

CLYBOURN CORRIDOR OFFICE SPACE FOR LEASE

# 758 W. North Avenue

NEC NORTH & HALSTED // CHICAGO, IL 60610



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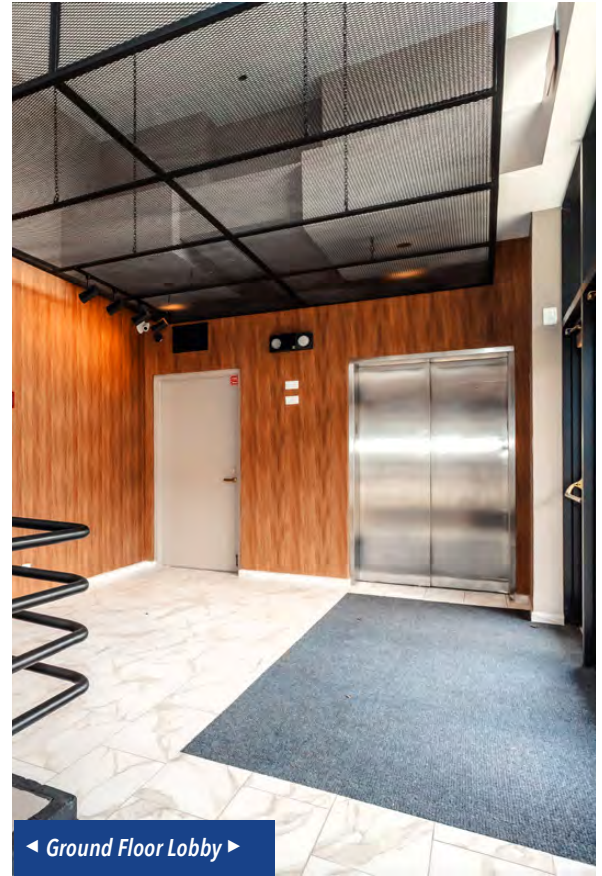
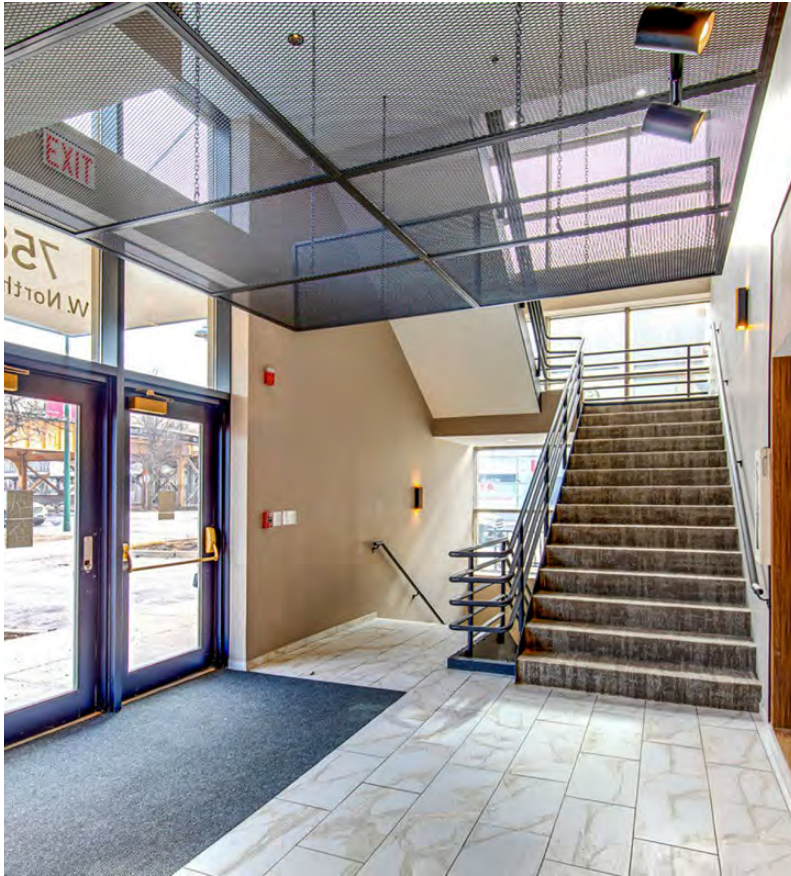
## Up to ±5,869 SF of fourth floor office space available

- + Floor-to-ceiling windows provide abundant natural light throughout
- + Reinforced windows minimize street and transit noise for a quieter work environment
- + ADA-compliant lobby with vertical transportation designed by Vinci Hamp Architects
- + Existing historic private offices along the north side of the building
- + Kitchenette and restrooms in place
- + Tenant improvement allowance available
- + Located directly across from the CTA Red Line (Clybourn) and a 150-car parking garage and 0.5 mile to the CTA Brown & Purple Lines at Sedgwick



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◀ Ground Floor Lobby ▶



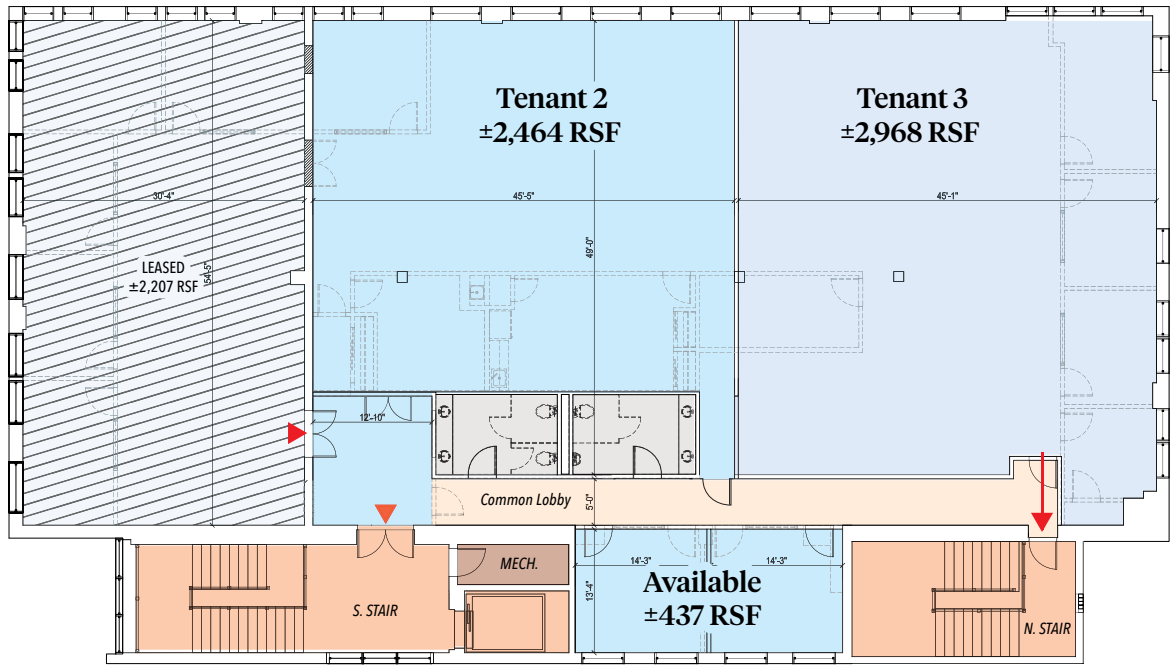
Fourth Floor Lobby



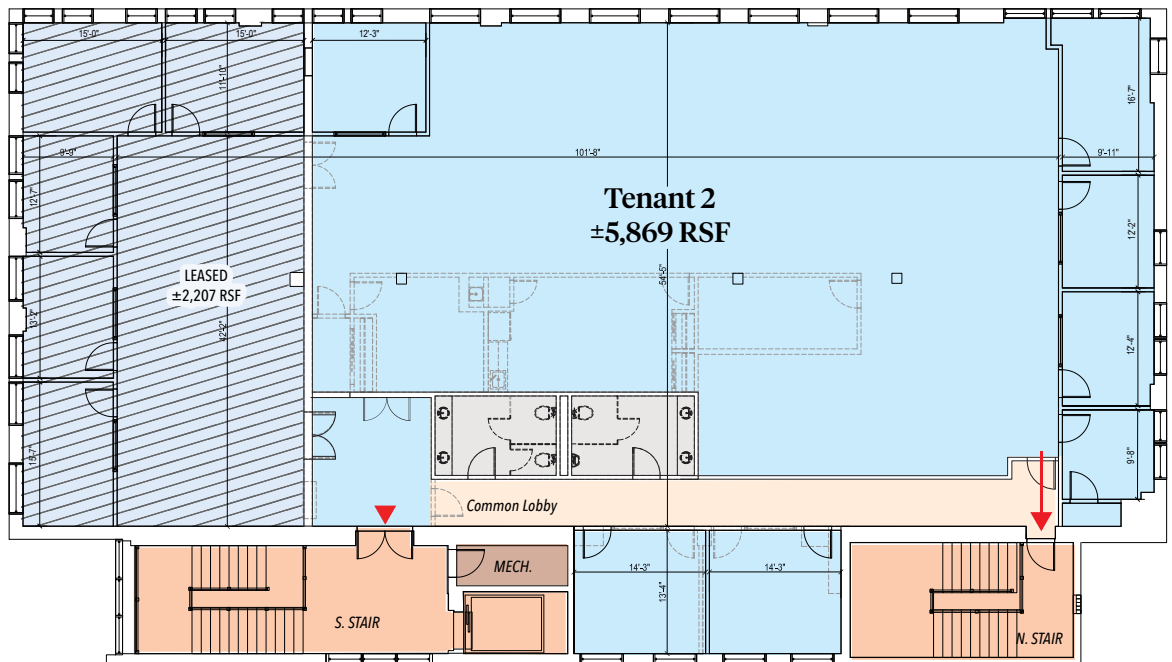
Open Office Space

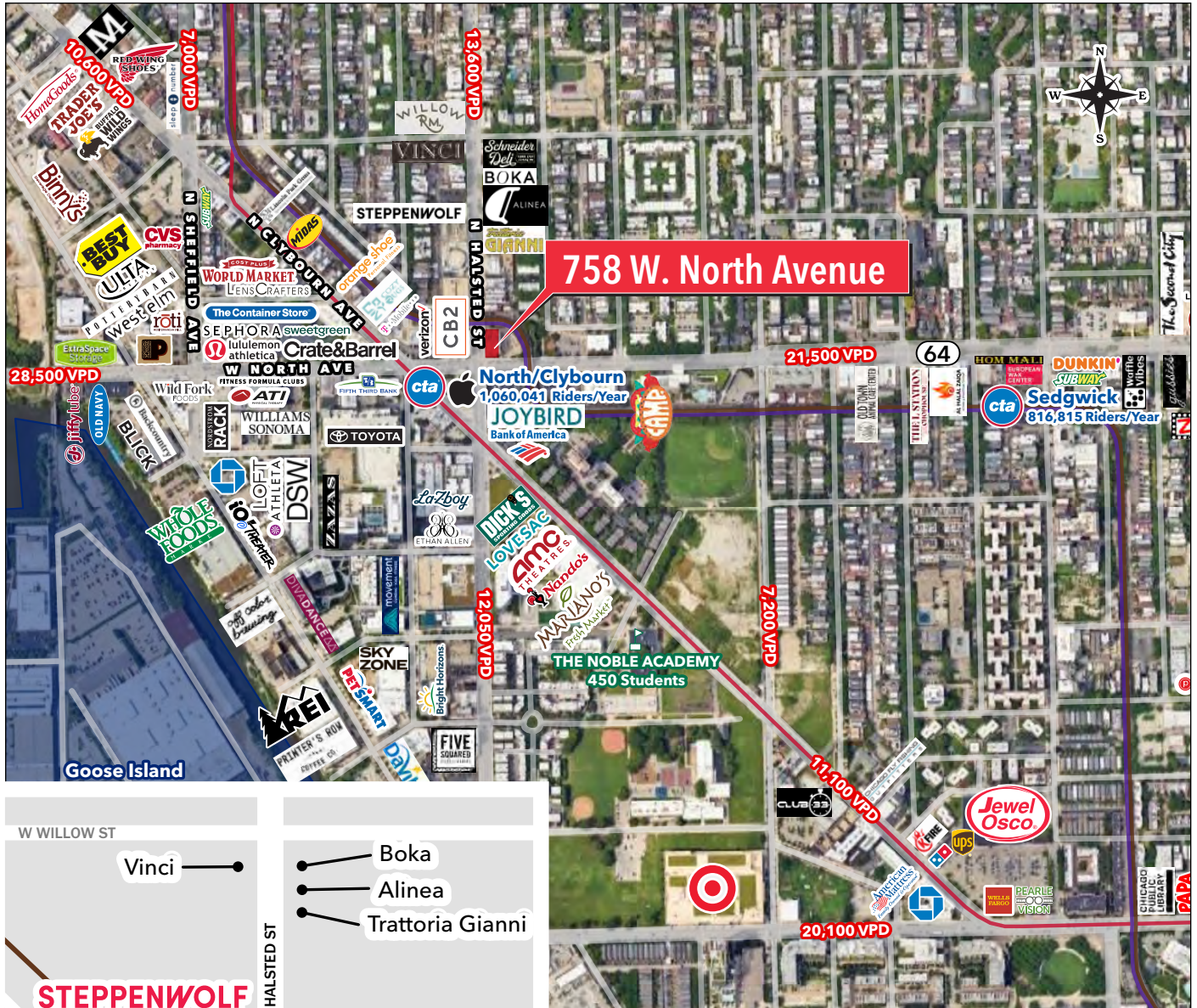
# Fourth Floor Demising Options

Option A - Multi-Tenant ▶



Option B - Two-Tenants ▶





**STEPS FROM PARKING, PUBLIC TRANSIT AND RESTAURANTS**

The area surrounding 758 W. North Avenue features a notable cast of entertainment, dining, and retail focused neighbors.

**NEARBY CTA 'L' STATIONS & BUS STOPS**

NORTH-CLYBOURN	197 ft	
SEDGWICK	0.5 mi	
HALSTED (8)	125 ft	
ASHLAND (9)	161 ft	
NORTH (72)	161 ft	

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