

5243 N. Clark St., 2nd Floor, Chicago, IL

**\$14.00/SF MG**



## Property Highlights

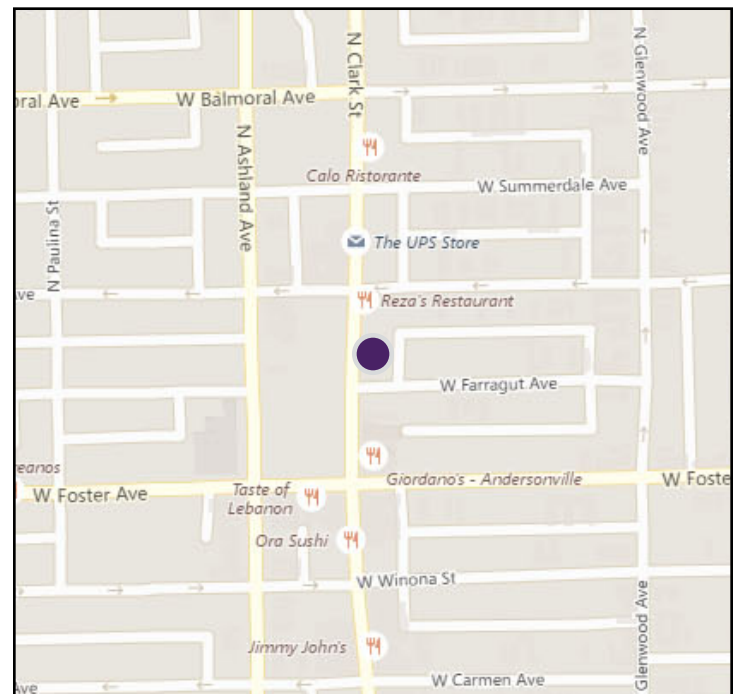
- 5,500 SF second floor space
- Previously leased to film company
- Built-out with 2 large open areas, 2 private offices, and storage
- Dedicated entrance and signage
- Potential to subdivide space
- Great location for creative office
- Potential to reconfigure space
- New HVAC units installed
- Short distance from Berwyn Red Line station
- Tenant pays electric and telephone/internet
- Traffic Count: 10,600 cars daily
- Zoning: B1-2

## Property Overview

Located in the heart of the Andersonville historic district, a 5,500 square foot creative space is available for lease. The second floor space was previously leased by a film and theater group. The unit features a dedicated entrance with signage, two large open areas, two private offices and a storage area. The space can potentially be subdivided or reconfigured. This is a great location for a creative office or co-working space.

Andersonville, approximately six miles north of downtown, is a very diverse neighborhood. The low-rise buildings, pedestrian-oriented streets and historic architecture create a small-town feel for residents. This area attracts a number of independent stores and small business owners.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	81,196	459,749	855,260
Growth 2016-2021	1.59%	0.86%	0.46%
Households	41,252	205,074	372,028
Average Income	\$47,036	\$54,948	\$59,170



**Michael Mintz**

Vice President  
(312) 338 - 2578

mmintz@mpirealestate.com

**mpirealestate.com**

All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

# Creative Space in Andersonville: Unit Photos



Dedicated Entrance/Signage



Large Open Area



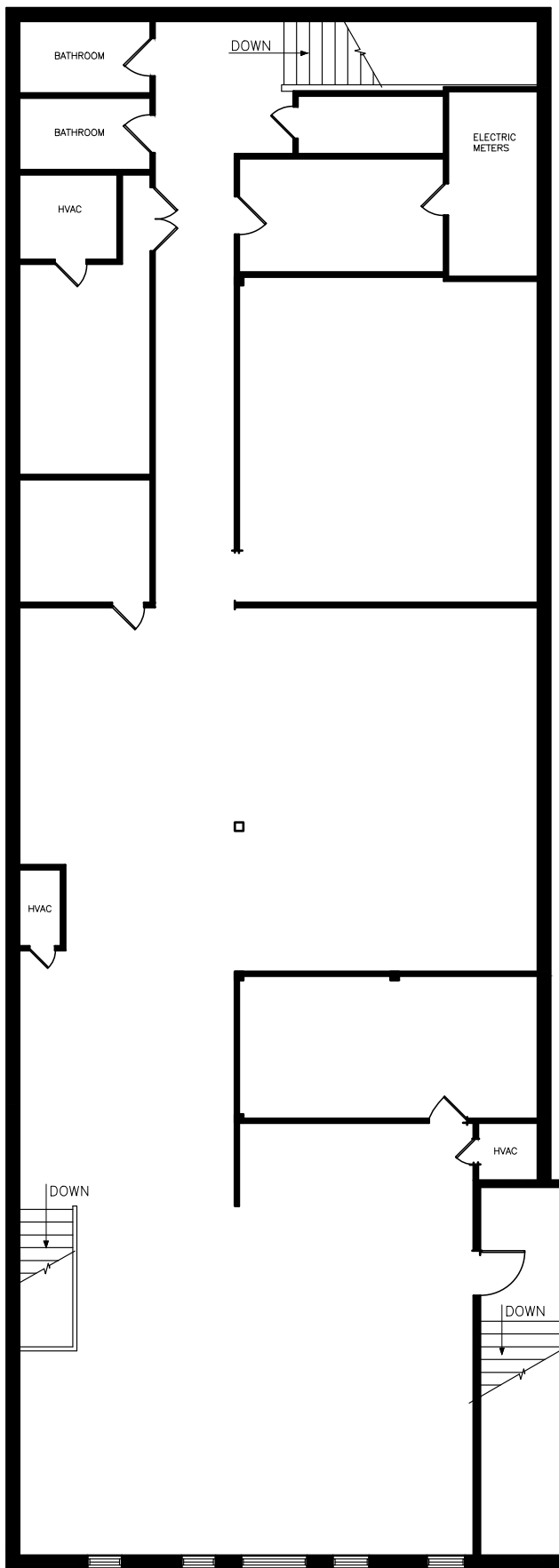
Large Open Area



Private Office



# Creative Space in Andersonville: Floor Plan



# Creative Space in Andersonville: Nearby Businesses

