

# FOR LEASE | RETAIL

1523 W. CHICAGO AVE., CHICAGO, IL 60642



## LEASING OVERVIEW

FOR LEASE:	3,539 SQ FT 1ST FLOOR WITH 3,200 SQ FT LOWER LEVEL
ZONING:	B3-5
POWER:	800 AMP 3 PHASE
WATER:	3" SERVICE

## AREA HIGHLIGHTS

- Ideally positioned within the booming Ukrainian Village/ West Town submarket (just west of downtown Chicago)
- Close proximity to the Chicago Loop and Fulton Market neighborhoods
- Known for its broad array of retail and restaurant destinations lining Chicago Ave. from Noble Ave. (to the east) to Western Ave. (to the west)
- Tremendous growth over the past several years with new residential developments
- Vittum Theatre - (3 min. drive or 10 min. walk)
- Chopin Theatre - (4 min. drive or 12 min. walk)

## TRANSPORTATION HIGHLIGHTS

- Near Ashland Ave. one of the busiest arterial streets west of the highway
- Close to I-90/94
- 10 Min Walk to Chicago/Milwaukee Blue Line
- 10 Min Bus Ride to River North (66 Bus Route)

## PROPERTY DESCRIPTION

Don't miss the opportunity to be Noble's Square top new restaurant!

1523 Chicago Ave. is a beautiful 4 story brick building with incredible vintage appeal.

- Prime frontage on Chicago Ave.
- Illuminated vertical signage (facing east/west)
- Outdoor patio seating available
- Existing black iron

*\*Space can be converted for alternative retail users, i.e. medical, cell phone & specialty fitness.*





## PROPERTY HIGHLIGHTS

- FF&E Included (No Key Fee)
- TI available for qualified tenants
- Updated electric, water and HVAC systems
- 18 FT exhaust hood + black iron
- 11 FT + clear ceiling height / 8.5 FT ceiling height basement

## AREA TENANTS

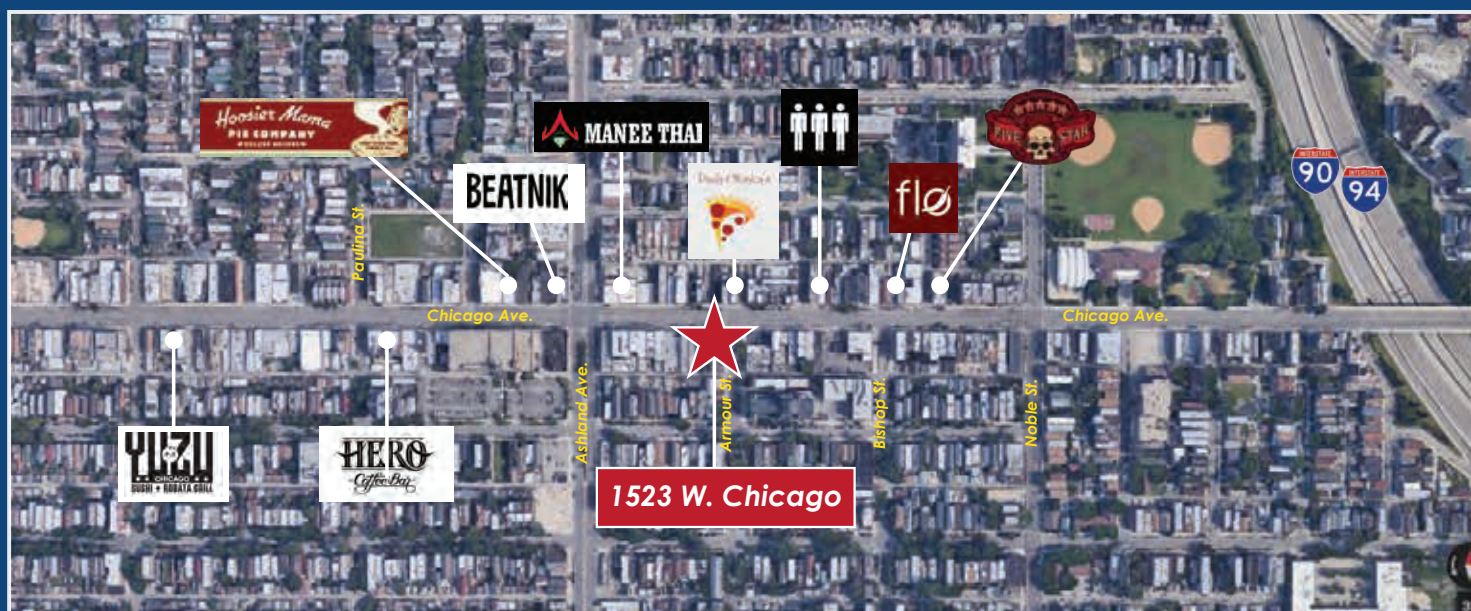
### Nearby Restaurants:

- Paula & Monica's Pizza Homemade
- Chicago Catering
- Manee Thai
- Beatnik Restaurant
- Flo Restaurant
- Yuzu Sushi
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### Nearby Coffee Shops and Bakeries:

- Standing Passengers
- Hoosier Mama Pie Company
- Hero Coffee
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## STREET DETAIL

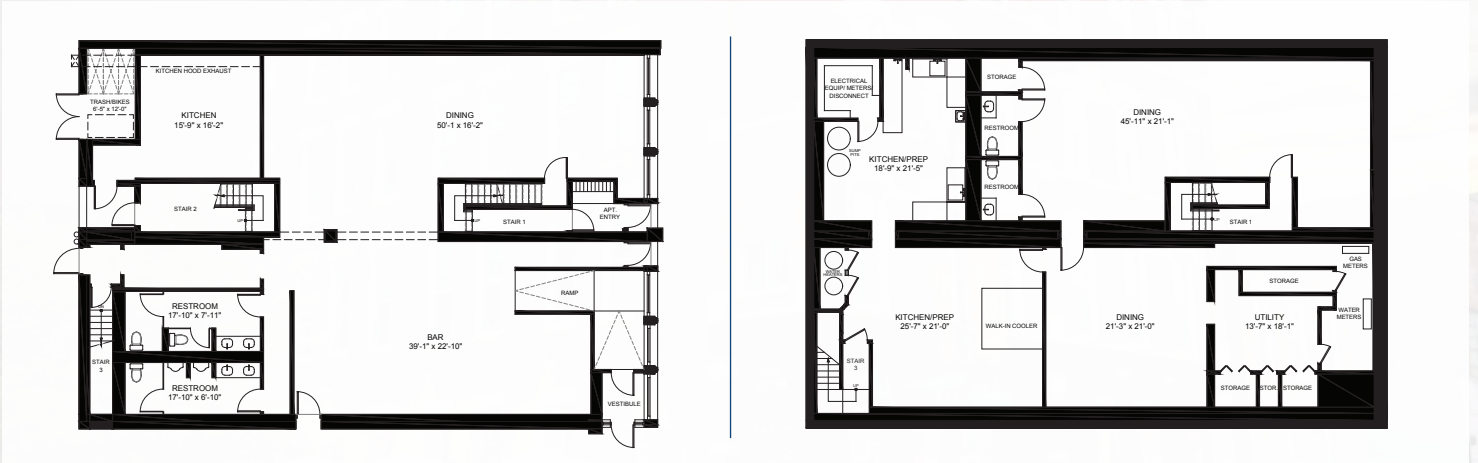


# FLOOR PLANS



## FIRST FLOOR PLAN

## LOWER LEVEL FLOOR PLAN



FOR MORE INFORMATION ON THIS PROPERTY, CONTACT:



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