

5233 N. Clark St., 2nd Floor, Chicago, IL

\$1,750/mo. MG



Property Highlights

- Turn-key 1,200 SF office space
- Unit is built-out with:
 - Several private offices
 - Large open area for desks
 - Separate kitchenette
 - Private patio
- Dedicated entrance on Farragut
- Corner unit with potential signage
- Employee parking available
- Close to Berwyn Red Line station
- Tenant pays electric, telephone, and internet
- Traffic Count: 10,600 cars daily
- Zoning: B1-2

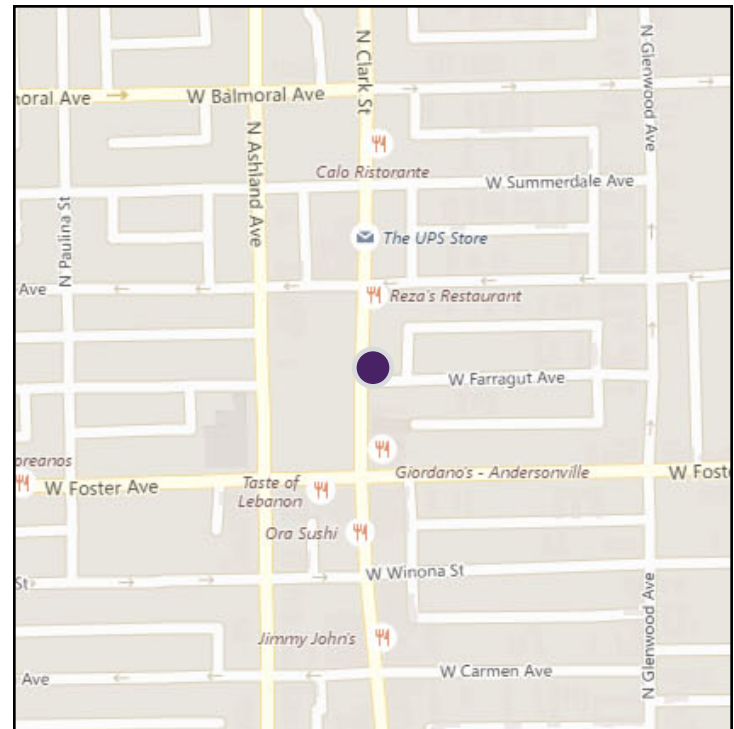
Storefront Also Available

Property Overview

A turn-key 1,200 square foot office on Clark St. in Andersonville is available for lease. This second floor unit features two private offices as well as a large open area for desks or a reception area. A corner unit, the space has potential for signage on Clark plus a dedicated entrance on Farragut. The building has off street parking for employees and is a short distance from the Berwyn Red Line. This office would be ideal for lawyers, real estate brokers, insurance companies, psychiatrists or other small businesses. A retail storefront is also available.

Andersonville, approximately six miles north of downtown, is a very diverse neighborhood. The low-rise buildings, pedestrian-oriented streets and historic architecture create a small-town feel for residents. This area attracts a number of independent stores and small business owners.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	78,047	457,686	851,911
Households	39,701	201,749	367,438
Average Income	\$77,496	\$86,778	\$94,488



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