

TWO FLOOR, NEW CONSTRUCTION RESTAURANT/ RETAIL SPACE FOR LEASE IN LINCOLN PARK



Two floor, new construction restaurant or retail space for lease in heart of Lincoln Park. Great location steps from Broadway, Diversey and Clark 5-corner intersection. New Lease with Foxtrot coming this Winter. Other nearby retailers include Starbuck's Stan's Donuts and Blue Mercury. New roof, flooring and walls. All mechanicals to be installed (plumbing, electrical, and HVAC). Landlord willing to contribute to Tenant Improvements.

Space Size:	±3,200 SF
	1,600 SF per Floor
Lease Rate:	\$24.50 PSF
Tax:	\$4.19 PSF
Insurance:	\$0.51 PSF
Lease Type:	NNN
Zoning:	B3-2



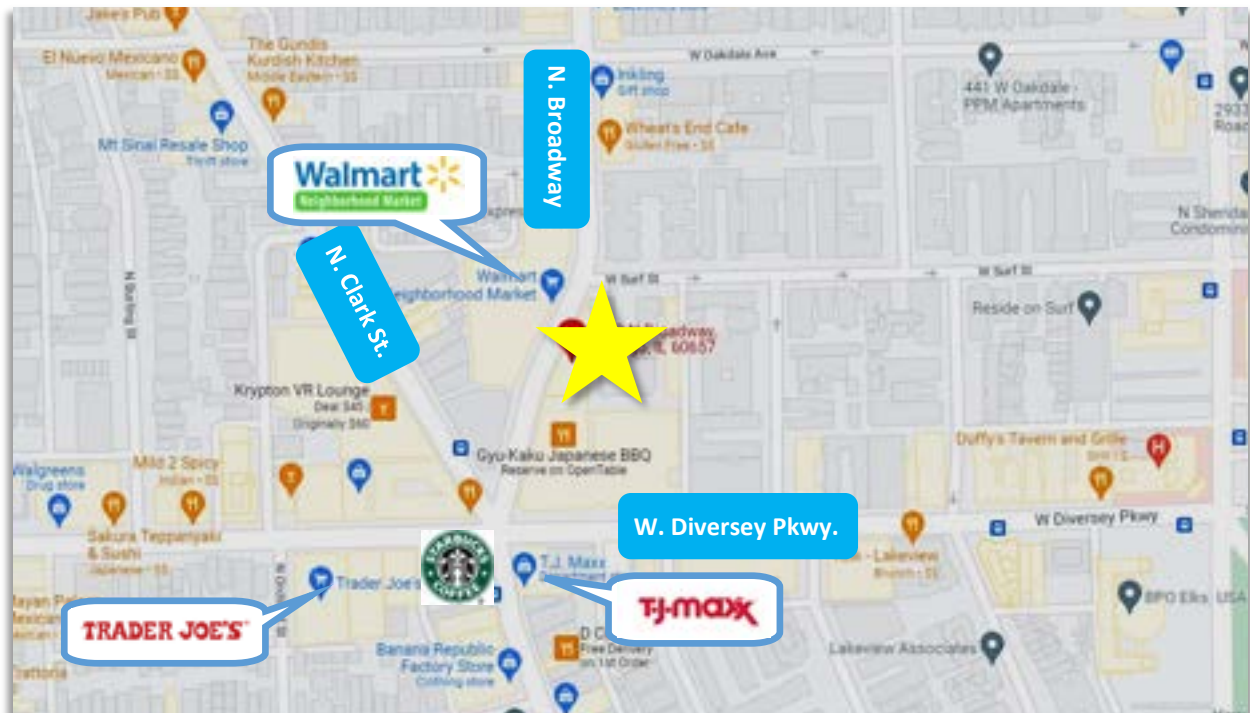
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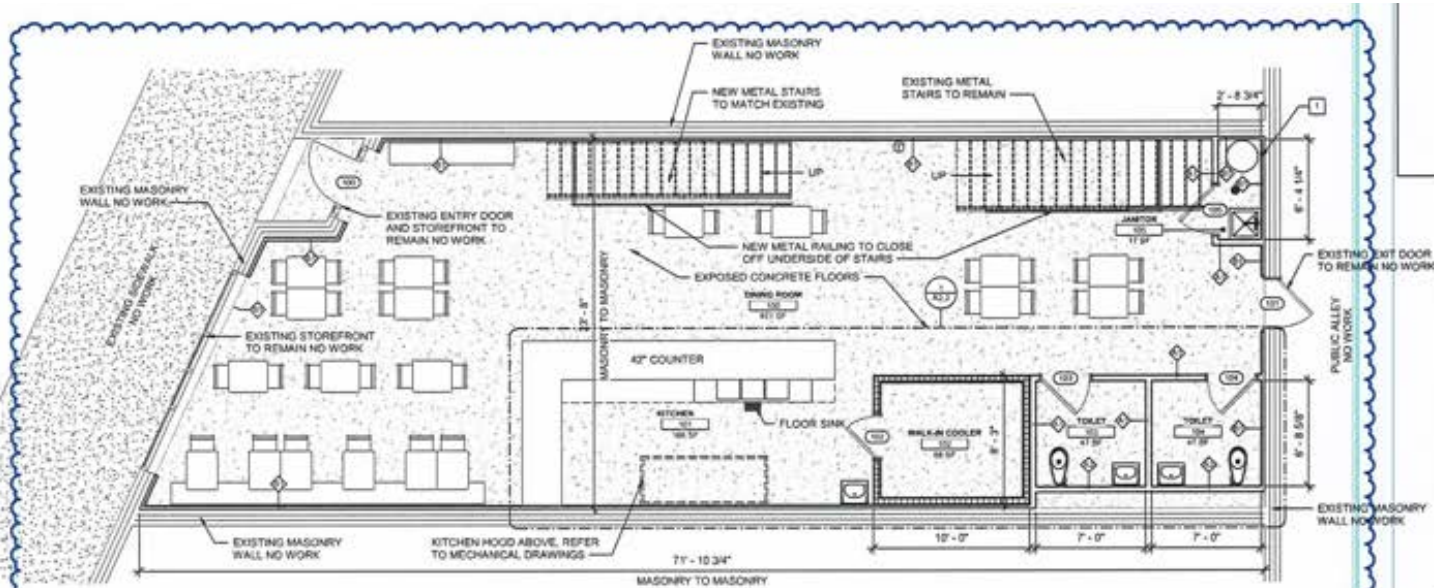
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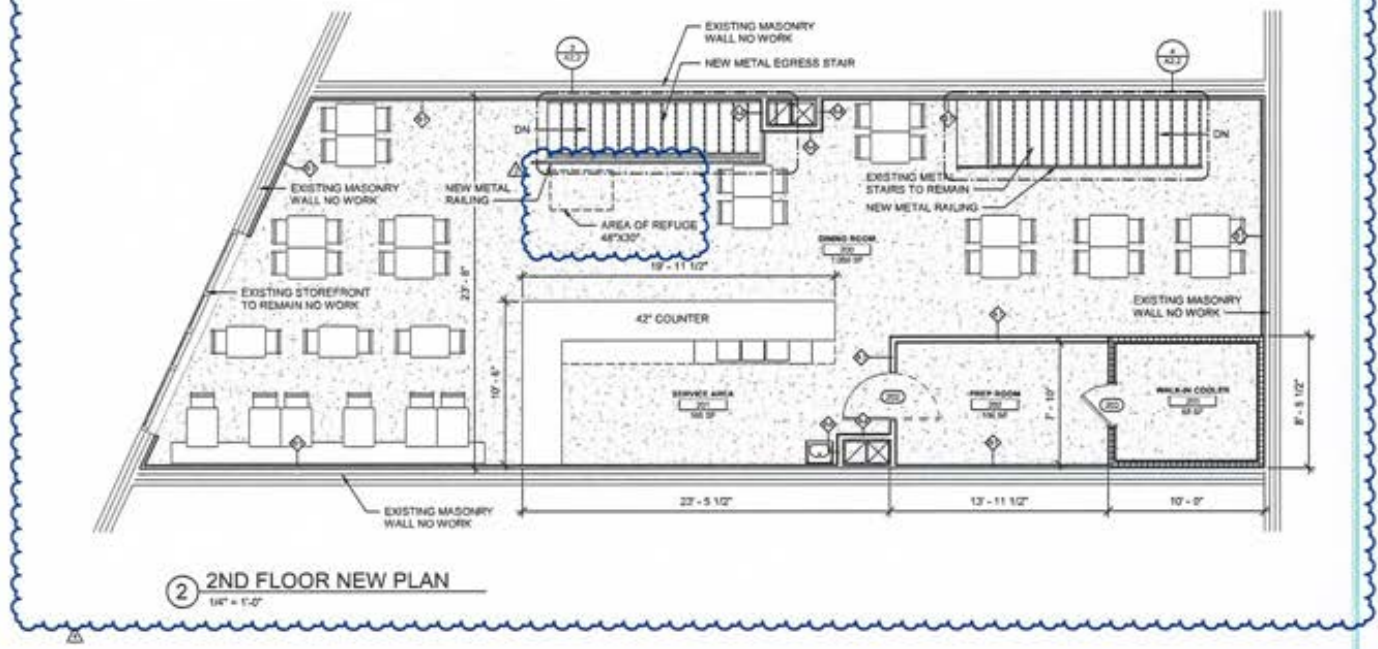
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FLOOR PLAN



1 1ST FLOOR NEW PLAN
1/4" = 1'-0"



2 2ND FLOOR NEW PLAN
1/4" = 1'-0"



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