

2015 W. Irving Park Road

CHICAGO, IL 60618 | NORTH CENTER PLACE

For Lease

OFFICE / RETAIL



BUILDING INFORMATION

LEASE RATE:	\$15/SF NNN + \$7/SF in T&O
AVAILABLE SPACE:	±5,153 SF
OFFICE SPACE:	±4,553 SF (2nd Floor)
RETAIL SPACE:	±600 SF (Ground Floor)
ZONING:	B1-1
ALDERMAN:	Alderman Matt Martin – 47th Ward
PARKING:	5 parking spaces

SITE HIGHLIGHTS

- ▶ 2nd floor office space has multiple rooms for private offices, conference room, reception area, and break room with kitchen
- ▶ ±600 SF retail storefront space on the ground floor offers the potential for a retail storefront with larger office space on the second floor
- ▶ Central heat and air with individual control
- ▶ Great signage potential across the second level and at street level
- ▶ Fantastic North Center location near major Lincoln / Damen / Irving Park intersection
- ▶ Easy access and short distance to Kennedy Expressway and Lake Shore Drive
- ▶ 3 blocks to CTA Brown Line Irving Park 'L' station (940K annual riders) as well as immediate access to Irving Park and Damen bus routes at intersection

TYLER DECHTER

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PRIVATE OFFICES



OPEN OFFICE SPACE



ENTRANCE / RECEPTION



BUILDING EXTERIOR FROM W. IRVING PARK ROAD



CONFERENCE ROOM

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BAUM REALTY GROUP, LLC · 1030 W. CHICAGO AVENUE, SUITE 200 · CHICAGO, IL 60642 · 312.666.3000 · WWW.BAUMREALTY.COM

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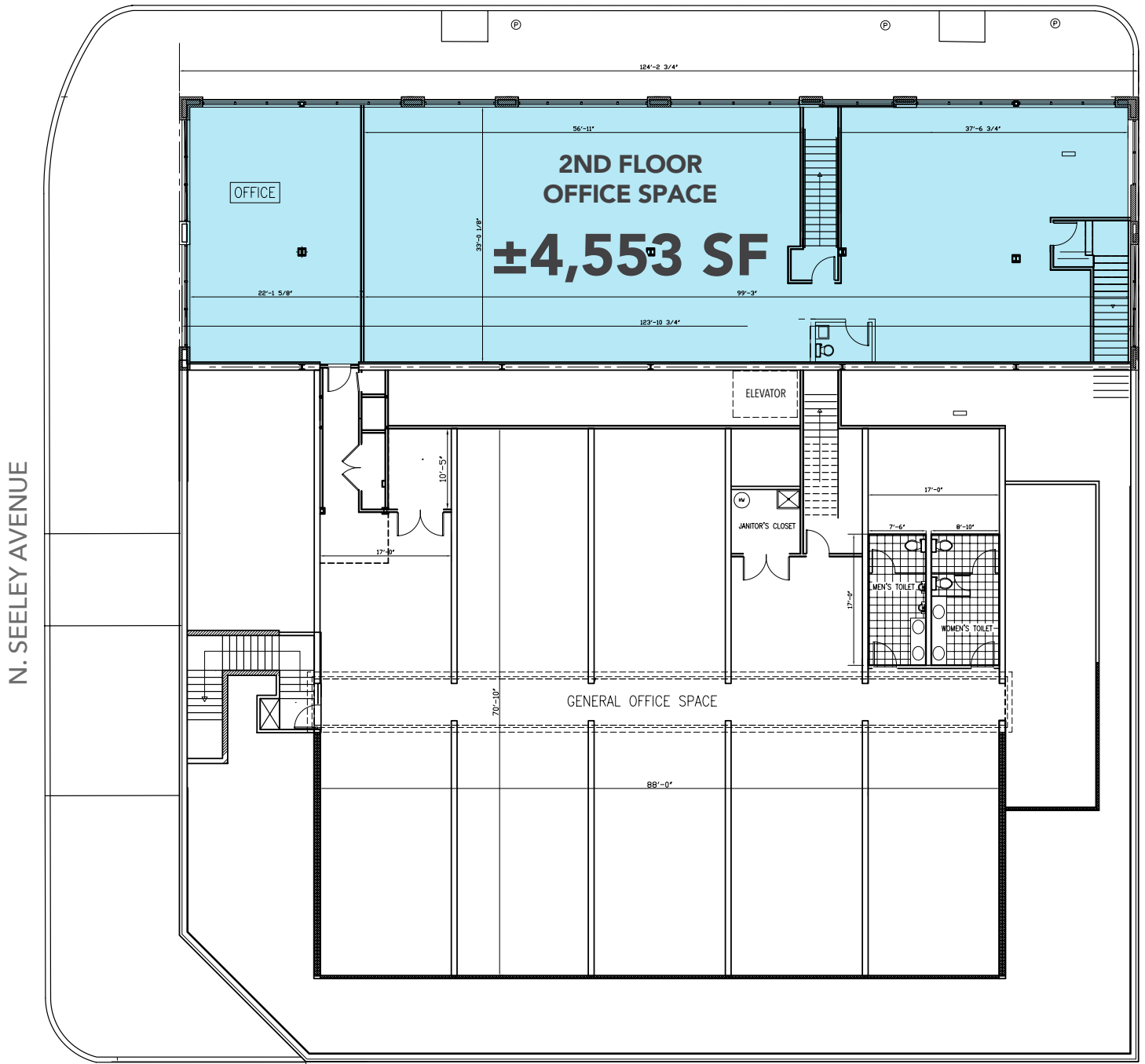
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2ND FLOOR PLAN

W. IRVING PARK ROAD



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