



CRE ADVISING
ANY PROPERTY ON EARTH



1765 NORTH ELSTON AVE

FLEX/OFFICE SPACE FOR LEASE

CLYBOURN CORRIDOR / WEST TOWN

PROPERTY DETAILS

DESCRIPTION

Gorgeous Class A flex/office redevelopment near Lincoln Yards! Amazing open layout with 20 foot clear ceilings. This space can suit many different small mid-sized business uses, including quasi-retail with onsite inventory (ceilings tall enough for stacking), office user, flex user, or medical. The location is near the new Lincoln Yards development, offering quick access to I-90/94, and is central to one of Chicago's most popular neighborhoods which draws young talent. The unit includes a modern kitchenette and a private bathroom.

4 parking spaces included with this unit, located directly in front of the front entrance.

Zoning: M3-3

SPACE AVAILABLE

Unit 105: 3,180 square feet

Unit 103: 1,565 square feet

Unit 204: 1,585 square feet

Unit 206: 1,556 square feet

RENTAL RATE

\$21.00 NNN

AMENITIES

- Coffee Shop on site, which has an array of drink options and some grab and go food options as well
- Bike Room (secured)
- Common Loading docks, including 2 recessed docks and 1 drive in door
- Excellent building management with on-site facility manager

DEMOGRAPHICS

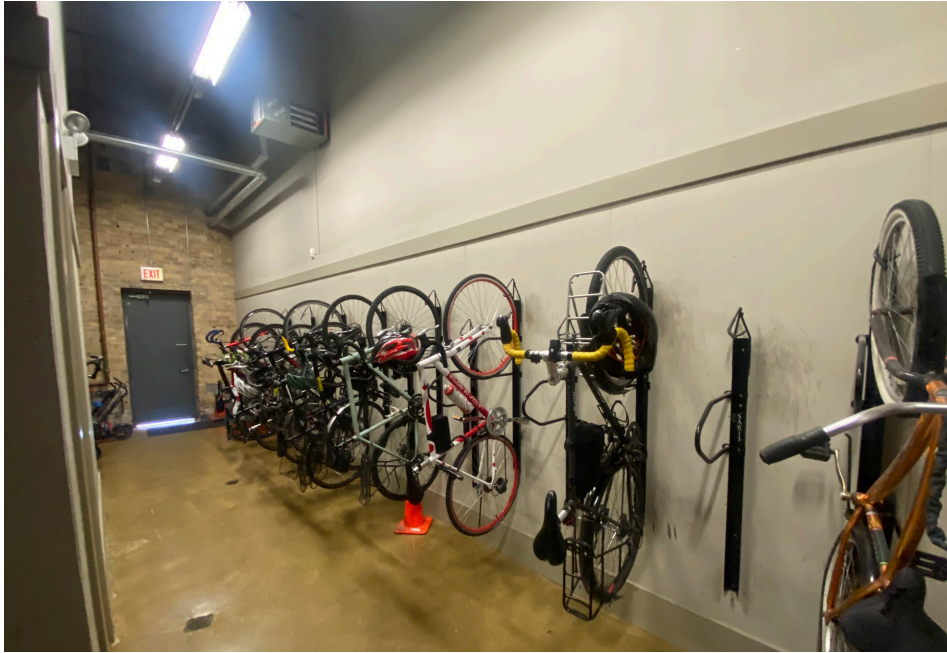
	1 MI	3 MI
TOTAL HOUSEHOLDS	24,021	295,327
MEDIAN HH INCOME	\$149,236	\$109,386
TOTAL POPULATION	53,239	563,575
DAYTIME EMPLOYEES	35,426	697,622



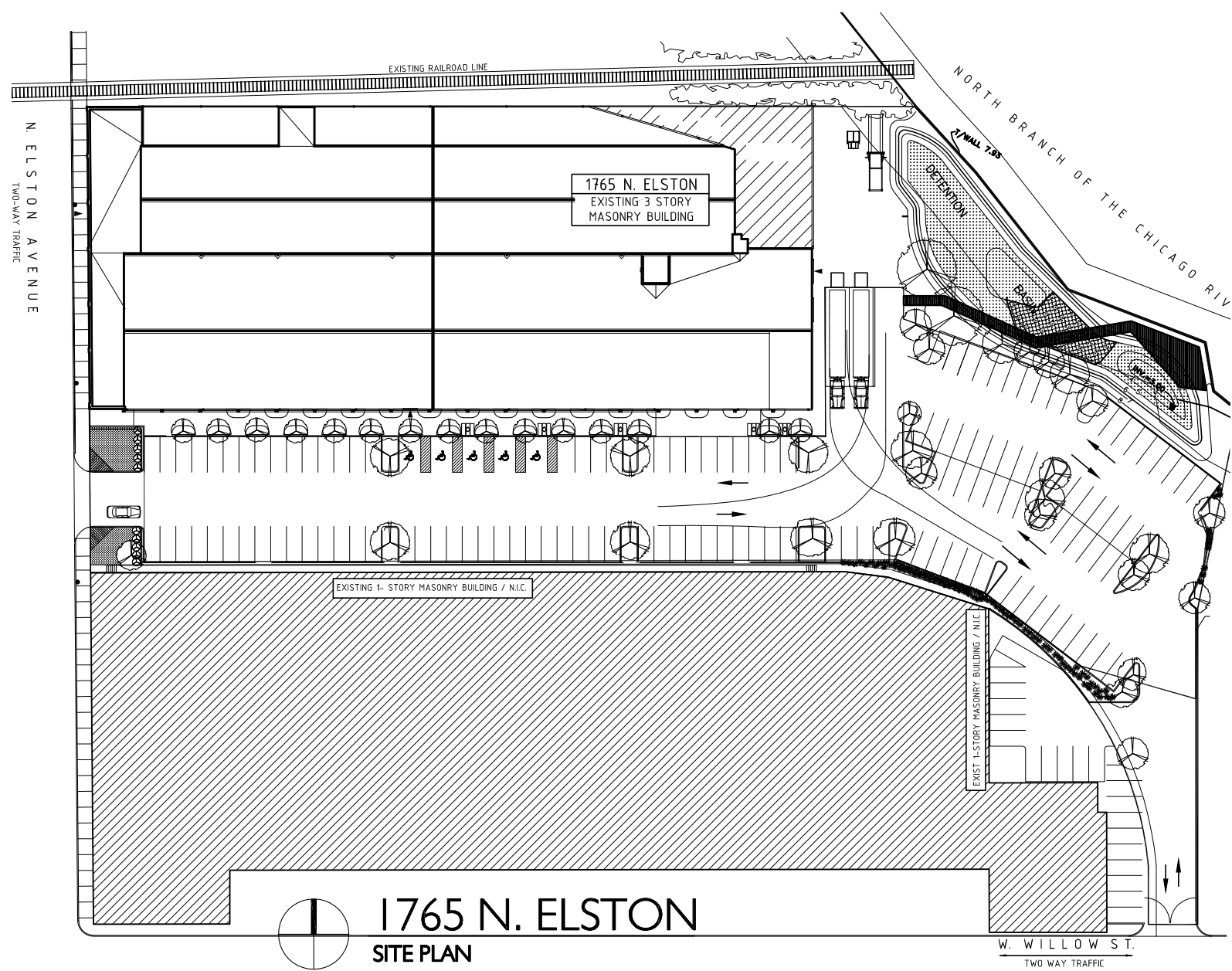
SPACE PHOTOS



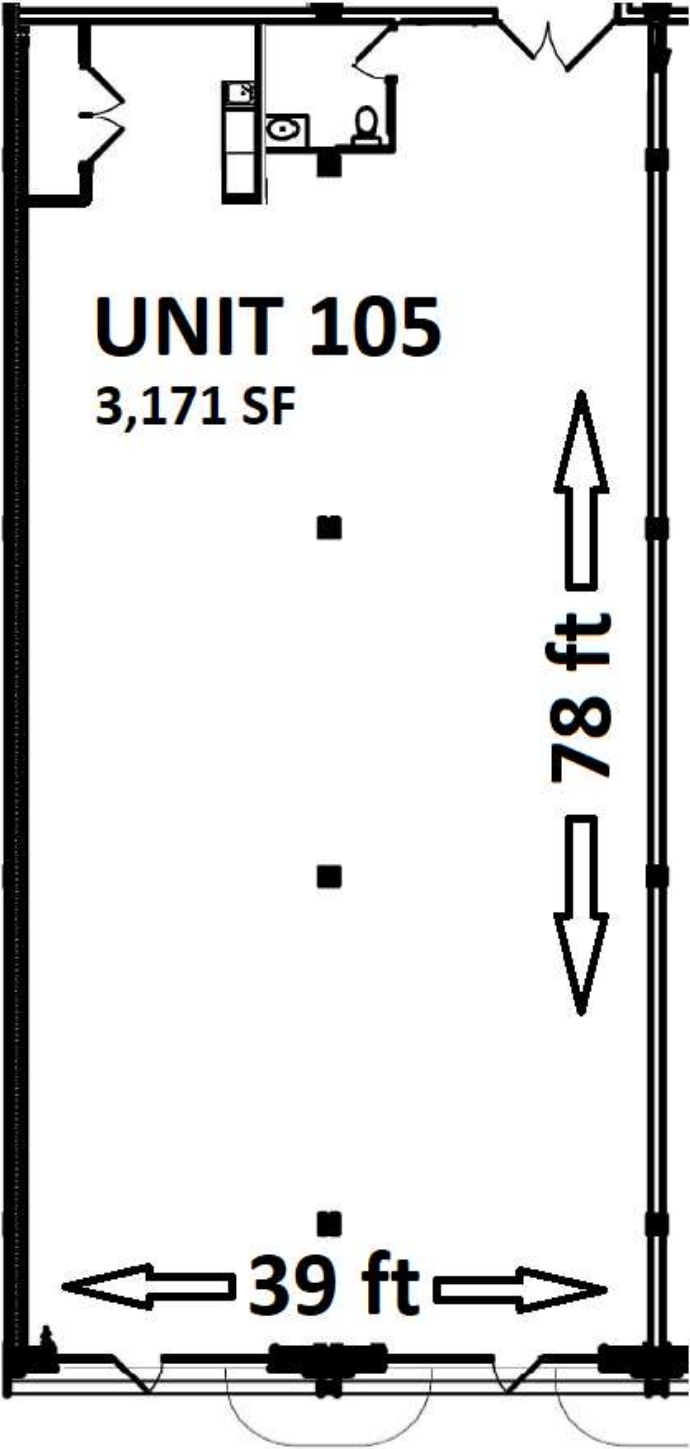
PROPERTY PHOTOS



SITE PLAN



SPACE PLAN





**1765 NORTH
ELSTON
CHICAGO, IL 60642**

EXCLUSIVE AGENT

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