



**MATANKY**  
REALTY GROUP

# HAROLD WASHINGTON BUILDING

OFFICE SPACE FOR LEASE

5401 S, WENTWORTH AVE  
CHICAGO, IL 60609



## PROPERTY/MARKET SUMMARY

Prominently located at the intersection of Garfield and Wentworth Avenues, and across from the main on/off ramp from the Dan Ryan Expressway, these retail and office spaces are ready for new companies to call them home. Two 1,400-1,500 SF retail spaces are available on the 1st floor, along with various office opportunities on the 2nd floor, ranging from 2,226 SF up to an entire 10,000 SF floor.

- Large parking field
- Four bus stops within the complex
- CTA Red Line across the street
- Restaurants and businesses in center
- 24-hour security
- Elevator & common entry
- Potential Building Signage

## PRICING

**1st Floor Space:** \$18/ SF/YR NNN

**2nd Floor Space:** \$15/SF/YR NNN

Operating Expense: \$12.50/SF/YR

## NEARBY BUSINESSES



**Rainbow**



**DTLR**  
YOUR FASHION...YOUR LIFESTYLE!

**T-Mobile**

**FAMILY DOLLAR**

**boostmobile**

## DEMOGRAPHICS

<b>POPULATION:</b>	1 Mile	25,069
	3 Mile	295,984
	5 Mile	758,516

<b># HOUSEHOLDS:</b>	1 Mile	8,653
	3 Mile	110,783
	5 Mile	264,007

<b>AVE HH INCOME:</b>	1 Mile	\$52,309
	3 Mile	\$60,424
	5 Mile	\$65,583

Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.

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### SITE PLAN



### AERIAL



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