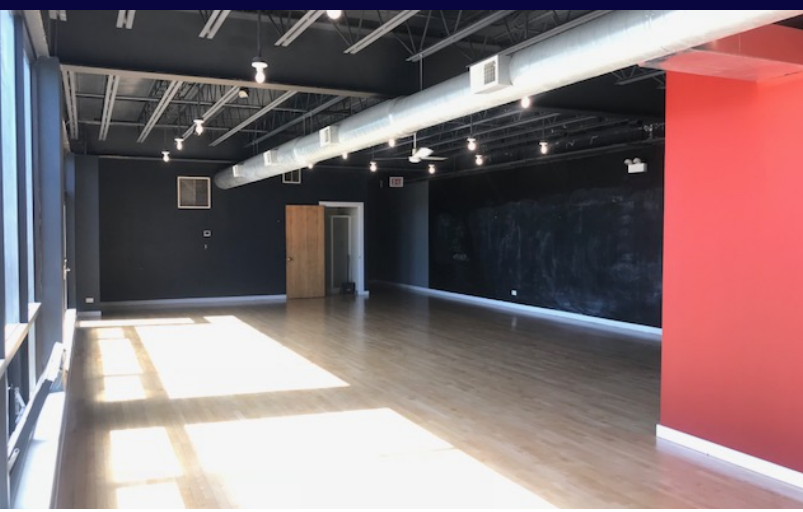
2232 N Clybourn Avenue, Chicago, IL 60614



# LINCOLN PARK

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Chicago, IL 60614

## PROPERTY HIGHLIGHTS



### Site Details:

Listing Type: For Lease  
Property Type: Office / Medical  
Lease Type: Gross  
Size: 3,003 Sq Ft  
Ceiling Heights: 21'  
Zoning: B1-2  
Alderman: Hopkins



### Highlights:

- 3,003 Sq Ft open loft office space available on 4th floor of elevator building on Clybourn between Fullerton & Webster
- Situated in high-visibility location with average traffic of over 12,100 vehicles per day / heavy foot traffic (Walk Score of 93)
- Features floor-to-ceiling southeast-facing windows, lobby area, 2 private offices, 1.5 bathrooms, private deck & maple hardwood flooring / exposed ductwork throughout
- Ample entertainment and food options nearby including Cornerstone Cafe, Jimmy John's, Macku Sushi, Pequod's Pizza, Potbelly Sandwich Shop and Regal Cinemas Webster Place 11

### Transportation:

- 0.2 miles from CTA #9 Ashland / #74 Fullerton bus routes
- 0.6 miles from Metra Union Pacific North Clybourn station
- 0.7 miles from CTA Brown / Purple / Red line Fullerton station
- 0.2 miles from Divvy bike Southport & Clybourn station

## FLOOR PLAN

