



4,200 SF COMMERCIAL SPACE  
HIGH VISIBILITY CORNER OF ELSTON / IRVING

Open office or retail space at high visibility corner location of Elston and Irving Park. Located within walking distance of public transportation and highway. High ceiling space with full basement, which may be included. Adequate surrounding street parking.

- |                         |                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Space Available:</b> | 4,200 SF                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Lease Rate:</b>      | \$15 PSF Modified Gross                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Zoning:</b>          | C2-2                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Area:</b>            | Old Irving Park                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Features:</b>        | <ul style="list-style-type: none"><li>• Entrances on both Irving &amp; Elston Ave.</li><li>• 0.5 mile from Irving Park Blue Line L stop and Metra Stop.</li><li>• Densely populated residential neighborhood.</li><li>• Close Proximity to the Kennedy Expressway.</li><li>• Property is located near the corner of Elston Ave &amp; Irving Park Rd. in Chicago's Old Irving Park neighborhood.</li></ul> |



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# STRAUSS

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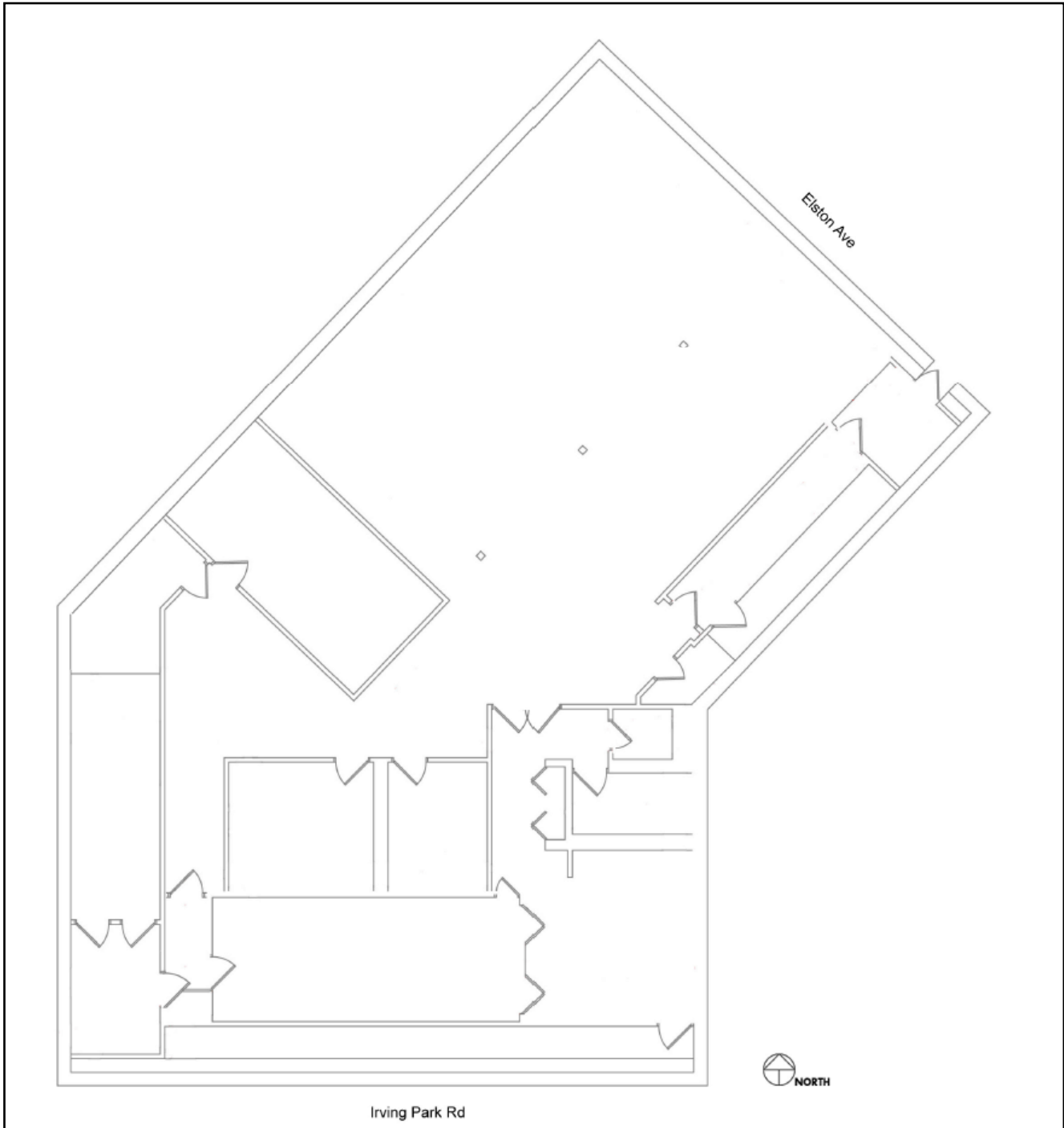
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## Floorplan



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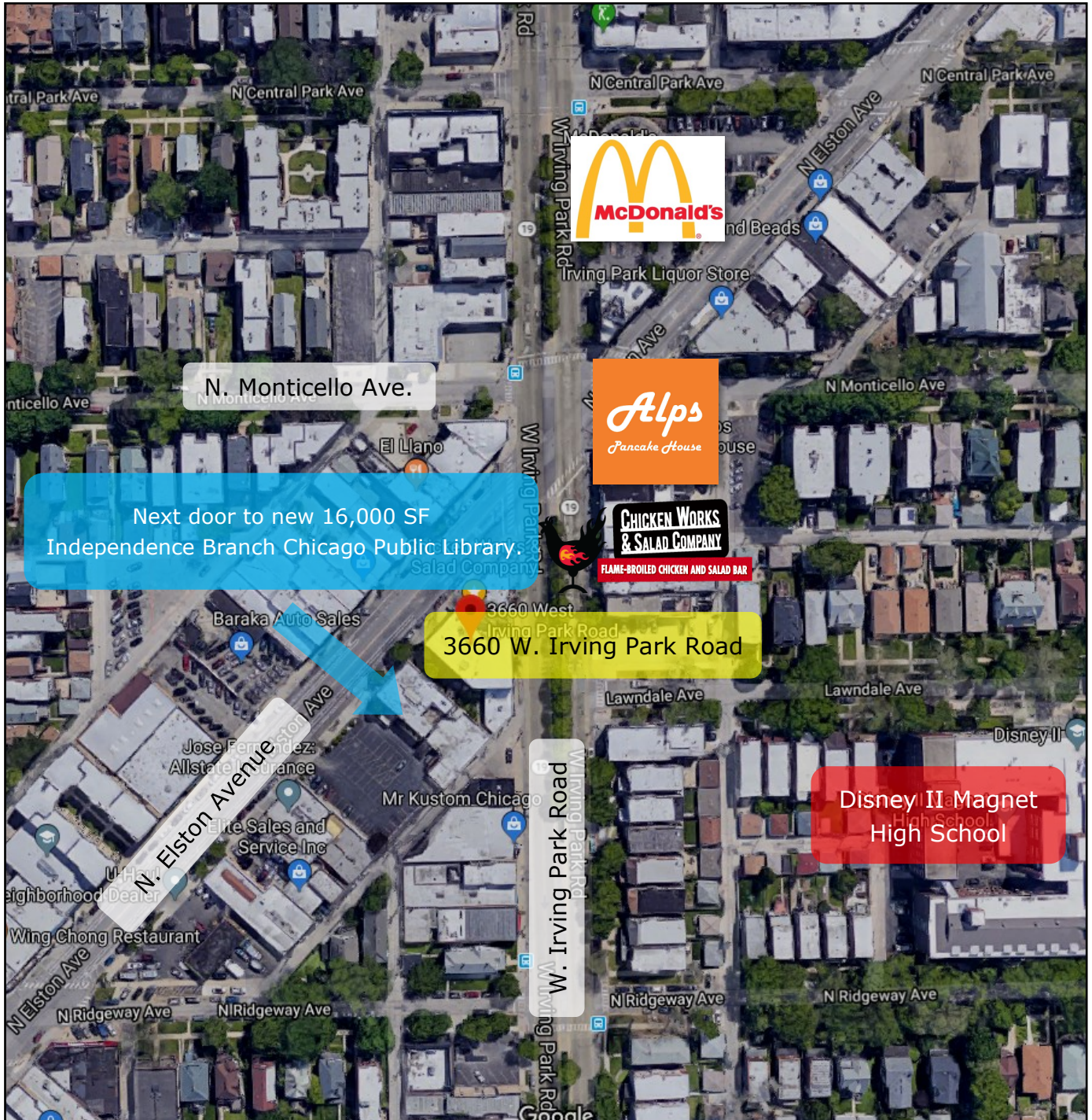
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