

2252 N ELSTON - 2ND FLOOR OFFICE SPACE

2252 N ELSTON AVENUE, CHICAGO, IL



OFFERING SUMMARY

Lease Rate:	\$750+ per month (Full Service Gross)
Lease Rate/SF:	Varies
Available SF:	+/- 110 to 1,315SF
Zoning:	M3-3
Market:	Chicago
Submarket:	Bucktown / Elston Corridor

PROPERTY OVERVIEW

Bucktown / Elston Corridor second floor office space. Individual private or multi-office opportunity.

PROPERTY HIGHLIGHTS

PRESENTED BY: **GENE
HART**
BROKER
219.465.8584
gene.hart@33realty.com



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LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	N/A

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A - 950 SF	-	950 SF	Full Service	\$2,200 per month	-
Suite B - 400 SF	-	400 SF	Full Service	\$750 per month	-

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BATH

268.73 SQ FT.
14'5"
18'8"

167.81 SQ FT
11'8"
14'5"

984.93 SQ FT.
38'3"
25'9"

LEASED

11'9"
7'10"
92 SQ FT

11'8"
11'11"
138.71 SQ FT

SUITE B
12'1"
11'4"
136.9 SQ FT
\$750/Month

9'7"
108.6 SQ FT
11'4"
39.2
117.5 SQ FT
11'7"
11'4"
131.27 SQ FT

SUITE A - \$2200/Month
24.9
280.5 sq FT
TOTAL FOR THIS AREA 1253.79 SQ FT

15'4"
236.39 SQ FT
15'5"
56.74 SQ FT
9'4"
6'11"

ENTRANCE

IT Room
Supply Room
Women's lounge
Women
Men

BATH

11'3"
15'9"
177.19 SQ FT

11'3"
15'9"
177.19 SQ FT

11'
173.25 SQ FT
15'9"

Closet Closet

HONORE STREET

E L S T O N A V E N U E



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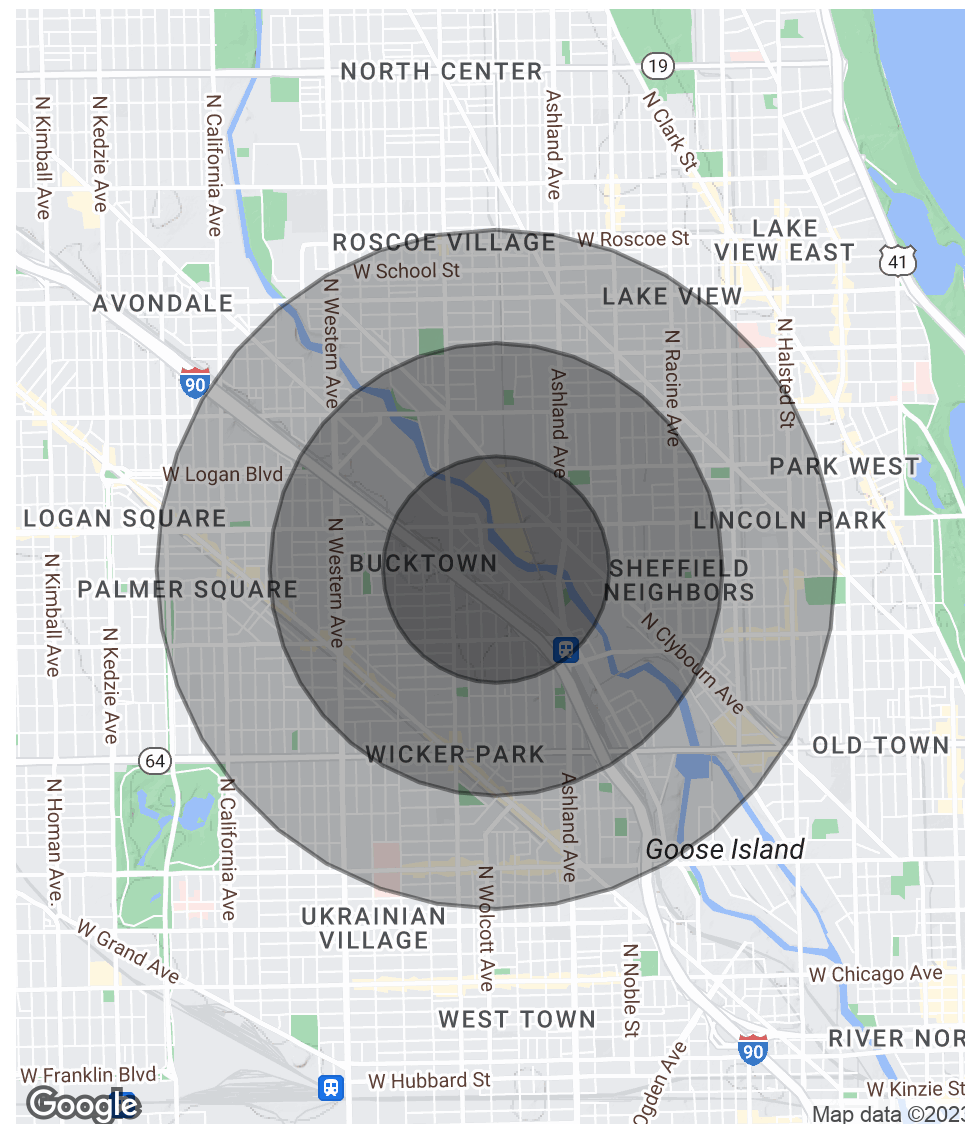
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	8,845	48,474	133,991
Average age	31.1	31.7	30.7
Average age (Male)	31.7	32.3	31.2
Average age (Female)	30.5	31.3	30.4

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total households	4,097	22,420	57,877
# of persons per HH	2.2	2.2	2.3
Average HH income	\$115,985	\$129,488	\$121,381
Average house value	\$643,797	\$653,873	\$623,979

* Demographic data derived from 2020 ACS - US Census



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GENE HART

Broker

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Direct: 219.465.8584

IL #475.149185

PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing throughout the Chicago MSA.

Prior to joining 33 Realty, Gene spent two years as a multifamily investment sales and retail leasing broker with a local firm after six years working in commercial real estate appraisal/valuation at CBRE, Inc., The Butler Burgher Group, Inc. (BBG), and Colliers, International. While working in appraisal, he worked on institutional and middle-market retail, office, industrial, special use, and multi-family properties throughout the Midwest, giving him a broad knowledge of underwriting experience. His background in appraisal, valuation, and sophisticated underwriting makes him an asset to every client he works with.

Gene obtained a bachelor's degree from DePaul University's Real Estate Program and undergraduate Liberal Studies Honors Program. While in school, he interned for some of Chicago's most well-respected local real estate companies from his sophomore year on and obtained his Illinois broker's license at age 20 for residential sales and leasing purposes. He participates in local real estate, neighborhood, and city organizations. Outside of work, Gene is an active golfer, soccer player, skier, cyclist, traveler, and lives with his fiancé Sara and three French Bulldogs, Jerry, Elaine, & Kramer, in Chicago's Wicker Park neighborhood.

33 Realty

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