

## FULLY BUILT-OUT RESTAURANT SPACE AVAILABLE FOR LEASE



**Space Size:** 3,915 SF  
**Lease Rate:** \$100 PSF  
**Lease Type:** Modified Gross  
**Zoning:** DX-7

**Beautiful fully built-out restaurant space available for straight lease in Chicago's attractive Gold Coast. There is a 2,056 SF basement as well. Great exposure in high density location with strong demographics, pedestrian and vehicle counts. Previous Operator (Bistrot Zinc) retiring after 20+ years at the same location. They held Incidental Liquor and Retail Food licenses. Tenant responsible for 30% of increases in Taxes and Building Insurance.**



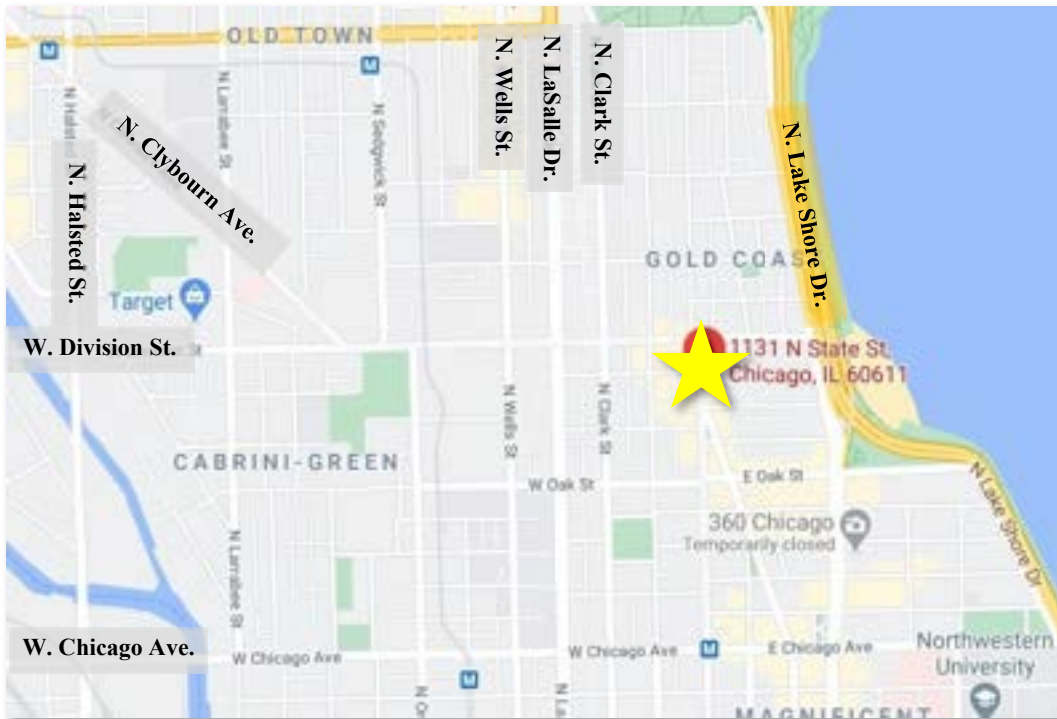
JARRETT FRADIN

773-551-5976

JARRETT@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600

## FULLY BUILT-OUT RESTAURANT SPACE AVAILABLE FOR LEASE



JARRETT FRADIN

773-551-5976

JARRETT@STRAUSSREALTY.COM

STRAUSS REALTY, LTD.  
4220 W. MONTROSE AVENUE  
CHICAGO, ILLINOIS 60641  
PHONE: 773-736-3600