

MILLENNIUM Prime River North Retail/Office PROPERTIES R/E For Lease

754 N. Clark St., Chicago, IL

\$30/SF MG



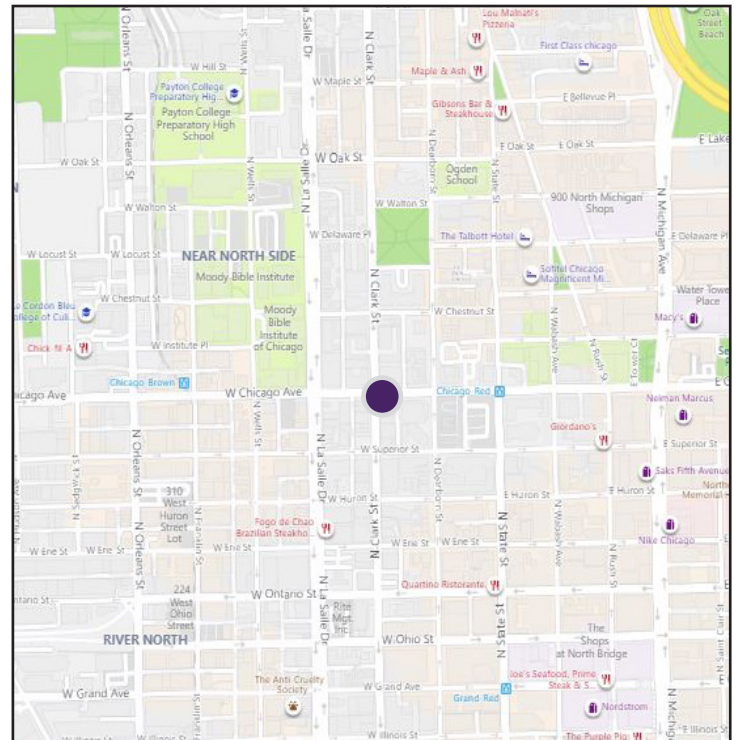
Property Highlights

- One commercial space available - 1,600 SF: second floor office
- Well laid out office suite with kitchen, conference room and multiple privates
- Part of 6,552 SF retail/office building
- Located on southwest corner of Chicago Ave and Clark Street
- Excellent visibility and frontage on Clark Street and Chicago Avenue
- Exterior signage opportunities
- Excellent access to public transportation and highways
- High density area
- Traffic count: 22,882 vehicles daily
- Zoning: DX-7

Property Overview

Available for lease is a commercial/office space located at the southwest corner of Clark Street and Chicago Avenue in the bustling River North neighborhood. The space is part of a boutique 6,552 square foot retail/office building. This space is a well-appointed office suite that is approximately 1,600 square feet. The window line along the length of Clark Street provides an abundance of natural light to the spaces. This location has excellent exposure at this busy intersection, including potential signage opportunities on both Chicago Avenue and Clark Street.

The property is located in River North, a highly desirable and trendy area of downtown Chicago with a high concentration of restaurants, nightlife and high-end residential units. Businesses such as tech firms and design companies are drawn by the proximity to transportation and the unique vintage loft spaces.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	141,668	423,554	835,072
Households	87,232	231,184	398,418
Median Income	\$105,883	\$104,311	\$84,469

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