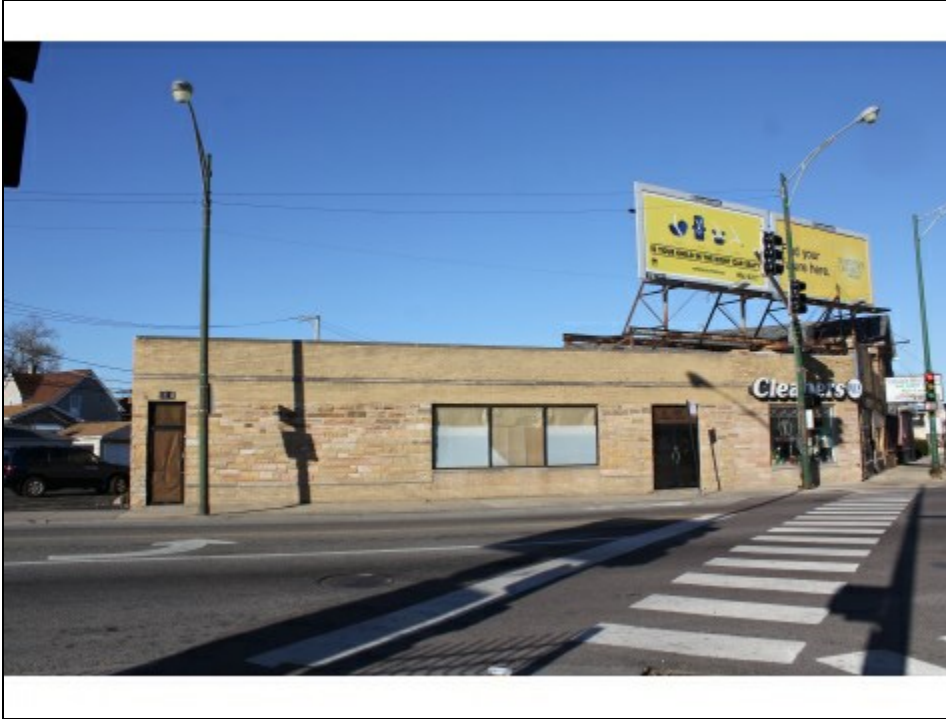


## Properties for Lease

1 5180 N Elston av, Chicago, IL 60630



### Property Details

Total Space Available	2,500 SF
Rental Rate Yr	\$12 /SF/Yr
Min. Divisible	2,500 SF
Max. Contiguous	2,500 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	12,000 SF
Building Class	A
Lot Size	26,000 SF
Status	Active

### Property Notes

### Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1	2,500 SF	\$12 /SF/Yr			Modified Gross	Now	Fully renovated ground floor space. Features:* Open Plan* New heating unit, walls and electric* Dedicated Two Private Entrances from Street* Excellent Location* 4+ Car Parking	

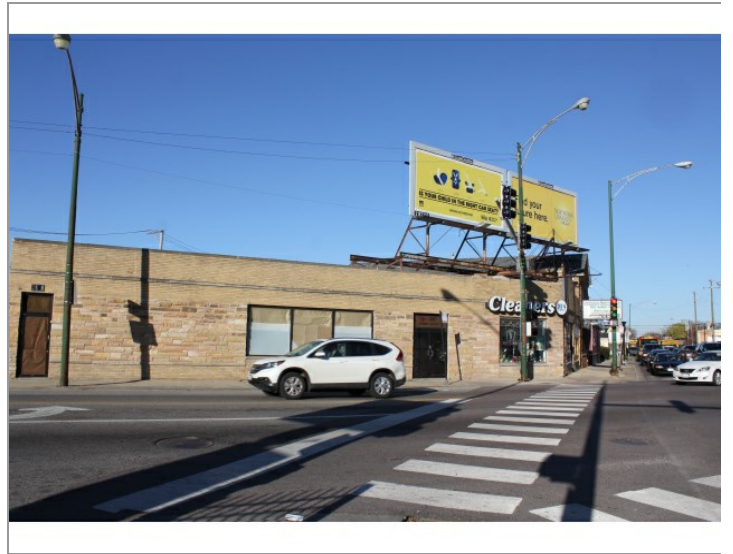
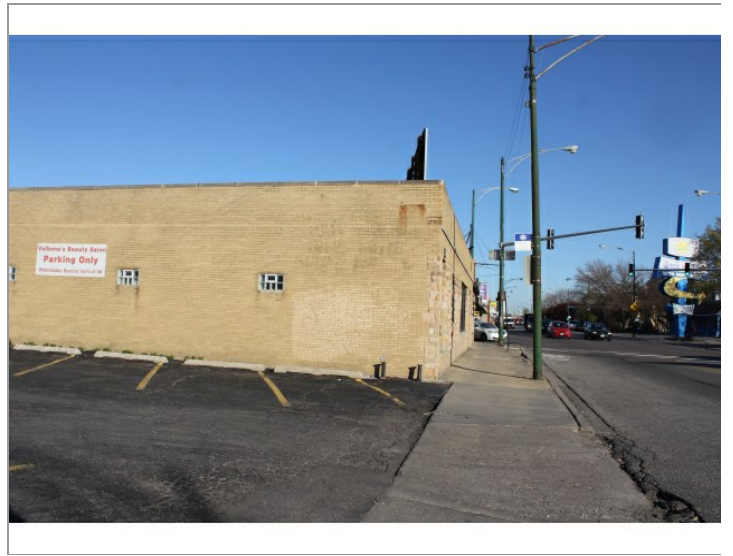
### Property Description

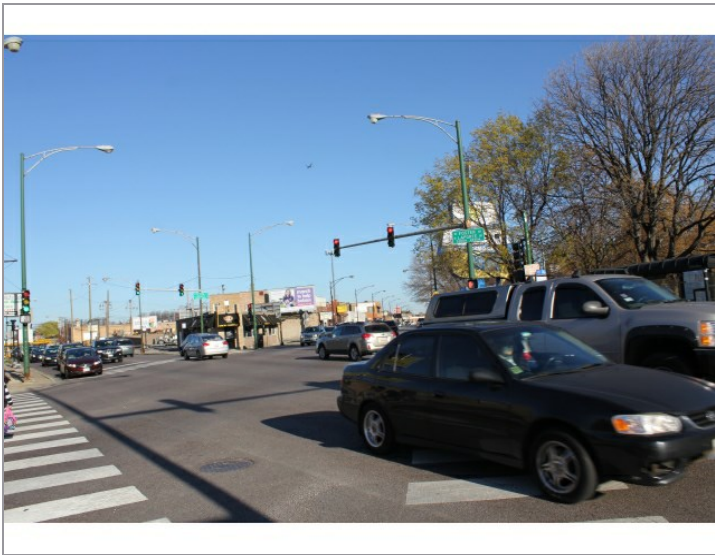
Ground floor office for lease. Open Plan, approximately 2500 sf . Corner free standing building Elston/Foster, in the up and coming Elston Ave corridor. High ceilings, two new marble tiles bathrooms, new HVAC, walls and electric . Perfect for office space, showroom,bank, former location of Driving school.Close to Interstate 90 and 94). 4+ parking Could also potentially be used for retail or other permissible use. 5+ parking. Zoning B3-1

### Location Description

Elston Avenue is a diagonal street in the city of Chicago, serving as an alternate route along the east side of the Kennedy Expressway (Interstates 90 and 94). It begins at Milwaukee Avenue, just north of Chicago Avenue. It travels northwest for almost 10 miles until ending at Milwaukee Avenue again, just south of Devon Avenue.

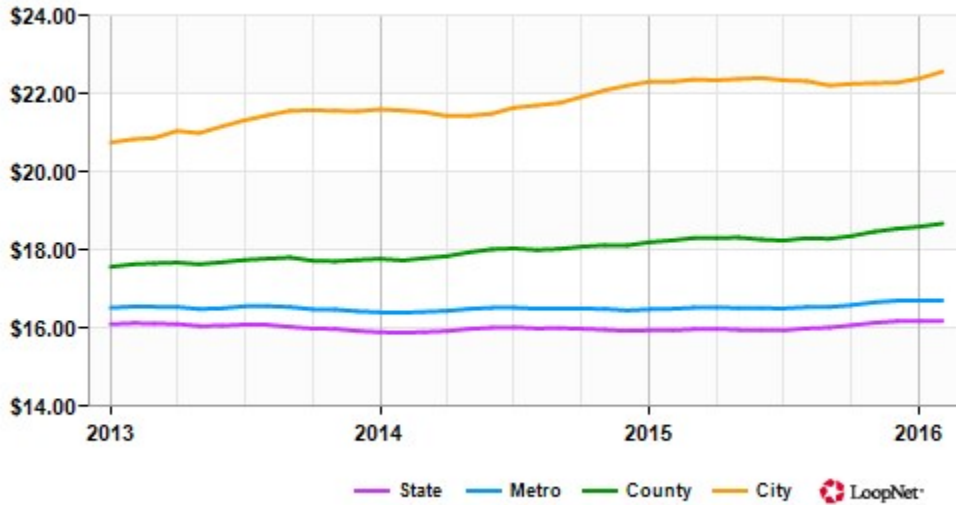
### Photos





## Market Trends

Asking Rent Office for Lease Chicago, IL (\$/SF/Year)



	Feb 16	vs. 3 mo. prior	Y-O-Y
State	\$16.20	+0.3%	+1.5%
Metro	\$16.72	+0.3%	+1.3%
City	\$22.58	+1.3%	+1.2%
County	\$18.69	+1.1%	+2.4%