



For Sale

FREE STANDING CORNER BUILDING

2411-13 Marshfield & 2411 Clybourn, Chicago, IL 60614

Subject to Offer

Corner Free Standing Two-story 12K SF building on approx. 6,200 SF of land in the Lincoln Park neighborhood of Chicago. Great opportunity for owner/user or investment located close to 90/94 Highway and near Ashland, Fullerton and Clybourn intersection. For Your Child Preschool occupies the entire first floor of the building. The 2nd Floor is currently vacant a divided into two office areas. The East office space has 3+ privates, a restroom, and a fireplace. The West office space has 10+ private offices, a kitchenette, a restroom, and a reception area.

Contact us:

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Executive Summary



Sale Price	Subject To Offer
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Offering Summary	
Building Size:	12,000 SF
Available:	6,000 SF
Lot Size:	6,200 SF
Taxes:	\$54,677 (2021)
Zoning:	C1-2
Market:	Chicago
Area:	Lincoln Park
Walk Score®	Walker's Paradise (92)
Traffic Count:	12K VPD (Clybourn)
Submarket:	Lincoln Park

Property Overview

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Property Highlights

- Owner / User Opportunity
- Fully Leased 1st Floor
- High Ceilings
- Open Floor Plan & Privates
- Fully Sprinkled

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Property Details

Sale Price	Subject To Offer
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Property Information

Property Subtype	Free Standing Building
Lot Frontage	50' x 124'
Lot Size	6,200 SF

Parking

Street Parking	Yes
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For Your Child Preschool

Annual Gross Rent	\$19.63 SF / \$98,160 YR
Size	5,000 SF
Lease Term	March 15, 2025

2nd Floor Office

Size (VACANT)	6,000 SF
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Location Information

Street Address	2411 Clybourn
City, State, Zip	Chicago, IL 60614
County	Cook
Market	Chicago
Sub-market	Lincoln Park
Cross-Streets	Clybourn & Marshfield

Building Information

Building Size	12,000 SF
Ceiling Height	14 ft
Minimum Ceiling Height	10 ft
Number of Floors	2



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Exterior Photos



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Exterior Photos



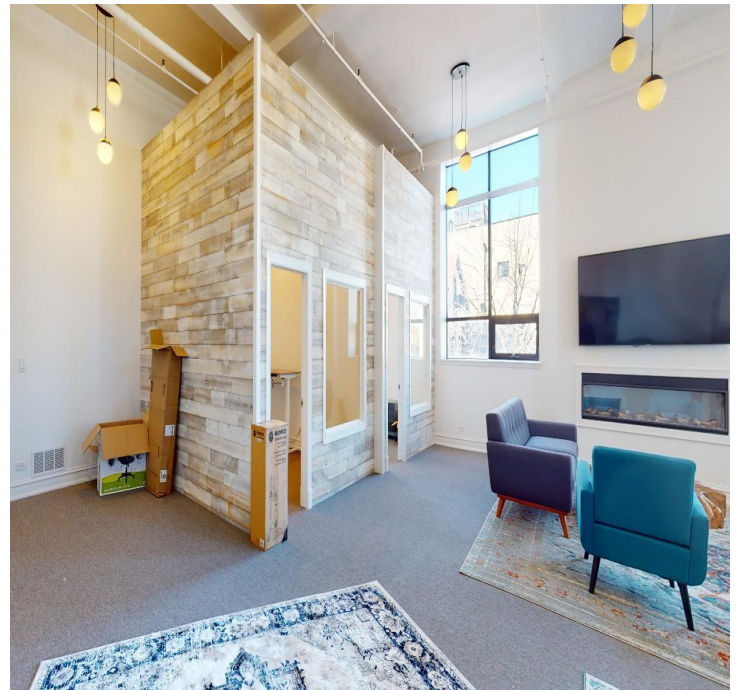
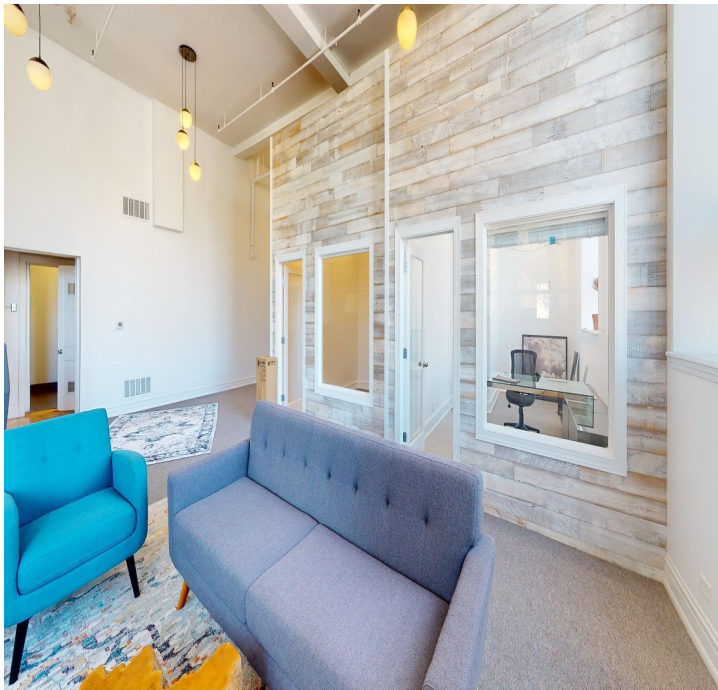
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2nd Floor - East Office Space



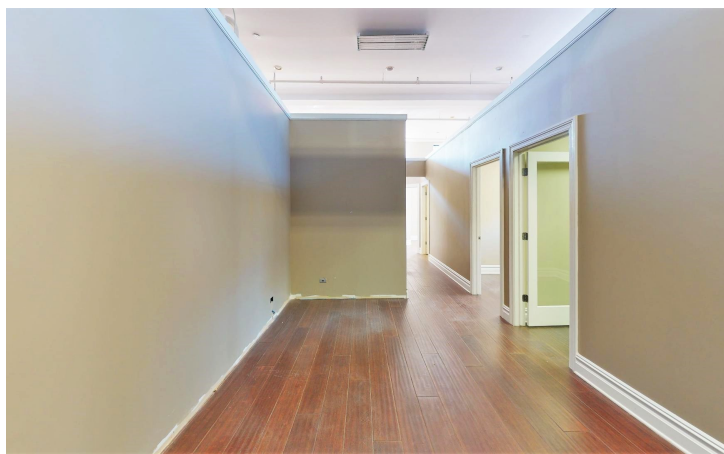
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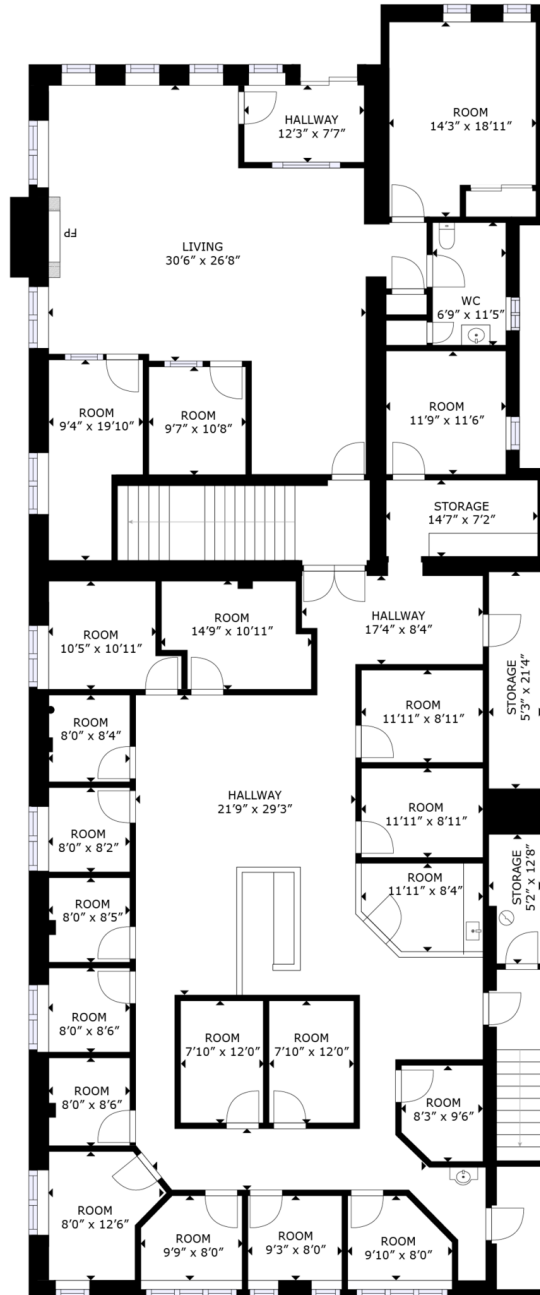
2nd Floor - West Office Space



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2nd Floor Plan



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Area Tenants



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Location Map



Location Overview

Located 2 miles north of downtown, Lincoln Park borders Old Town, River North, and the Gold Coast to the south, Bucktown and Wicker Park to the west, and Lakeview and North Center to the north.

Lincoln Park has a walkability score of 95 as well as excellent transit options including the Brown line, Red line & Purple line express, and many bus routes. Lincoln Park is one of the most affluent neighborhoods in Chicago.

The neighborhood includes upscale national retailers, local retailers, boutiques, restaurants, coffee shops, bars, clubs, and theaters. It is densely populated with young professionals, recent college graduates, and families.

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