

# HIGH VISIBILITY LOCATION FOR LEASE

## RETAIL AND OFFICE SPACE 2015-19 W IRVING PARK ROAD NORTH CENTER, CHICAGO, IL 60618



**Location:**

High visibility corner at Irving Park Road and Seeley, just west of the 6-way intersection of Lincoln, Damen and Irving Park in North Center. This site has outstanding access to all major transportation modes; CTA bus lines on Irving Park Road and Damen Avenue pass this site, it is 2 blocks to the Irving Park Brown line subway station, 1.2 miles to the Ravenswood Metra station and 2 miles to either Lake Shore Drive or the Kennedy Expressway. The area also has several of the best public and private schools in Chicago.

**Traffic Counts:**

26,700 vehicles per day (VPD) on Irving Park Road, 15,600 VPD on Damen Ave, 11,700 VPD on Lincoln Ave.

**Demographics:**

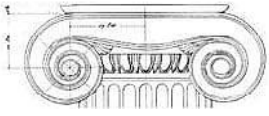
(2013)	1.0-mile	3.0-mile
Population	57,593	548,345
Households	27,344	246,475
Daytime Population	45,631	417,169
Average Household Income	\$97,071	\$77,731

**Commercial Spaces:**

This property is a recently rehabbed two-story building with approx. 19,150 rentable square feet (6,750 SF available for lease) plus an attached heated garage with 15+ parking spaces. The spaces include the following:

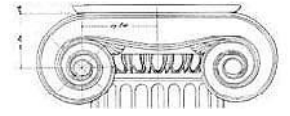
- Approx. 8,445 rentable SF in 3 separate spaces on the 1<sup>st</sup> floor of the building
  - Approx. 600 rentable SF in the center of the building (2017 entrance). This space has a reception area, 2 private offices, and 2 restrooms. This is a semi-private space that shares the entry and access to the stairs and elevator for the 2nd floor spaces.
  - ~~5,100 rentable SF on the NW corner of the building (2019 entrance, formerly Plass Appliances). This space has a large open showroom area with an open front sales counter, 2 washrooms, a private rear office and a break area, and a dedicated internal loading dock. ON LONG-TERM LEASE TO SWEDISH COVENANT MEDICAL GROUP~~
  - ~~2,745 rentable SF on the NE corner of the building (2015 entrance) with a large reception area, 3 private offices, 2 conference rooms, a large kitchen and break area, 2 washrooms and a shared open office area plus storage in the basement. ON LONG-TERM LEASE TO AFFINITY DENTAL~~

The remaining first floor space is usable for a small office or retail use.



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Approx. 10,700 rentable SF on the 2<sup>nd</sup> floor:

- ~~4,553 rentable SF of modern office space in the front of the building with acoustic tile ceilings and extensive window line facing Irving Park. This space has a large corner executive office/conference room, a large semi-private office with built-in desks, 6 individual private offices with glass-paneled front walls, a large open office area for up to 36 workstations, an administrative resource area, a phone/server closet and 2 washrooms.~~ **ON LONG-TERM LEASE TO CHICAGO TITLE INSURANCE COMPANY**
- Approx. 6,150 rentable SF of timber loft-style office spaces in the rear portion of the 2nd floor. This space has 7 private offices, a large open office area with built-in cubicles to accommodate over 50 workstations, separate men's and women's multi-stall washrooms, a large kitchenette/break room and a server room.

The ideal users for this space include call centers, marketing/advertising agencies, architecture firms, or technology companies looking for creative office space.

**Delivery Condition:**

These spaces will be delivered "as is", complete with existing fixtures, furnishings and wiring.

**Parking:**

None remaining on-site (all available parking has been assigned to other tenants), but ample parking options are available in the immediate vicinity, including 3 nearby private parking lots and extensive street parking.

**Zoning:**

B1-1 (Neighborhood Shopping District)

**Lease Rate:**

Floor	Entry	Location	RSF	Lease Rate	Monthly Rent	Lease Type
1	2017	North Center	600	\$20.00	\$1,000	modified gross
2	2017	Rear	6,150	\$21.00	\$10,760	modified gross

**Pass-Through Expenses:**

2014 real estate taxes were \$3.82/SF and common area maintenance (CAM) including building insurance is approx. \$1.80/SF. Tenants with modified gross leases will be responsible for their pro rata share of **increases** in these expenses over actual 2015 base year expenses.

For further information, please contact:

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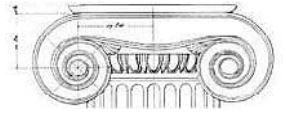
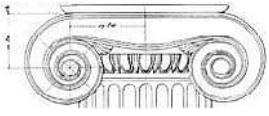
*\*Broker is using information provided by the property owner and does not certify as to its accuracy. This information is subject to possible errors, omissions, changes of price and withdrawal without notice.*



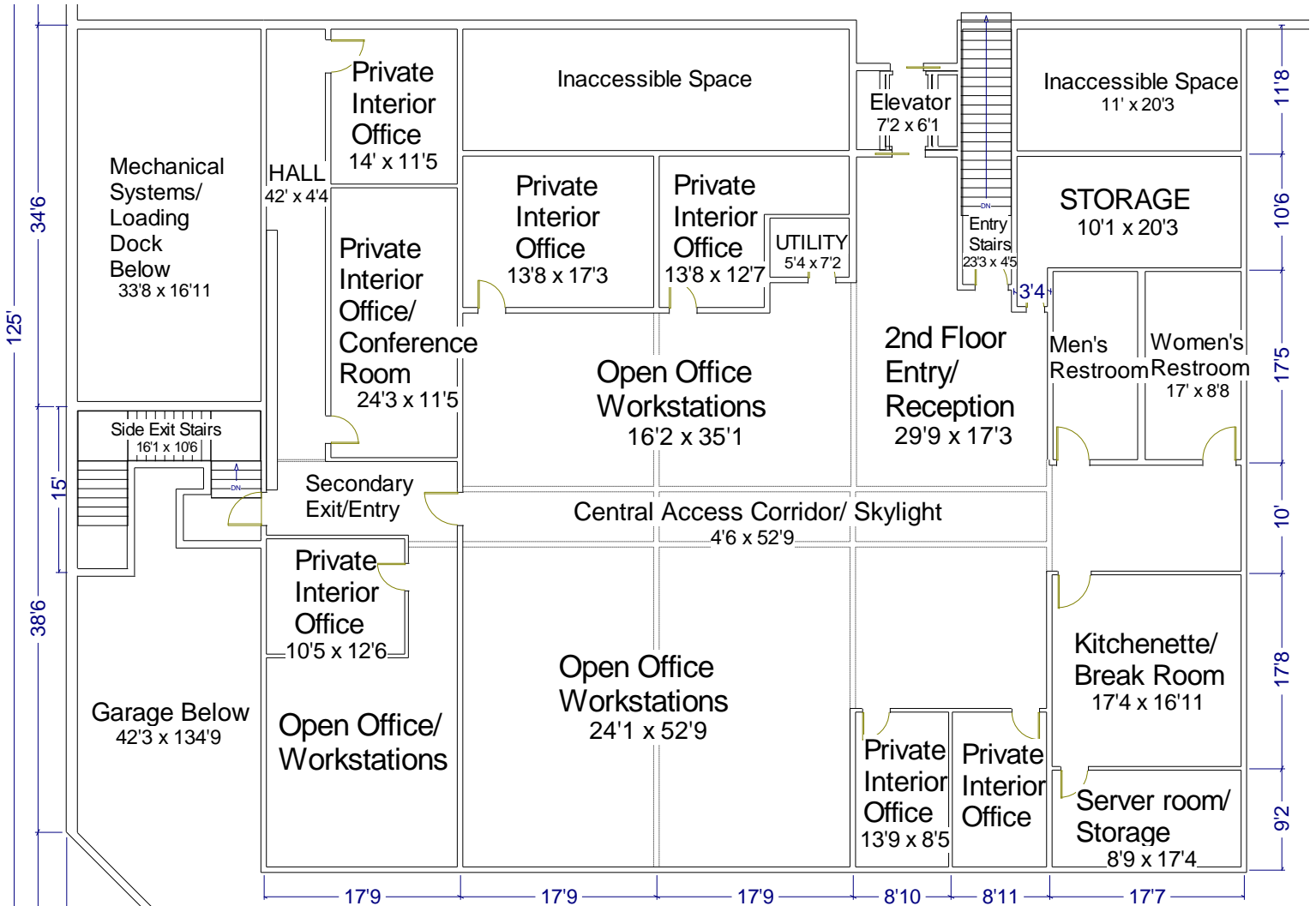
Retail Brokers Network affiliate for Chicago.

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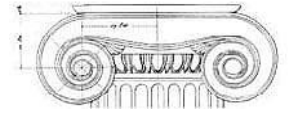
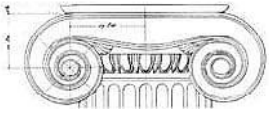




# 2nd Floor Rear Office Space Plan



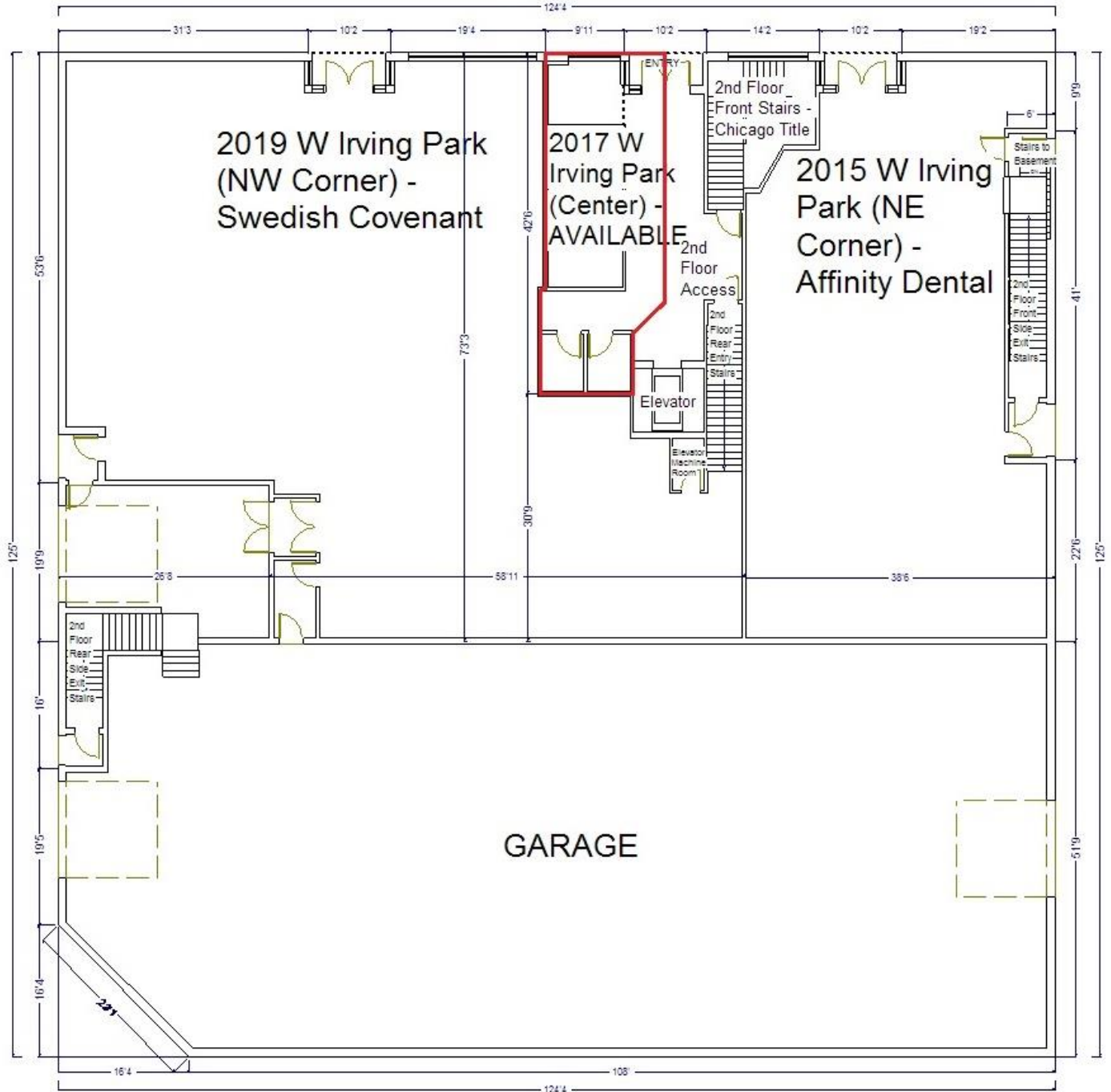
Note: These plans are provided as a convenience for prospective tenants or buyers. Dimensions are approximate. The Lord Companies LLC makes no representations or warranties regarding the accuracy of these measurements. Measurements should be confirmed by a licensed architect.



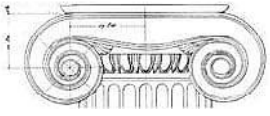
# 1<sup>st</sup> Floor Block Plan

## W Irving Park Rd

N Seeley Ave

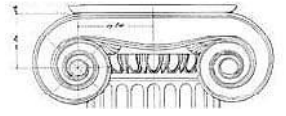


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## Interior Photos

**2<sup>nd</sup> Floor Rear Open Office**



**2<sup>nd</sup> Floor Rear Open Office**



**2<sup>nd</sup> Floor Rear Shared Private Office**



**2<sup>nd</sup> Floor Rear Kitchenette/Break Room**

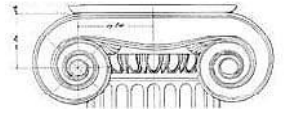
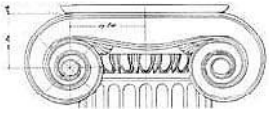


**1<sup>st</sup> Floor Center Private Offices**

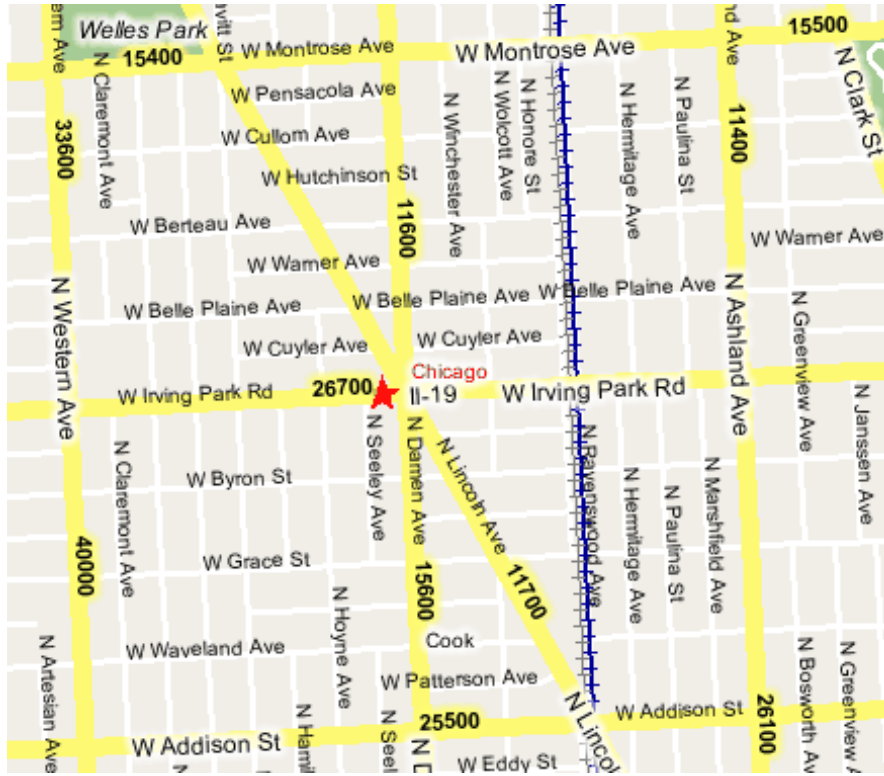


**1<sup>st</sup> Floor Center Reception Area**





## 2015-19 W Irving Park Road Area Traffic Counts (Vehicles per Day)



## 2015-19 W Irving Park Road Area Zoning Map

