

# 1623-25 N Damen

Chicago, IL 60647

# Bucktown

**FOR LEASE**

## 4,000 Sq Ft | Prime Loft Office Space



## Highlights:

Property Type:	Office
Lease Type:	Modified Gross
Zoning:	B3-2
Parking:	2 Exterior Spaces
Alderman:	Hopkins

## Description:

- 4,000 Sq Ft loft office space available on 2nd floor (no elevator in building) of unique converted firehouse in the heart of Bucktown
- Just north of iconic intersection of Damen, North and Milwaukee Avenues in high-visibility location with average traffic of over 11,900 vehicles per day
- Includes reception area, 4 private offices, 3 large shared workspaces, server room and 2 exterior parking spaces
- Features skylights, rear outdoor deck, 2 updated bathrooms and full custom kitchen with cherry cabinetry, granite countertops & stainless steel appliances
- Situated on high-profile retail corridor above Potbelly Sandwich Shop, adjacent to Lululemon and future site of The North Face's second Chicago location, across from Arc'teryx' only Chicago location and steps from Shinola, TOMS, Intermix, Benefit Cosmetics, Nike Running, Bucketfeet, The Goddess and Grocer and the nation's busiest Walgreens store
- Conveniently located minutes to downtown / O'Hare, just 0.7 miles from I-90/94 Kennedy expressway North Ave exit
- Easily accessible to public transportation, located on CTA #50 Damen bus route, less than a half block from #72 North bus / #56 Milwaukee bus / Blue Line Damen station, and 0.1 miles from Divvy bike Damen & Pierce station



# MILLER CHICAGO

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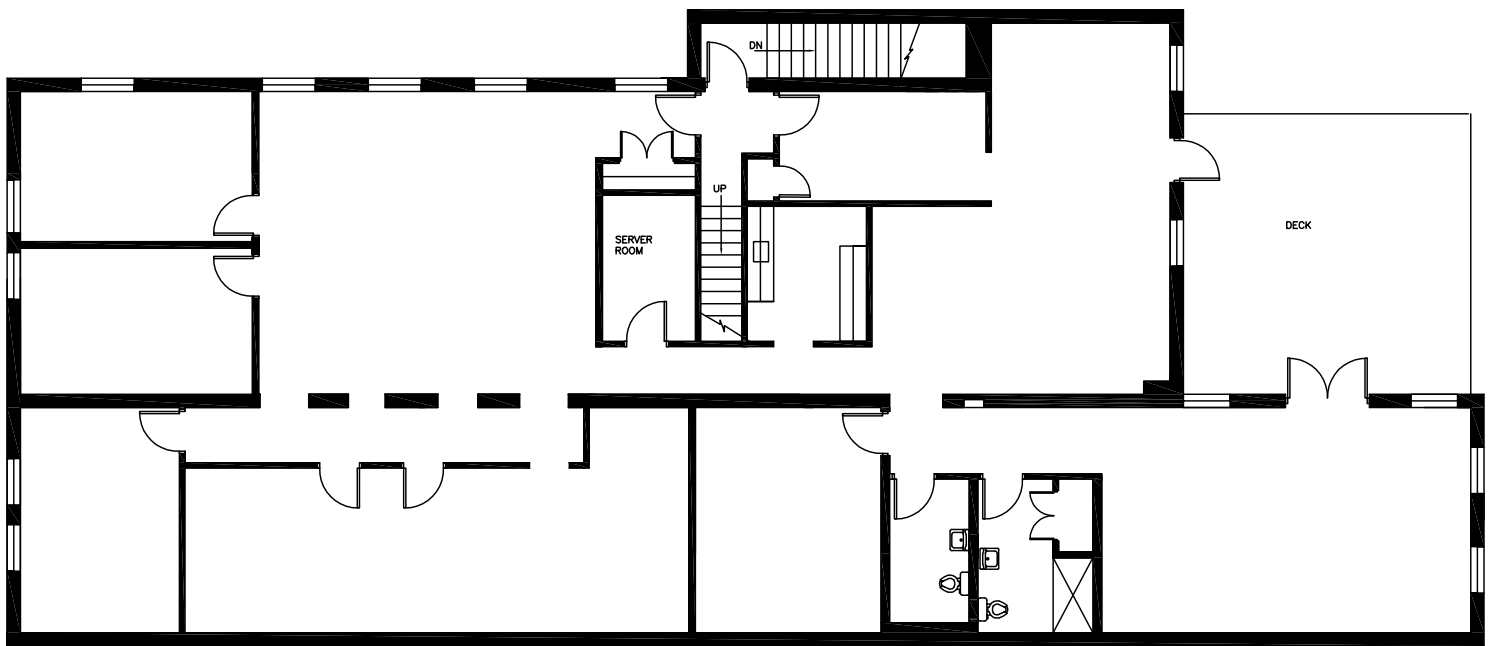
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# FLOOR PLAN

# Bucktown

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1623 N. DAMEN – SECOND FLOOR

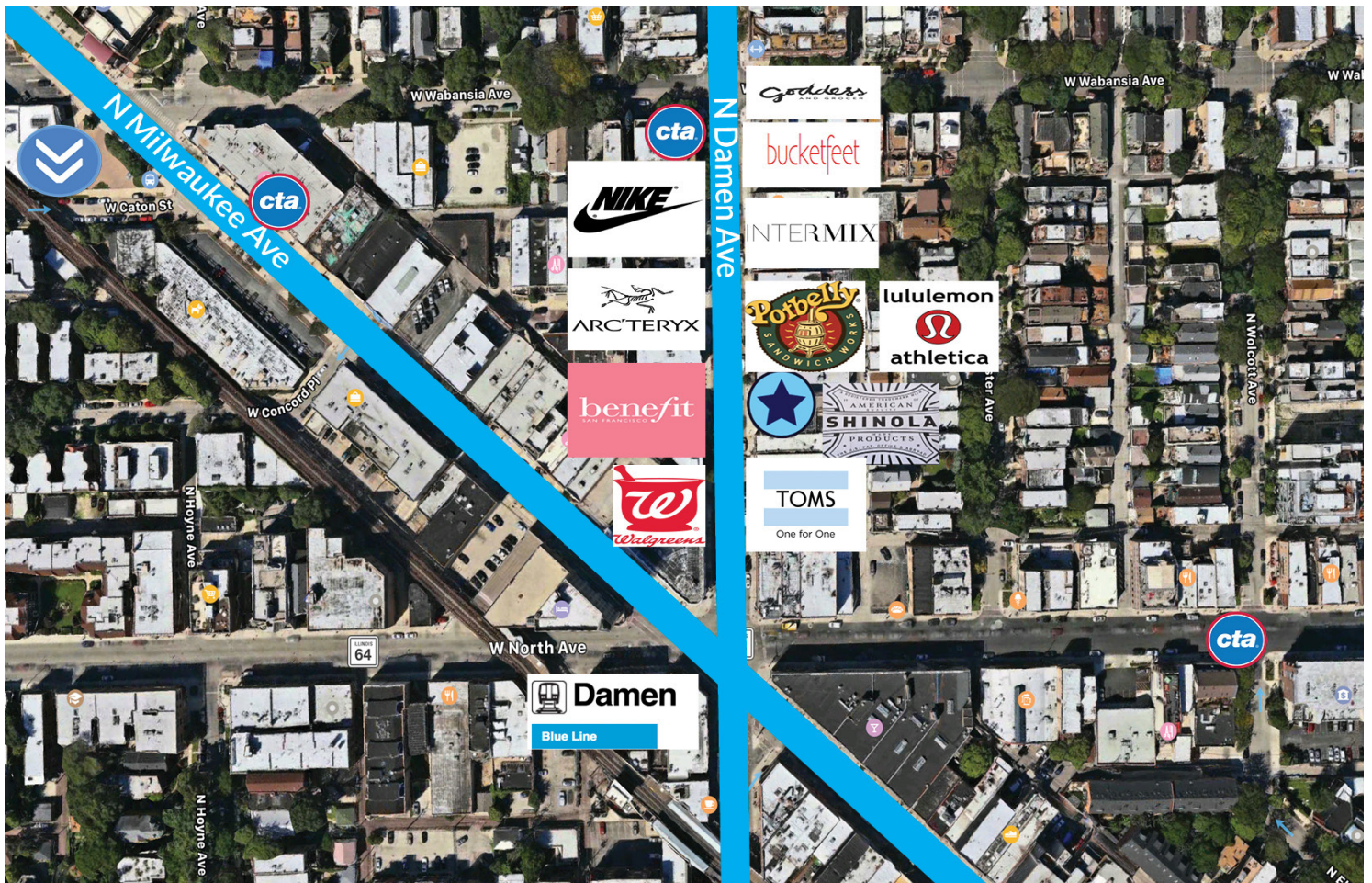


# AREA MAP

# Bucktown

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# ADDITIONAL PHOTOS

# Bucktown

1623-25 N Damen Avenue

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