

# JAMESON.

## FOR LEASE

LOFT OFFICE RAVENSWOOD

1801 West Warner Avenue  
Chicago, IL 60613

\$29.00 SF/yr

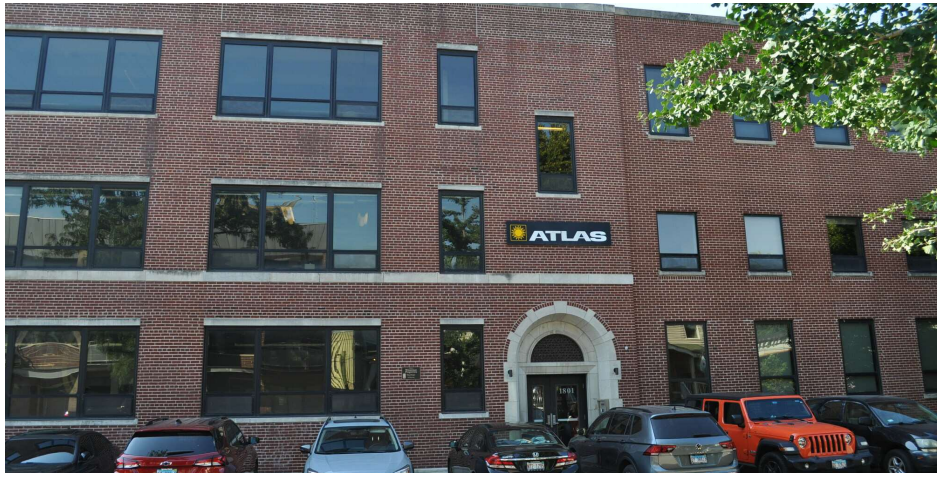
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JAMESONCOMMERCIAL.COM

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## LEASE OVERVIEW

LEASE PRICE: \$29.00 SF/yr

SUITE 103: 7,445 RSF

SUITE 101: 4,176 SF

SUBMARKET: Ravenswood-

FURNITURE: Negotiable

MARKET: Chicago

CROSS STREETS: Ravenswood/Warner

## AREA TENANTS

- Dovetail Brewery
- Begyle Brewery
- Koval Tasting Room
- Ritual Coffeehouse
- UPS Store
- CVS
- Starbucks

## PROPERTY DESCRIPTION

7,445 RSF of Brick and Timber Office- Suite 103  
4,176 SF Brick and Timber office- Suite 101  
Can be combined for 11,621 SF  
12' open ceilings  
Furniture- negotiable

## PROPERTY HIGHLIGHTS

- 7,445 RSF- Suite 103
- 4,176 RSF- Suite 101
- Private Offices
- Conference Rooms
- Workstation area
- Kitchenette/breakroom
- Tons of natural light
- Reserved parking spaces
- In suite washroom
- Common washrooms in corridor

## AREA AND TRANSPORTATION HIGHLIGHTS

- 2 blocks to Montrose or Irving Park 'El' Station (Brown Line)
- 0.7 miles to Ravenswood Metra station (UP-North Line)
- On site reserved parking, ample street parking
- 10-minute drive to Kennedy Expressway

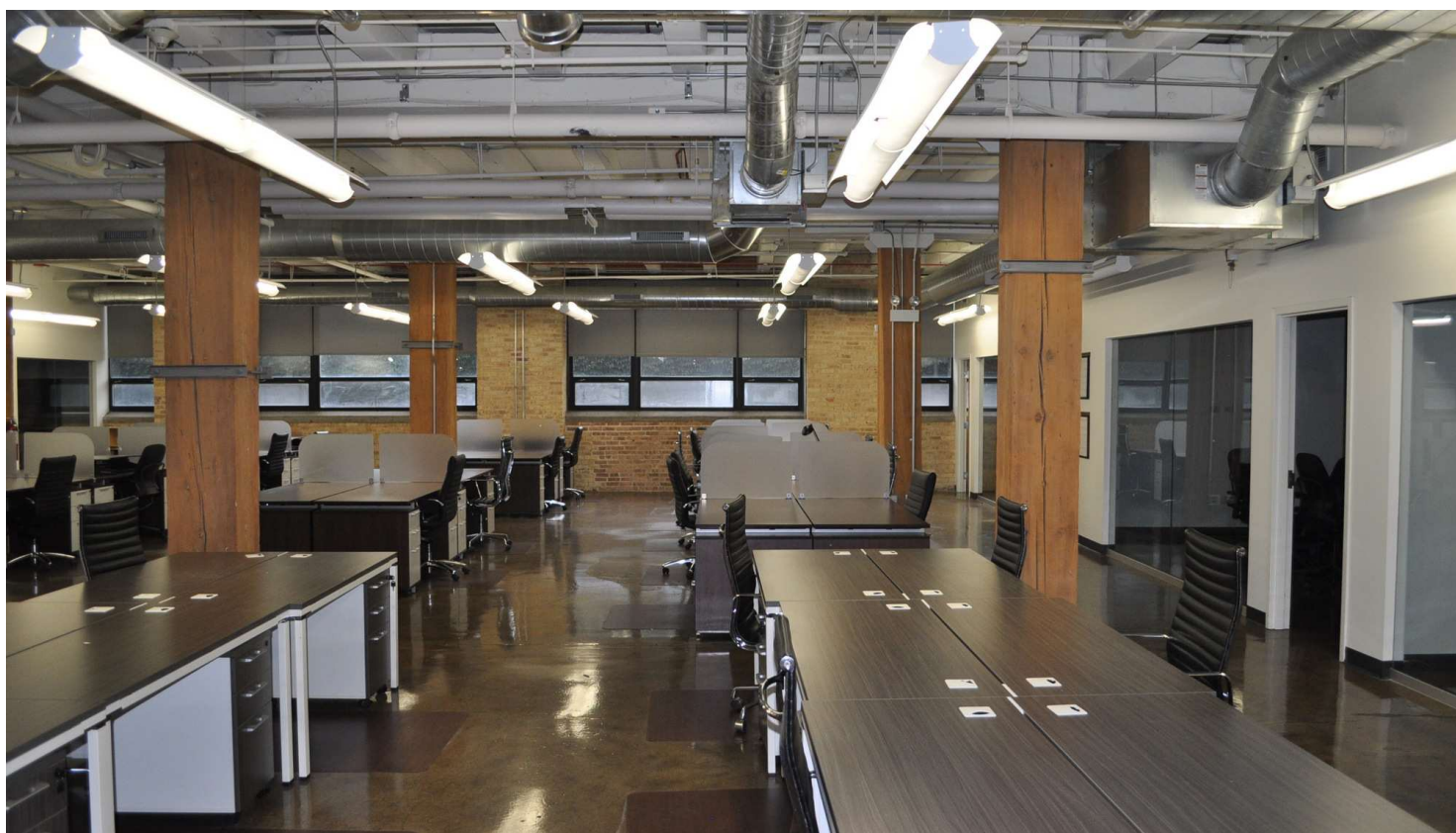
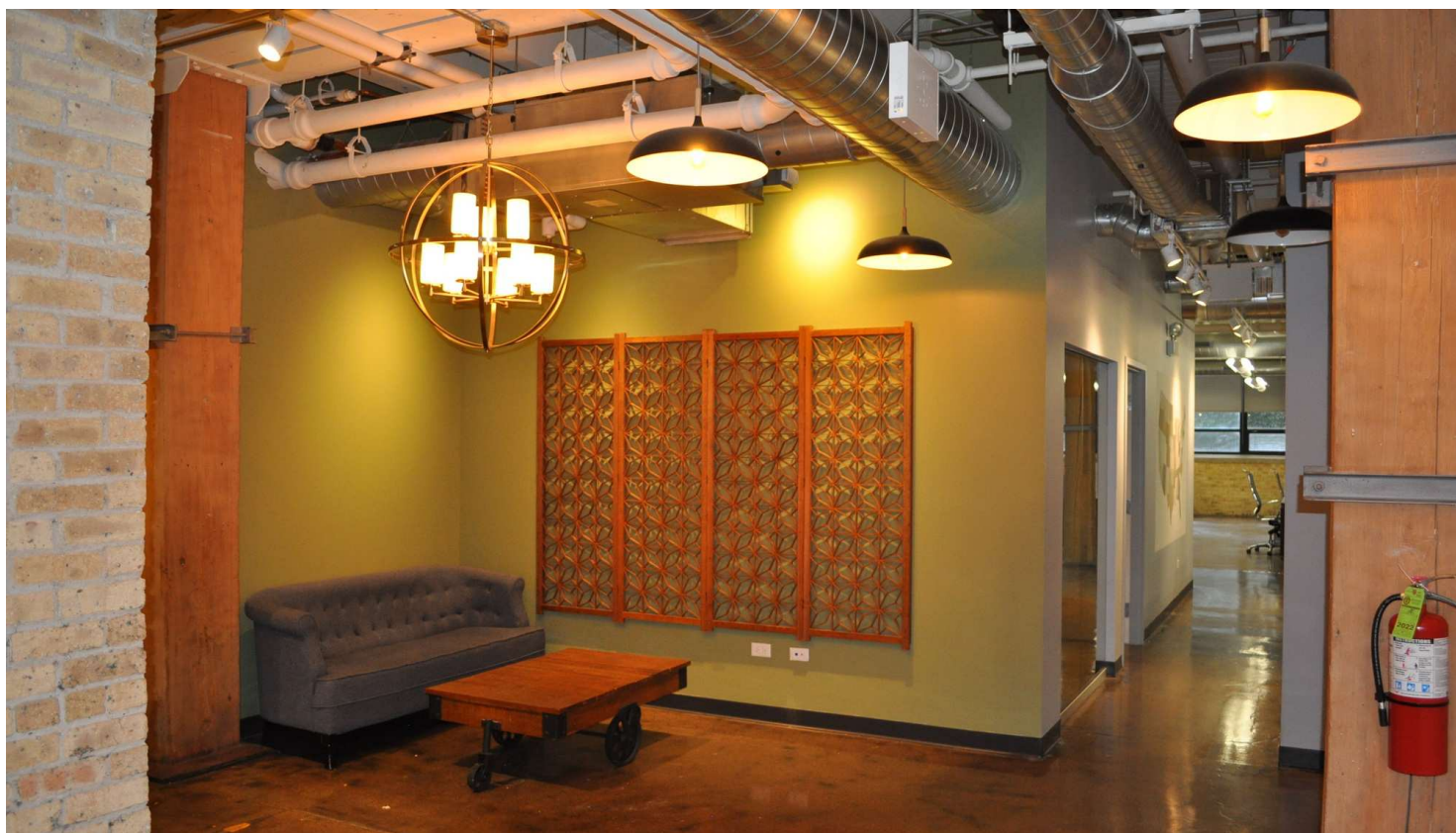


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## INTERIOR PHOTOS- SUITE 103

1801 West Warner Avenue, Chicago, IL 60613

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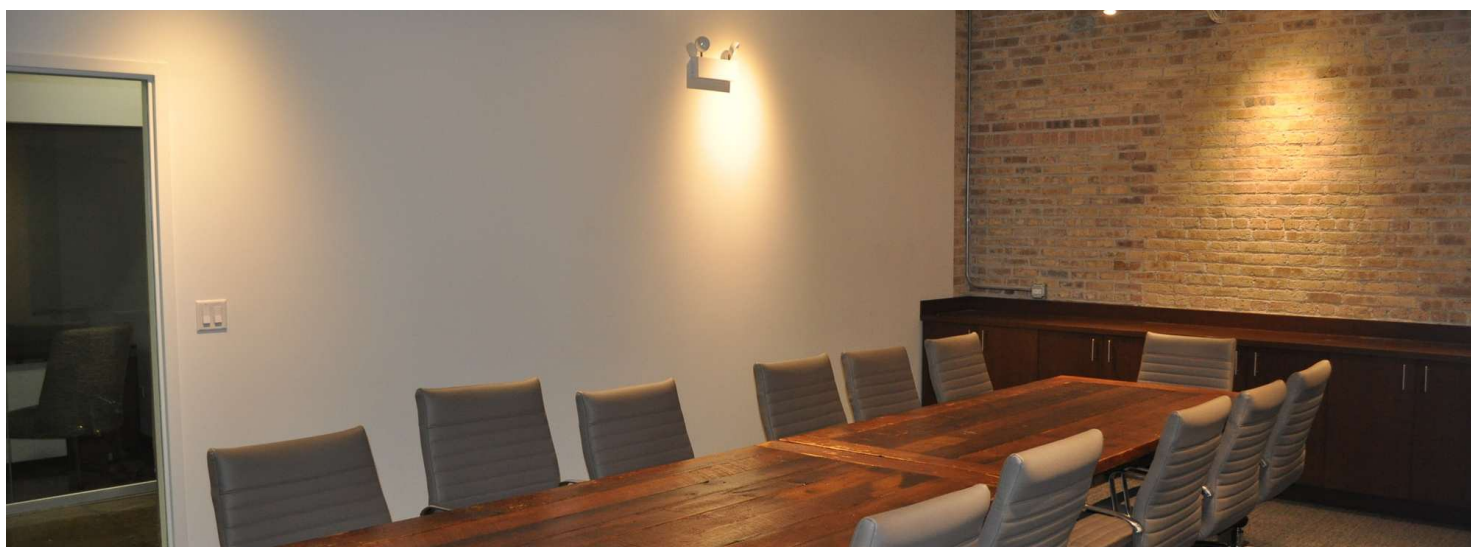
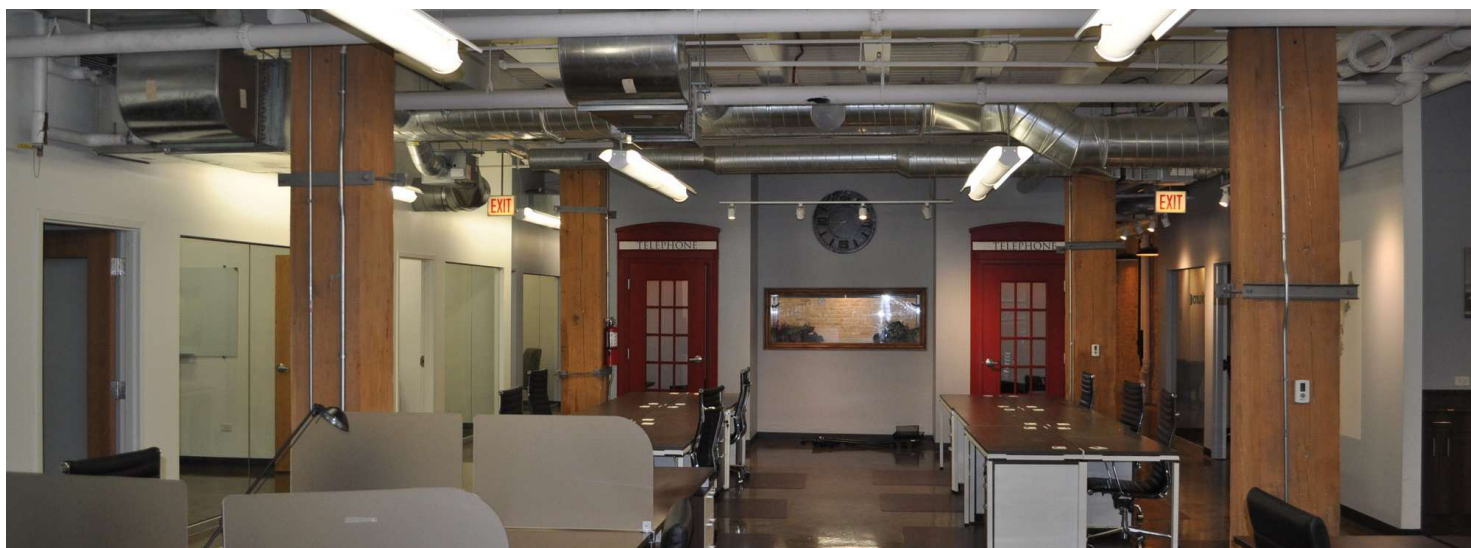
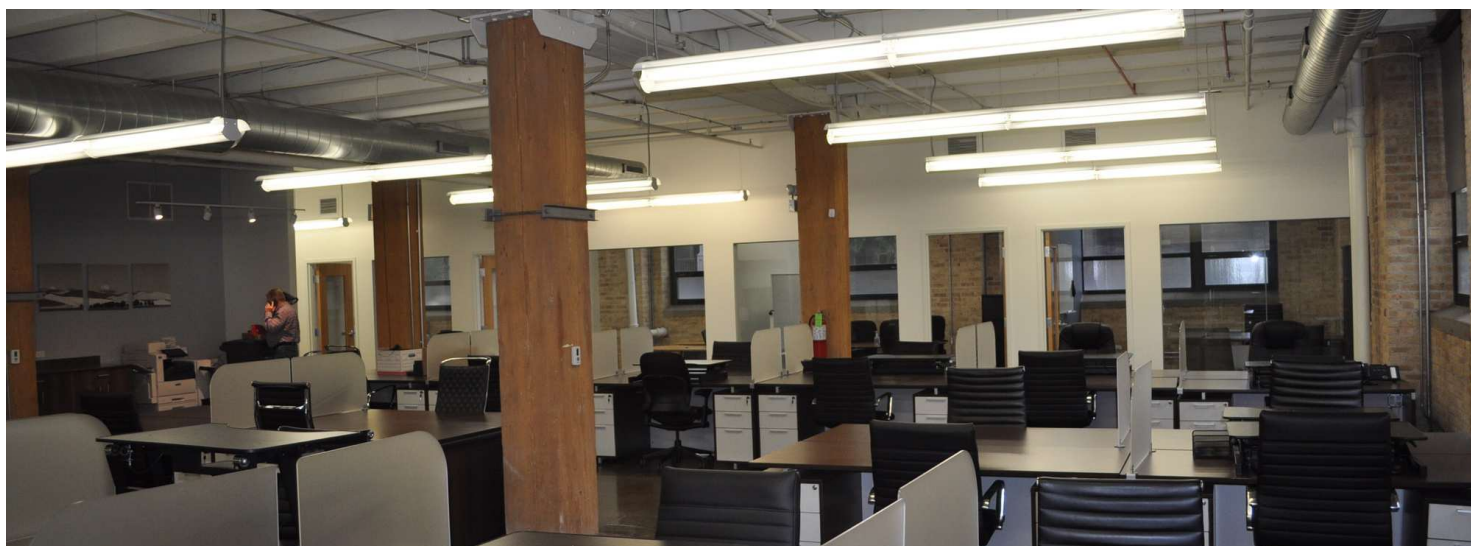


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## INTERIOR PHOTOS- SUITE 103

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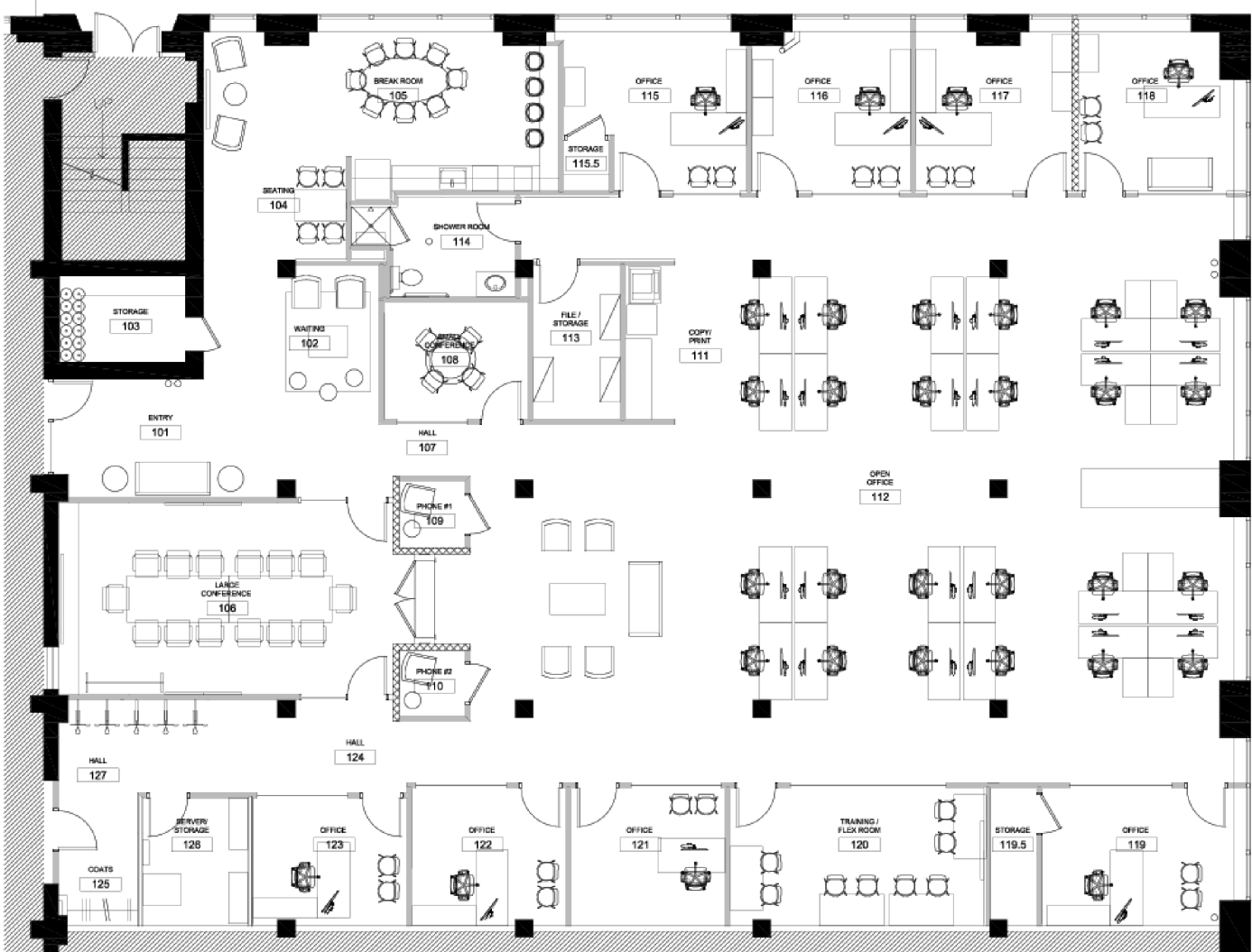
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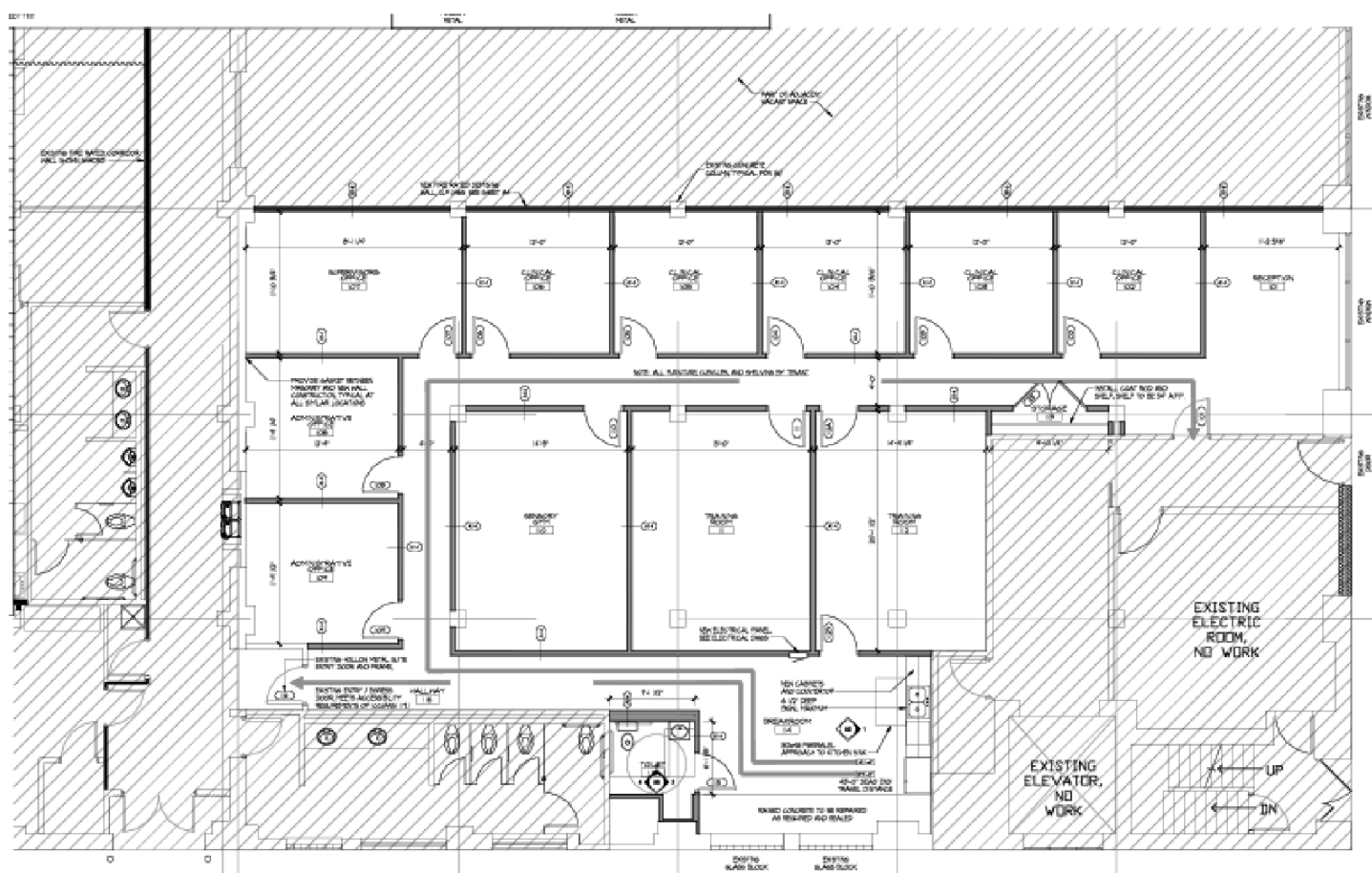




## FLOOR PLAN: SUITE 103- 7,445 RSF

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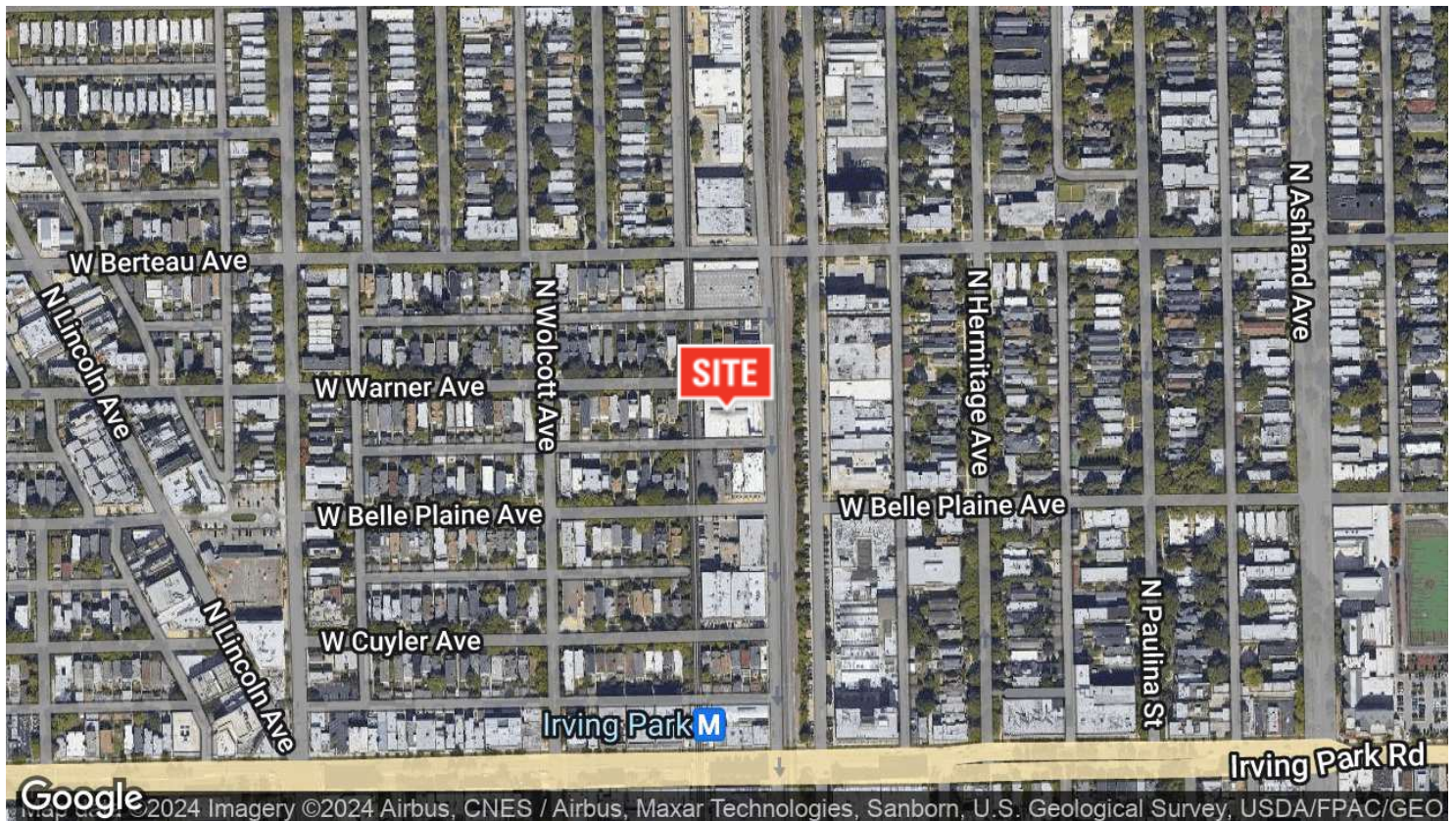
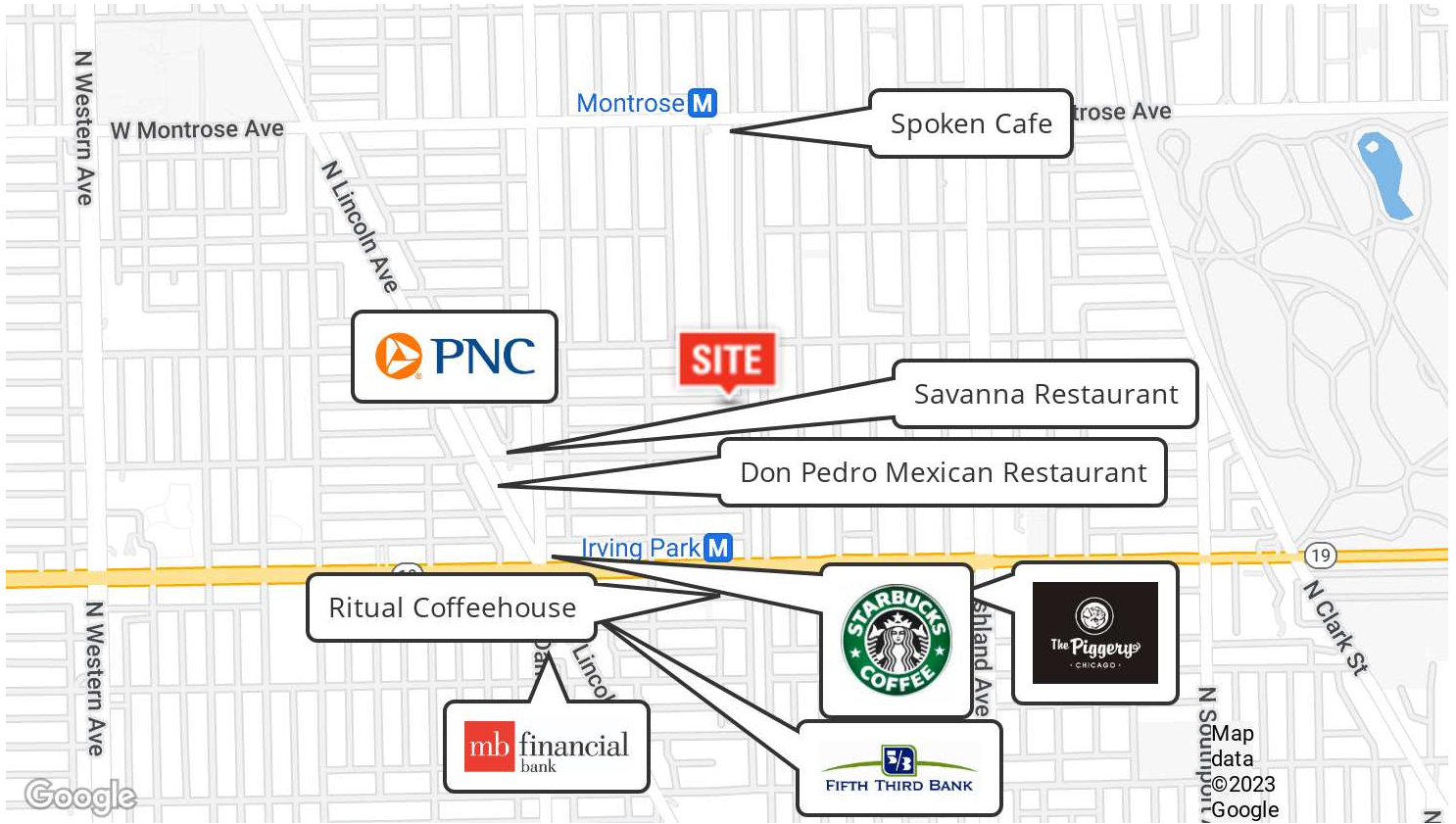






## AERIAL & STREET DETAIL

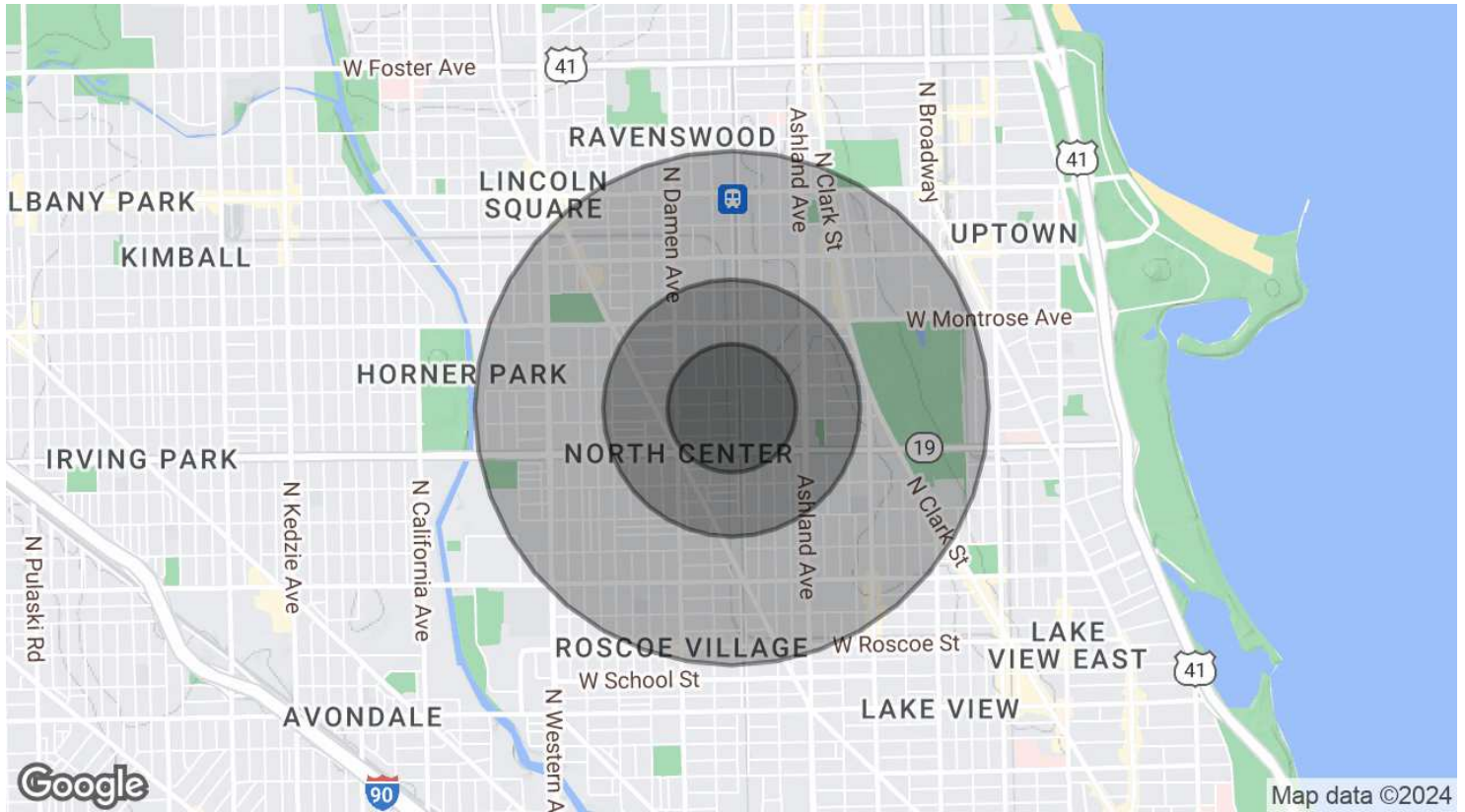
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## DEMOGRAPHICS MAP &amp; REPORT

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## POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,860	17,440	66,080
Average Age	32.7	34.2	34.2
Average Age (Male)	32.2	33.5	34.2
Average Age (Female)	32.8	34.8	33.8

## HOUSEHOLDS &amp; INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,758	8,072	32,094
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$173,890	\$158,350	\$140,808
Average House Value	\$607,617	\$607,288	\$565,648

\* Demographic data derived from 2020 ACS - US Census