



**FOR LEASE**  
**LOGAN SQUARE**  
**OFFICE SPACE**  
3240 W Fullerton Avenue  
Chicago, IL 60647



## **HIGHLIGHTS**

<b>Property Type:</b>	<b>Office</b>
<b>Lease Type:</b>	<b>Modified Gross</b>
<b>Size:</b>	<b>2,000 Sq Ft</b>
<b>Zoning:</b>	<b>B3-2</b>
<b>Alderman:</b>	<b>Waguespack</b>

## SNAPSHOT



- 2,000 Sq Ft fully built out modern office space in the heart of Logan Square
- Space features 5+ private offices, reception area, conference room and full kitchen
- Space has exposed brick and timber ceilings
- Comes with built in furniture and is fully equipped with updated kitchen, 2 bathrooms and high end track lighting
- 3 surface parking spaces included
- High profile corner in Logan Square with lots of windows and natural light

## TRANSIT



On CTA #74  
Fullerton Route



0.4 miles to CTA  
Blue Line Logan  
Square Station



0.2 miles to Kedzie &  
Palmer Divvy Bike

## DEMOGRAPHICS



**Population**

1 Mile 70,082



**Households**

1 Mile 25,267



**Avg Household Income**

1 Mile \$68,335



**Consumer Spending (000s)**

1 Mile \$537,369

## AREA MAP



## TRAFFIC COUNT

**W Fullerton Ave 36,775**