

## FOR LEASE

6,552 SF Office/Retail  
Space Off I-90

892 N. Milwaukee Avenue  
CHICAGO, IL 60642



### PROPERTY SPECIFICATIONS

Building Size	± 6,552 Sq. Ft.
Available Space	± 6,552 Sq. Ft. (Divisible to 2,184 Sq. Ft.)
Loading	1 Drive-in-Door
Parking	2 Exterior Spaces
Zoning	C1-2
Lease Rate	\$25.00 PSF Modified Gross
Comments	<ul style="list-style-type: none"><li>▪ Newly built-out</li><li>▪ Steps away from CTA Blue Line "L" Station</li><li>▪ Free basement available for storage</li><li>▪ Just off of busy Milwaukee Avenue</li><li>▪ New facade to-suit tenant</li><li>▪ A.K.A. 1223 W. Chestnut Street</li></ul>

For more information,  
please contact:

**GAVIN STAINTHORPE**  
Vice President  
312 533-2145  
Gavin@NelsonHill.com

**MICHAEL J. CONWAY**  
Associate  
312 586-2770  
MConway@NelsonHill.com

NelsonHill  
1111 S. Western Avenue  
Chicago, IL 60612

All information contained herein is  
from sources deemed reliable and is  
submitted subject to errors, omissions  
and to change of price or terms  
without notice.





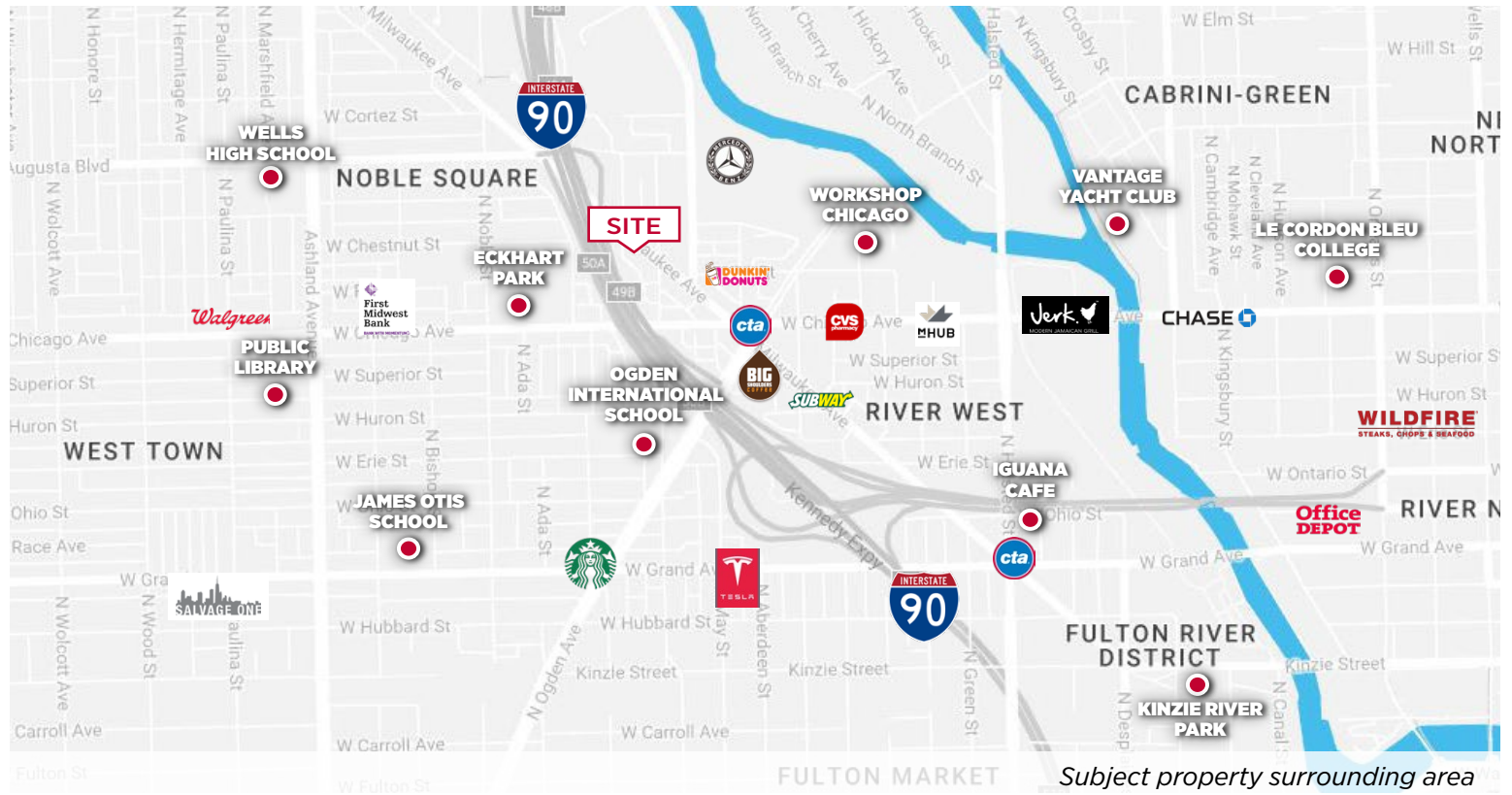
**FOR LEASE**

6,552 SF Office/Retail  
Space Off I-90

# 892 N. Milwaukee Avenue

CHICAGO, IL 60642

**PROPERTY LOCATION**



**LOCATION ANALYSIS**

**17,000**

CARS ON MILWAUKEE AVENUE DAILY

**21,000**

CARS ON CHICAGO AVENUE DAILY

**43,980**

POPULATION WITHIN ONE MILE RADIUS

**\$114,195**

AVG. ANNUAL HH INCOME





**FOR LEASE**

6,552 SF Office/Retail  
Space Off I-90

892 N. Milwaukee Avenue  
CHICAGO, IL 60642

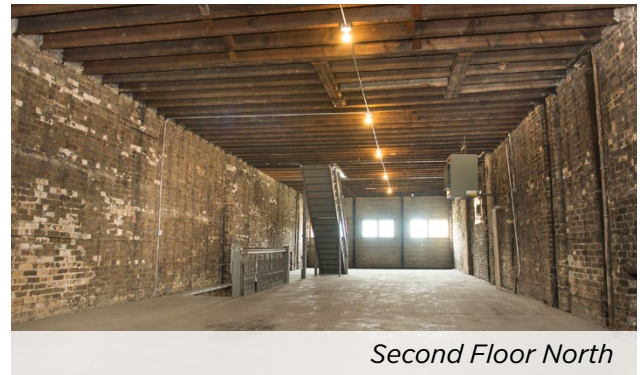
**PROPERTY PHOTOS**



Second Floor South



Exposed Brick Walls



Second Floor North

**POTENTIAL REDEVELOPMENT USES**



Commercial Office



Restaurant/Bar



Cafe Style Redevelopment

