

JAMESON.

# 1700 W. CORTLAND CHICAGO, IL

*SHOWROOM + OFFICE SPACE AVAILABLE  
FOR LEASE*

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# EXECUTIVE SUMMARY



## SPACE AVAILABLE

OFFICE SPACE: 863 - 5,000 SF  
RETAIL SPACE: 1,900 SF

## BUILDING SIZE

44,000 SF

## ZONING

C2-2

## FOR LEASE (SECOND FLOOR)

\$15-\$22 MODIFIED GROSS

## FOR LEASE (GROUND FLOOR)

\$35 MODIFIED GROSS

## PROPERTY DESCRIPTION

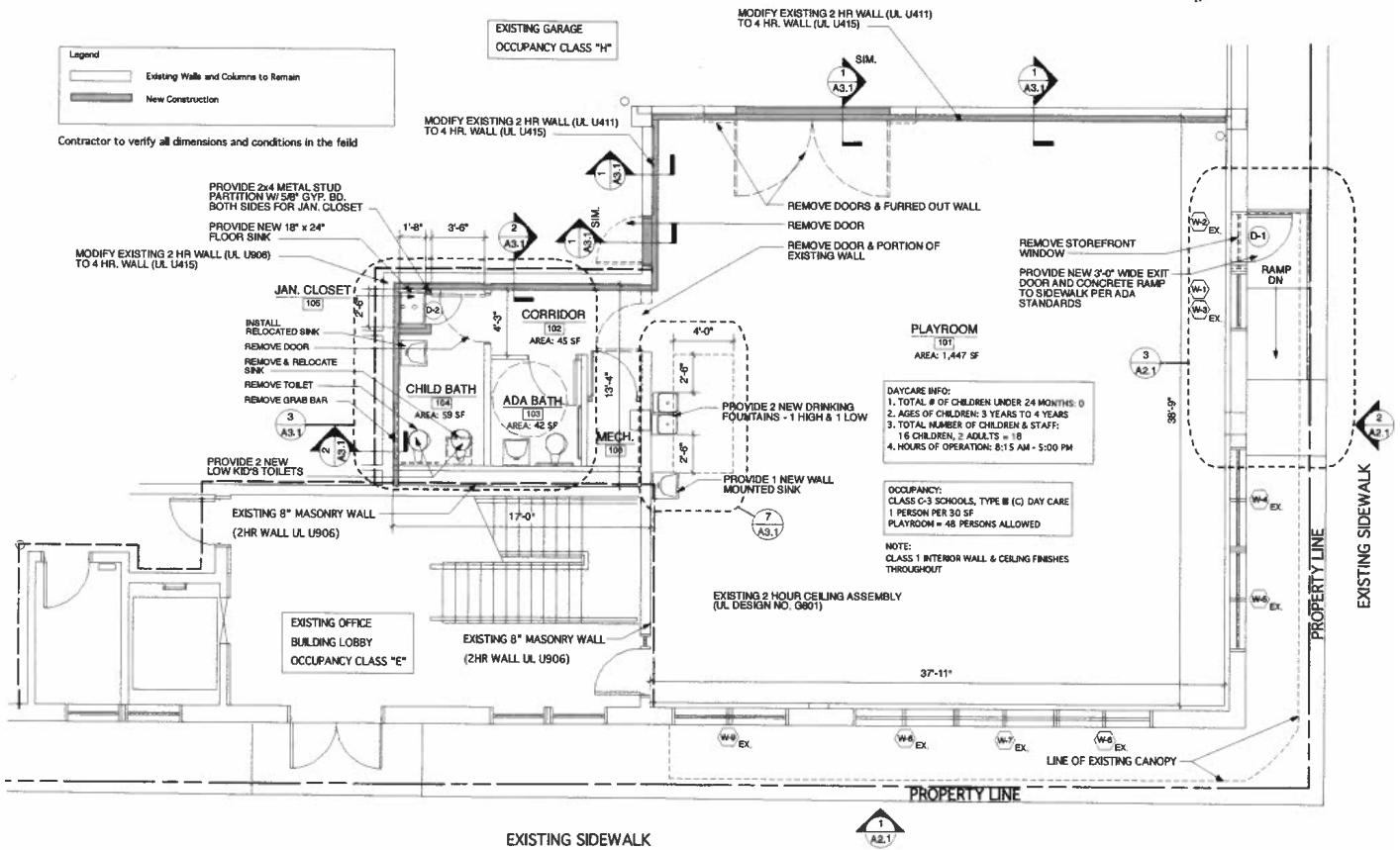
Welcome to 1700 W Cortland located between the Wicker Park & Bucktown neighborhoods! With 1,900 SF of retail/showroom space on the ground floor, and flexible office layouts ranging from 863 SF to 5,000 SF, this property offers the perfect opportunity for your business to thrive. Undergoing an extensive renovation in 2024, the transformation will redefine modern elegance, featuring a brand-new entryway and elevator lobby adorned with sleek flooring, contemporary lighting, and fresh paint. Not stopping there, the renovation extends to the corridors and washrooms, where upgraded fixtures, lighting, and flooring will enhance both functionality and aesthetics. Exterior enhancements include a redesigned entry canopy, inviting landscaping, and facade improvements, ensuring a striking first impression for your clientele.

Convenience meets connectivity as this property is just steps away from the Metra/CTA stations, an array of restaurants, and the bustling amenities of Wicker Park & Bucktown. Whether you're seeking a dynamic retail space or a versatile office environment, this property offers the ideal canvas to realize your business vision. Embrace the opportunity to establish your presence in one of Chicago's most sought-after neighborhoods, where every detail of this meticulously renovated property is tailored to elevate your business to new heights of success.

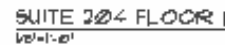
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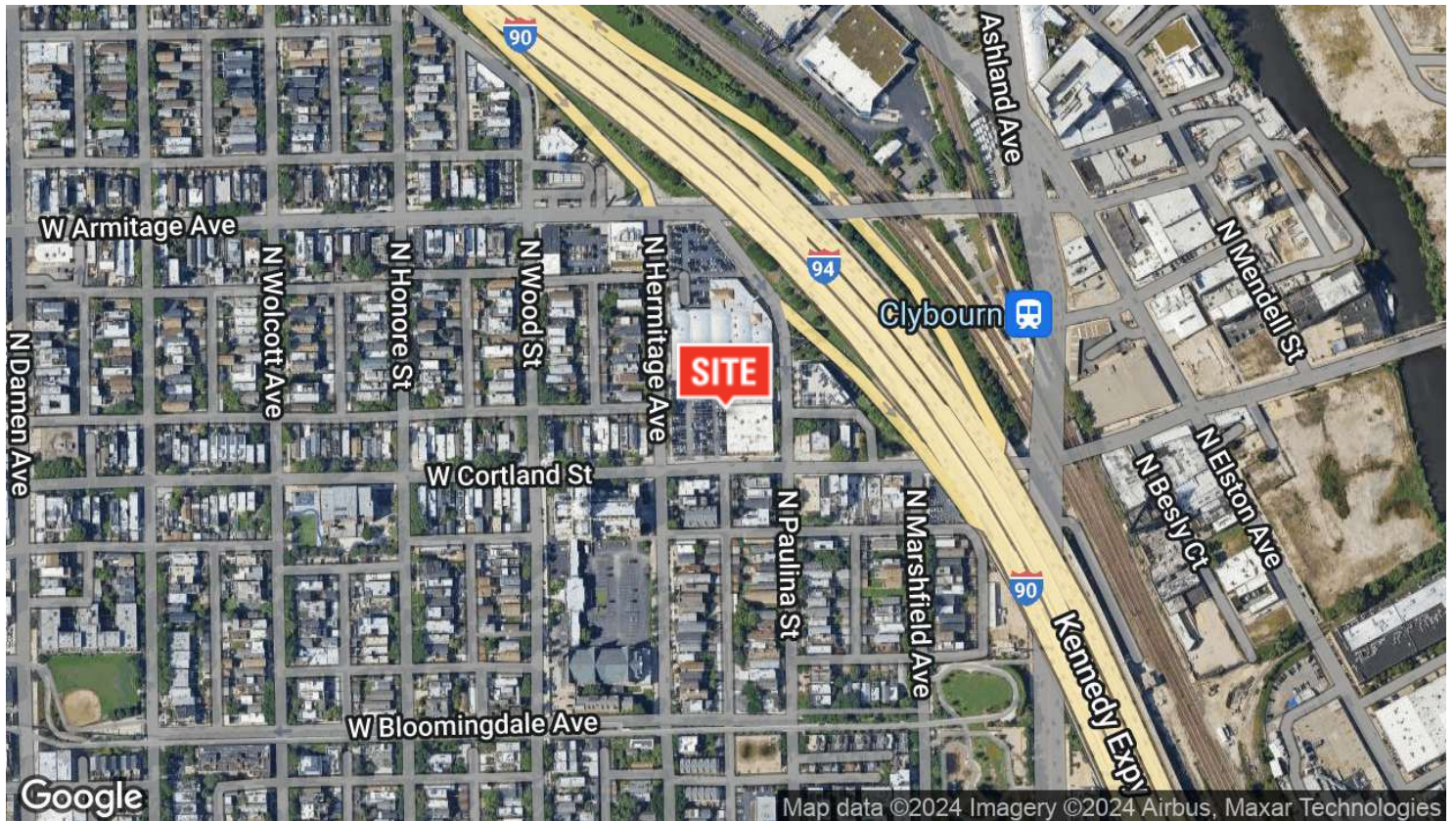
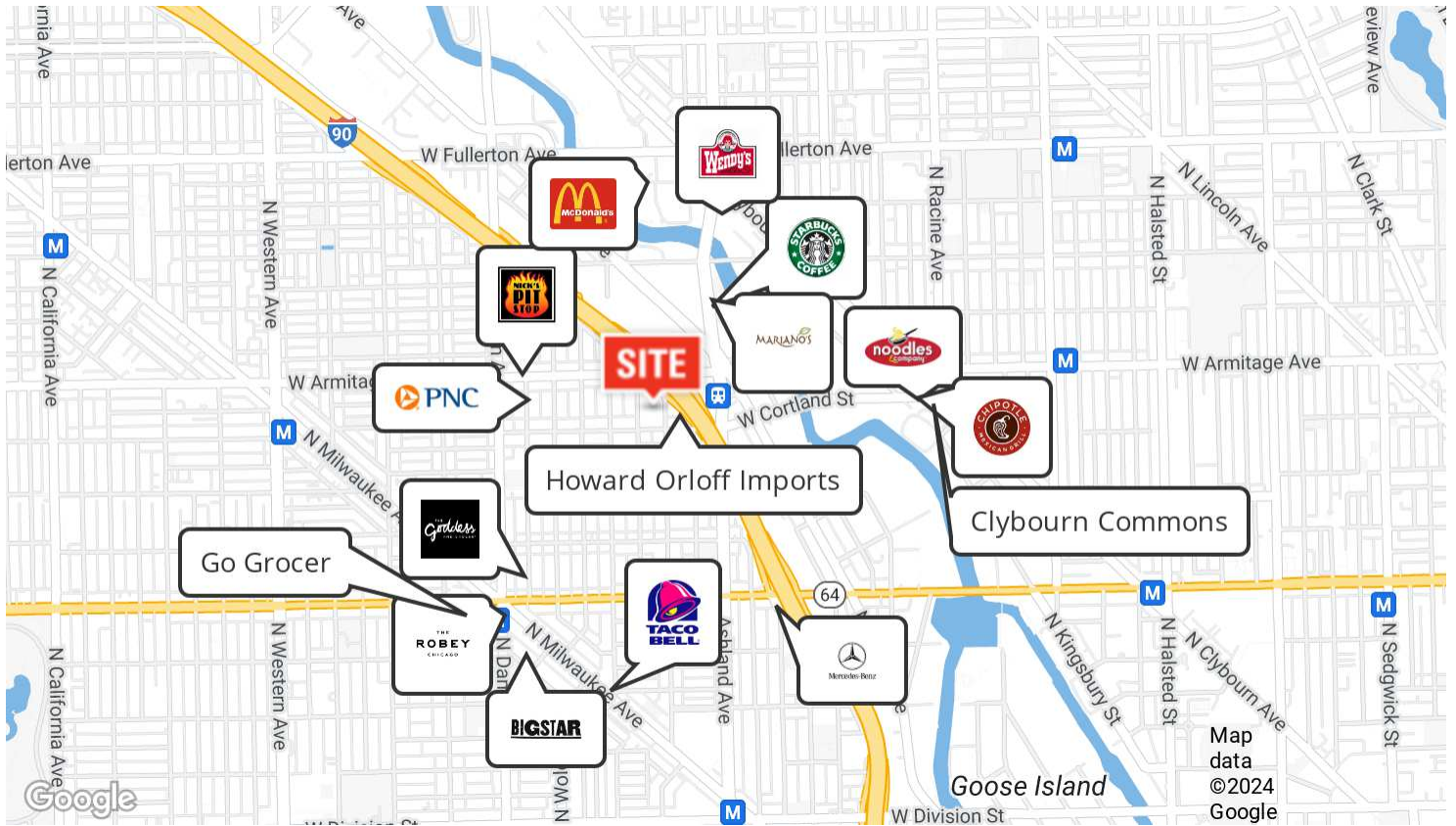
RETAIL/SHOWROOM SPACE  
1700 W. CORTLAND AVENUE  
CHICAGO



## CHICAGO







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# DEMOGRAPHIC INSIGHTS

1700 W. CORTLAND AVENUE  
CHICAGO

## KEY FACTS

55,772

Population



Average  
Household Size

33.2

Median Age

\$148,141

Median Household  
Income

## EDUCATION

3%

No High School  
Diploma



6%

High School  
Graduate



9%

Some College



82%

Bachelor's/Grad/Pr  
of Degree

## BUSINESS



2,721

Total Businesses



29,240

Total Employees

## EMPLOYMENT



89.8%

White Collar



4.5%

Blue Collar



5.7%

Services

2.5%

Unemployment  
Rate

## INCOME



\$148,141

Median Household  
Income



\$97,616

Per Capita Income



\$178,931

Median Net Worth

## 2023 Households By Income (Esri)

The largest group: \$200,000+ (35.3%)

The smallest group: \$15,000 - \$24,999 (2.6%)

Indicator ▲	Value	Diff	
<\$15,000	5.8%	-5.2%	
\$15,000 - \$24,999	2.6%	-4.6%	
\$25,000 - \$34,999	2.8%	-4.1%	
\$35,000 - \$49,999	3.5%	-6.1%	
\$50,000 - \$74,999	8.6%	-6.8%	
\$75,000 - \$99,999	8.8%	-3.7%	
\$100,000 - \$149,999	18.4%	+2.0%	
\$150,000 - \$199,999	14.2%	+5.7%	
\$200,000+	35.3%	+22.9%	

Bars show deviation from 17031 (Cook County)

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A graphic consisting of a grid of red squares. The word "JAMESON." is written in white, serif, all-caps font in the center of one of the squares.

JAMESON.

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