

# NW 1601

NORTH + WESTERN



Conceptual Rendering

**FOR LEASING INFORMATION CONTACT:**

**Doug Renner**  
312.275.3137  
doug.renner@baumrealty.com

**Mark Fredericks**  
312.275.3109  
mark@baumrealty.com



# NW 1601

NORTH + WESTERN

## UNIQUE BUCKTOWN OPPORTUNITY

UP TO ±6,000 SF OF RETAIL, MEDICAL, OR OFFICE SPACE AT  
THE CROSSROADS OF FOUR THRIVING NEIGHBORHOODS

### UNIQUE OPPORTUNITY

Located on the borders of Bucktown and Humboldt Park with close proximity to surrounding neighborhoods of Wicker Park and Logan Square this site is a unique opportunity for larger format tenants to enter this tight market.

### FLEXIBLE SPACE

Demising opportunities available making the space flexible for a variety of users.

### NEW CONSTRUCTION

Unique opportunity for retail, medical or office space with parking.

### PARKING

Ample onsite parking spaces available.

### HIGH PROFILE

Located at the busy northeast corner of North & Western Avenues with over 40,000+ vehicles per day.



## 20,200

VPD on North Avenue

## 21,500

VPD on Western Avenue

## 2.2 M

Annual Riders @ the CTA  
Damen Blue Line 'L' Station

## 1.6 M

Annual Riders @ the CTA  
Western Blue Line 'L' Station

### BUCKTOWN / WICKER PARK

Bucktown / Wicker Park is famous for unparalleled boutique shopping, esoteric book stores and countless art galleries. If you have an acute knowledge of craft cocktails and an affinity for independent clothing designers, there's no better area to sip and shop in the country.

Retail in Bucktown / Wicker Park is a vibrant and eclectic mix that includes hip cafes, independent bookstores, raucous bars, expensive boutiques, art galleries, yoga studios and peaceful city parks. The neighborhood is a mecca for shoppers in search of the hottest New York and L.A. Fashions, and for foodies in search of a variety of cuisine from tacos to sushi.

Primary access to the neighborhood is provided by North, Western, Damen, and Milwaukee Avenues. North Avenue has a full interchange with Interstate 90 / 94. The neighborhood is also served by the CTA 'L' system, Chicago's rail transit system, with two Blue line stops within a 10 minute walk of 1601 N. Western. The 'L' also provides access to Chicago's Central Business District, other neighborhoods and Midway and O'Hare Airports. There are several bus routes through Bucktown / Wicker Park, cabs also frequent the area and Chicago's Divvy bike sharing stations are nearby, providing additional sources of transportation.

### FOR LEASING INFORMATION CONTACT:

**Doug Renner**  
312.275.3137  
doug.renner@baumrealty.com

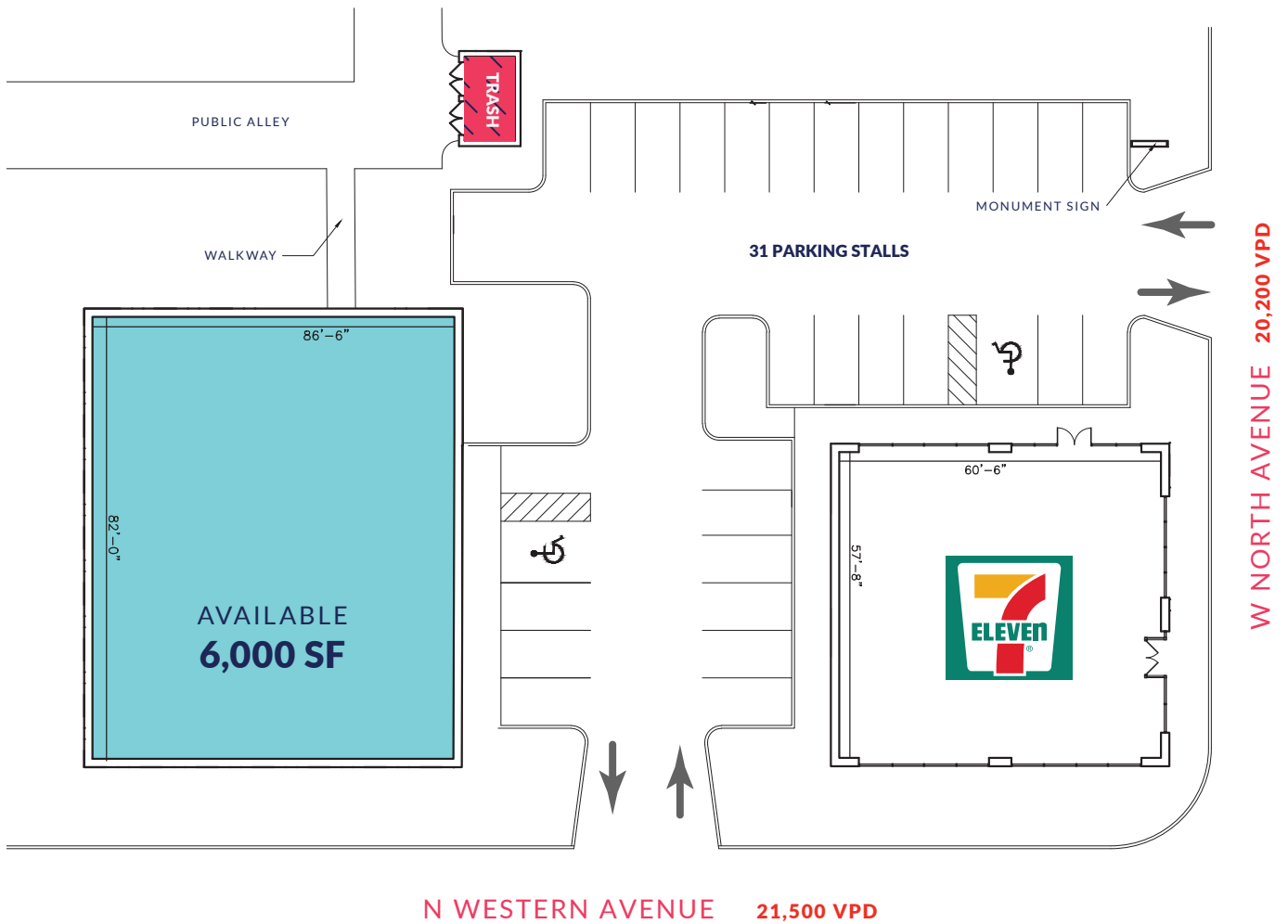
**Mark Fredericks**  
312.275.3109  
mark@baumrealty.com





▼ GROUND FLOOR PLAN

NORTH ELEVATION ▲



**FOR LEASING INFORMATION CONTACT:**

**Doug Renner**  
 312.275.3137  
 doug.renner@baumrealty.com

**Mark Fredericks**  
 312.275.3109  
 mark@baumrealty.com



1601 N. Western is centrally located between two CTA blue line stations. The site is located an 8 minute walk from the CTA Western Blue Line 'L' station and a 10 minute walk from the CTA Damen Blue Line 'L' station. There is a #72 (North Avenue) bus and a #49 (Western Avenue) stop directly in front of the site.

1601 N. Western is a 5 minute walk from the Western Avenue access ramp to The 606, Chicago's elevated park & trail system. The 606 provides an urban oasis for the 80,000 people, including 20,000 children, who live within a ten-minute walk of the park system. It is also a resource for Chicagoans citywide, a transportation alternative and a tourist attraction that has garnered attention nationally and internationally.



**NW  
1601**  
NORTH + WESTERN

**94**  
WALK SCORE

**WALKERS  
PARADISE**

**72**  
TRANSIT SCORE

**EXCELLENT  
TRANSIT**

**71**  
BIKE SCORE

**VERY  
BIKEABLE**

**FOR LEASING INFORMATION CONTACT:**

**Doug Renner**  
312.275.3137  
doug.renner@baumrealty.com

**Mark Fredericks**  
312.275.3109  
mark@baumrealty.com



© 2019 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.