



CRE ADVISING
ANY PROPERTY ON EARTH



1700 NORTH THROOP STREET

COMMERCIAL BUILDING FOR LEASE

LINCOLN PARK / BUCKTOWN

BUILDING DETAILS

SIZE

► 2,700-5,789 square feet

RENTAL RATE

► \$16.00 psf/year Net

HIGHLIGHTS

- Approximately 6,000 SF stand alone commercial building, perfect for your business!
- Office and warehouse space!
- Private parking on the east side of the building
- Landlord willing to build out for your needs
- Clear height 16 feet
- Raised first floor with partial basement under the front of the building
- Would be great for a mechanical contractor or other supplier!

ABOUT

Located in the red hot Elston Ave Industrial Corridor right between Lincoln Park and Bucktown, a 6,000 SF stand alone building with adjacent parking lot included! This is an opportunity for a variety of uses including, flex space, industrial, professional office conversion, bar/restaurant, or even quasi-retail. With a truck height first floor and 3 overhead doors, this could be the perfect fit for your light inventory business, shipping and receiving, with a small office.

The landlord will also consider adaptive reuse, including professional office, personal services, athletic/personal training, bar/restaurant, studio, private club, among many others. Development would include a building beautification including new windows and new front entry (see rendering photo).

Great location in a very hot neighborhood changing rapidly with the Lincoln Yards development around the corner. Easy access to 90/94 and a short walk to the Armitage/Ashland Metra station. Also included at no charge is an approximately 1,200 SF basement with sidewalk level glass block windows, perfect for extra storage and access directly to the sidewalk down just 4 steps.

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.



AREA DETAILS



DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	23,824	296,083
MEDIAN HH INCOME	\$148,085	\$110,108
TOTAL POPULATION	52,575	562,239
DAYTIME EMPLOYEES	35,334	735,509

TRAFFIC

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
West Wabansia Avenue	W Wabansia Ave NW	146	2025	0.04 mi
West Willow Street	W Willow St S	462	2025	0.04 mi
North Elston Avenue	W Willow St NW	10,770	2025	0.10 mi
W Cortland St	N Southport Ave W	17,258	2024	0.21 mi
I 90;I 94	W Wabansia Ave SW	10,748	2024	0.21 mi

BUILDING PHOTOS





**1700 NORTH
THROOP STREET
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EXCLUSIVE AGENT

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