



BUILDING INFORMATION

LEASE RATE:	\$25 / SF NNN (approx. \$11.38 / SF total pass-thrus)
AVAILABLE SPACE:	3,754 SF
NEARBY TRANSIT:	0.3 miles to Clybourn Metra Station 0.9 miles to CTA Red Line (North/Clybourn) 3 blocks to CTA North Avenue bus (#72)

SITE HIGHLIGHTS

- ▶ Beautifully built out bar / restaurant space with open air roof deck
- ▶ Lightly used, fully fixtured commercial kitchen with black iron in immaculate condition
- ▶ 2nd floor built out as high-end office / event space with wet bar, full sized fridge and conference space
- ▶ Located in booming North Branch corridor
- ▶ Elston Avenue location offers high visibility, traffic counts and convenient delivery hub location
- ▶ Available immediately

TYLER DECHTER

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1721 N. Elston Avenue
CHICAGO, IL 60642 | NORTH BRANCH CORRIDOR

For Lease
RESTAURANT / BAR / EVENT SPACE



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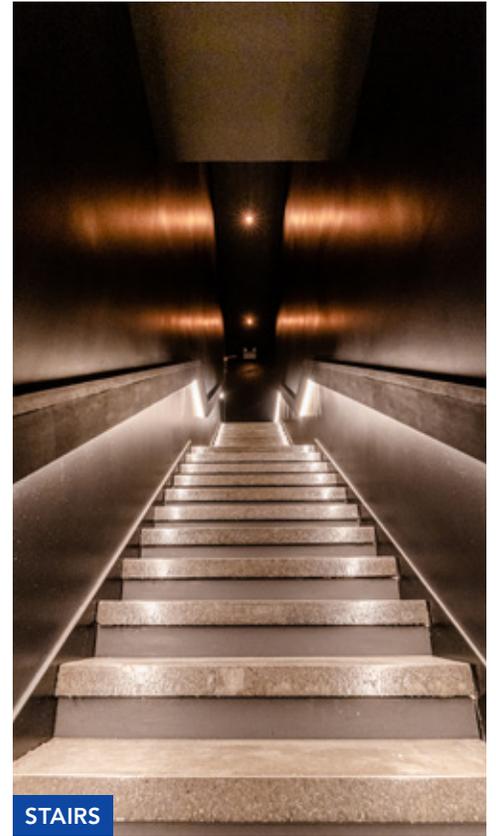
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ROOF DECK



STAIRS



KITCHEN



KITCHEN



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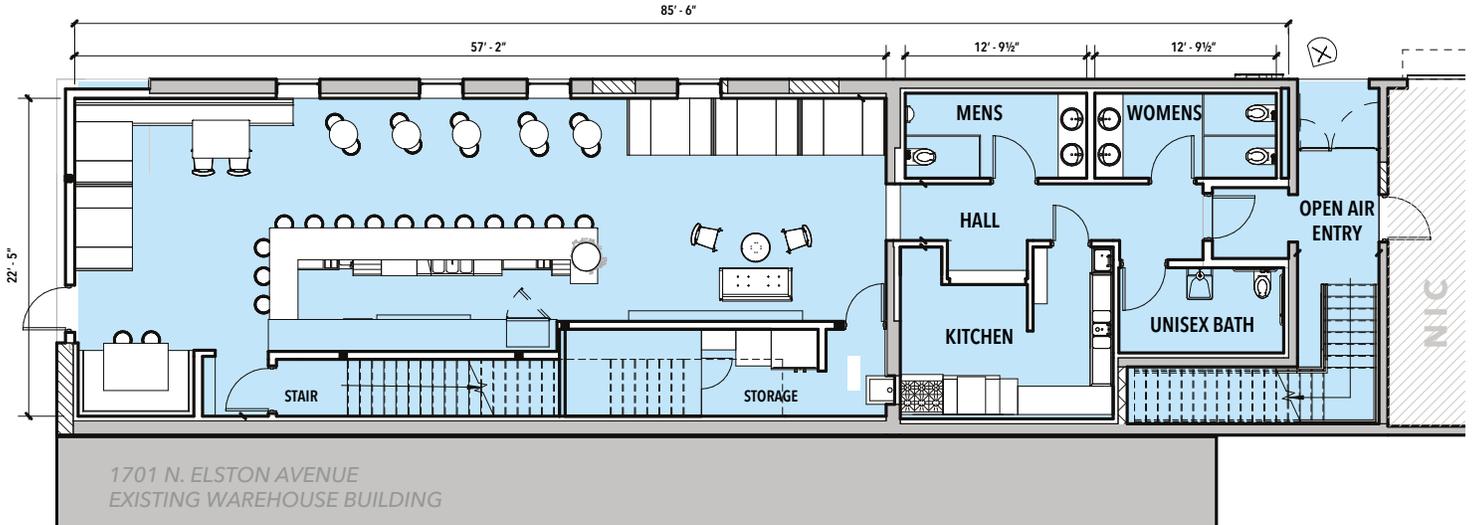
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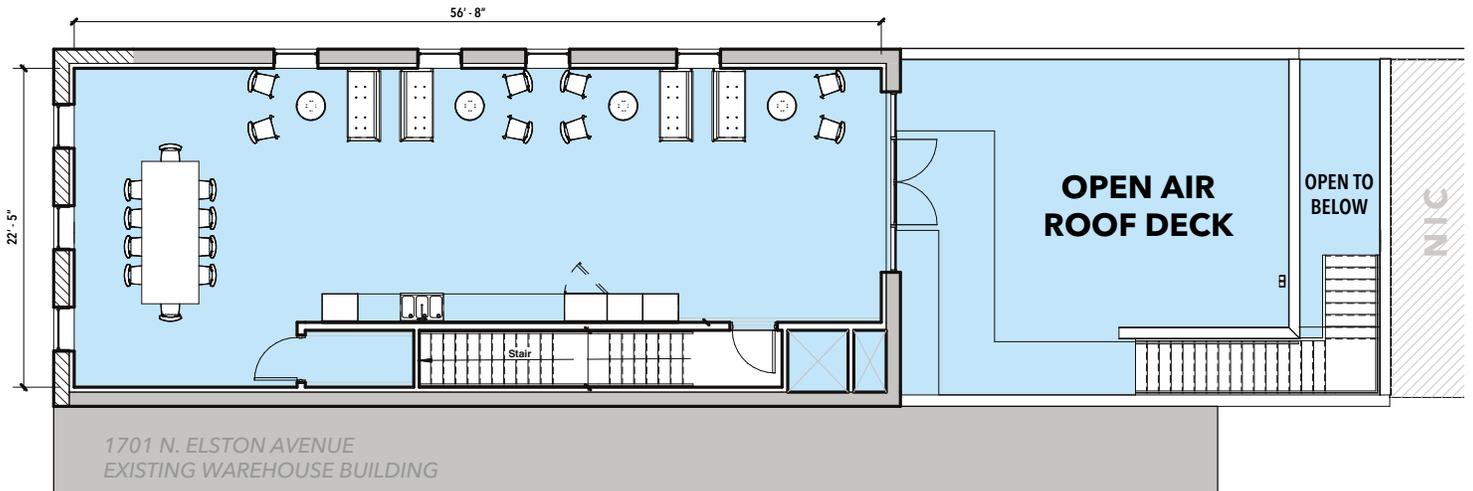
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1ST FLOOR SITE PLAN



2ND FLOOR SITE PLAN



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