



LEASE

411 West North Avenue Office/Retail For Lease

411 W NORTH AVENUE

Chicago, IL 60610

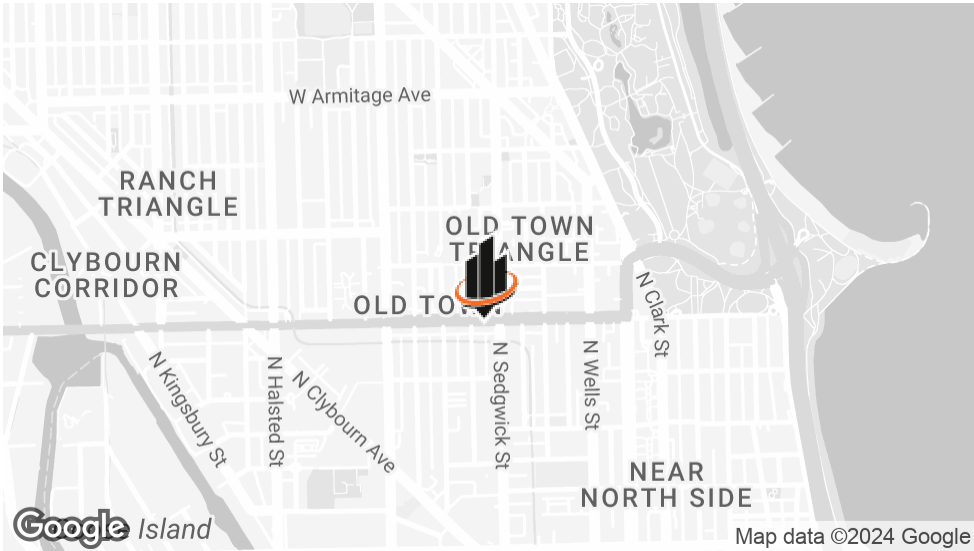
PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$45.00 PSF Net
NET CHARGES:	\$11.00 PSF
NEIGHBORHOOD:	Old Town
SPACE TYPE:	Office/Retail
AVAILABLE SF:	530 SF
ZONING:	B3-3

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PROPERTY DESCRIPTION

Introducing 411 West North Avenue, a prestigious property available for lease in the heart of Chicago. This prime location offers an exceptional opportunity for businesses seeking a prominent presence. The property features modern architecture, expansive windows, and flexible floor plans to accommodate a variety of business needs. With high visibility and easy accessibility, this property is ideal for retail, office, or mixed-use purposes. Elevate your business in this prestigious location, where a perfect blend of style and functionality awaits. A standout property that's sure to leave a lasting impression.

PROPERTY HIGHLIGHTS

- Exceptional Old Town Location
- Close Proximity To Public Transportation
- Low Occupancy Costs

ADDITIONAL PHOTOS

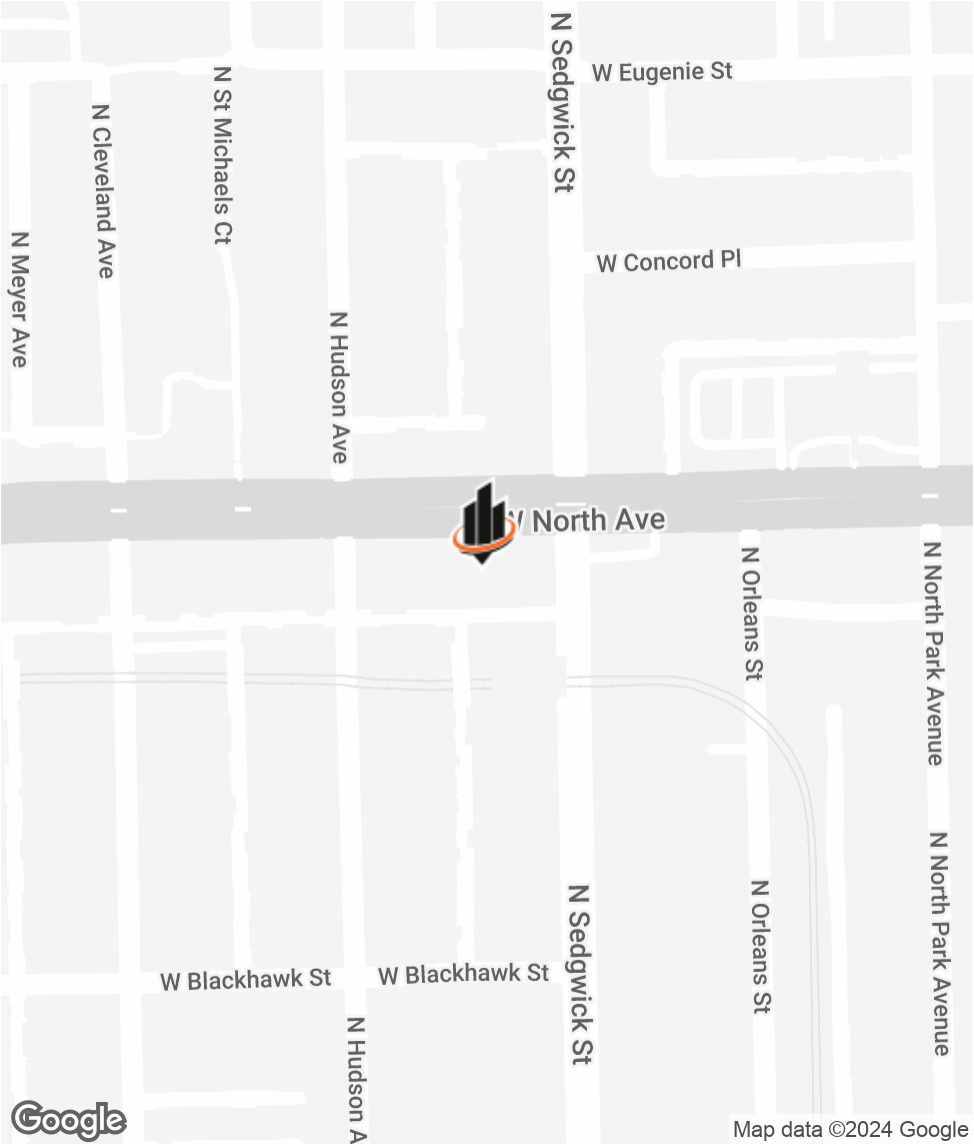
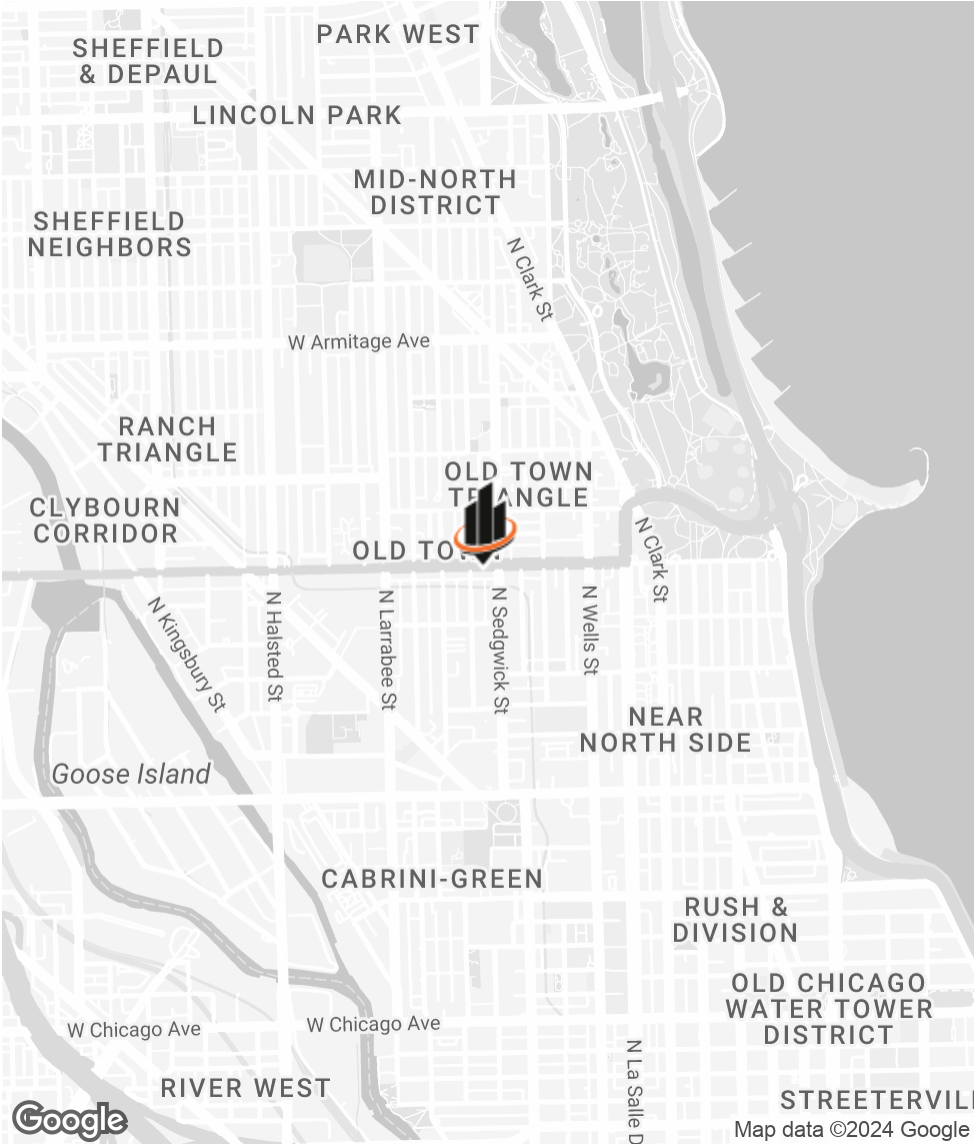


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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,719	22,838	72,365
AVERAGE AGE	31.7	34.5	36.3
AVERAGE AGE (MALE)	30.8	35.7	35.7
AVERAGE AGE (FEMALE)	32.8	34.1	36.6

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	3,381	13,612	45,628
# OF PERSONS PER HH	2.0	1.7	1.6
AVERAGE HH INCOME	\$159,409	\$159,287	\$148,271
AVERAGE HOUSE VALUE	\$600,664	\$504,216	\$522,575

* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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