

GOLD COAST RETAIL/FITNESS/MEDICAL SPACES



Second generation spaces for lease in superb Gold Coast location with excellent visibility and signage opportunity on LaSalle Drive. Ground Floor is currently built-out as a 5,000 SF gym and is easy to reconfigure for multiple operators. The 3,500 SF second floor space is in excellent condition and ready to plug-and-play for another physical therapy user. Spaces are divisible to 1,500 SF. The entire building has been renovated with all new mechanicals, façade and infrastructure. Parking is available.

Available SF: 5,000 SF Ground Floor
3,500 SF Second Floor
(Spaces are divisible to 1,500 SF)

Rental Rate: \$29.75/SF, Modified Gross (Ground Floor)
\$25.50/SF, Modified Gross (Second Floor)

Nearby Amenities & Attractions:

- Steps to Clark & Division Red Line
- Jewel-Osco
- Division St & Wells St Dining & Shopping in Old Town
- Oak Street Beach
- Magnificent Mile



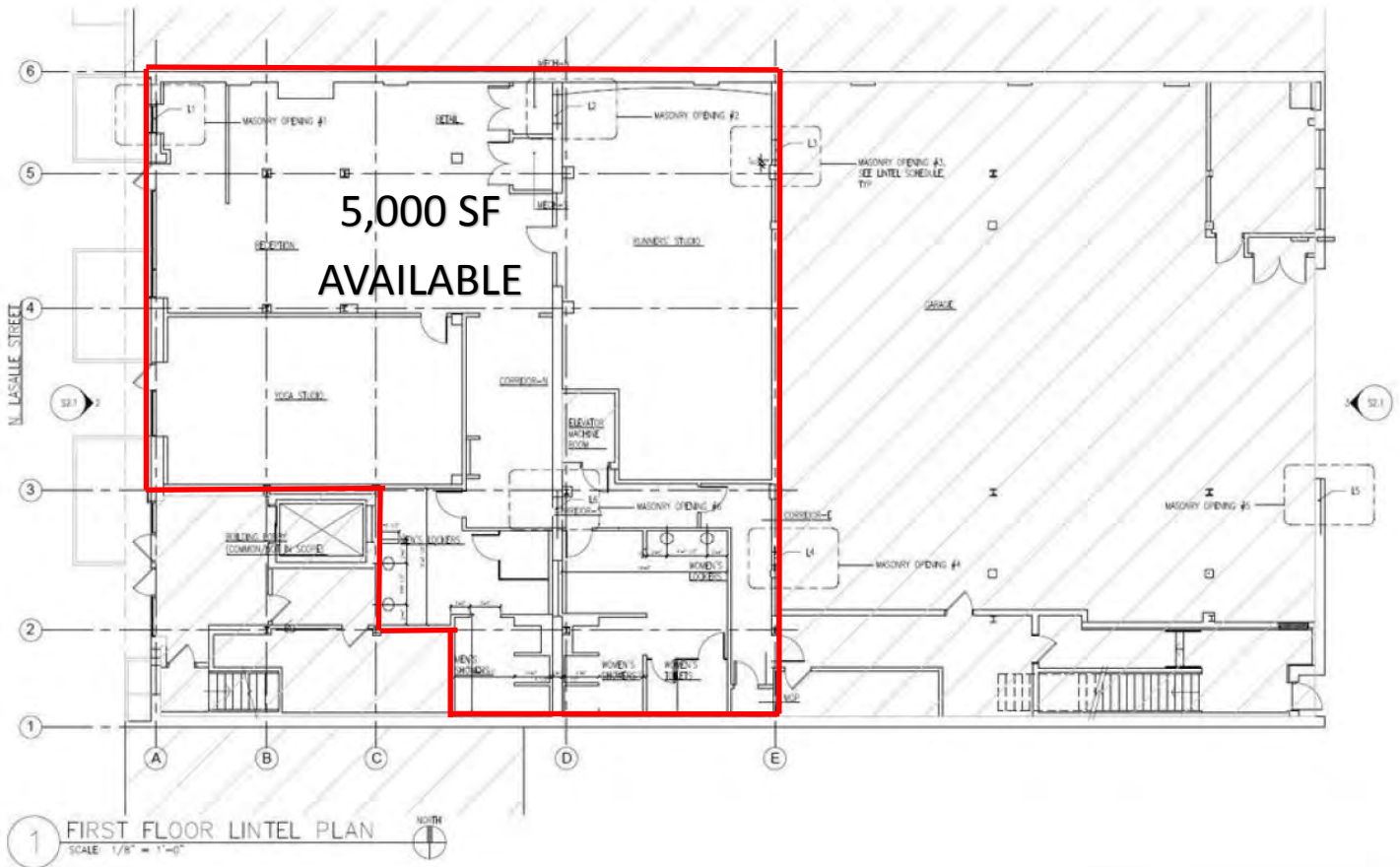
MJ WEINBERGER

847-334-2587

MJ@STRAUSSREALTY.COM

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

FIRST FLOOR—FLOOR PLAN



Features

- Reception Area
- Yoga Room
- Training Room
- Bathrooms
- Locker Rooms (with Showers)



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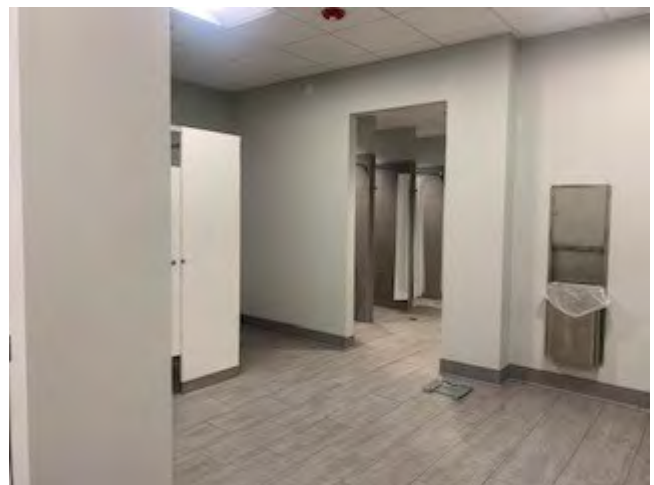
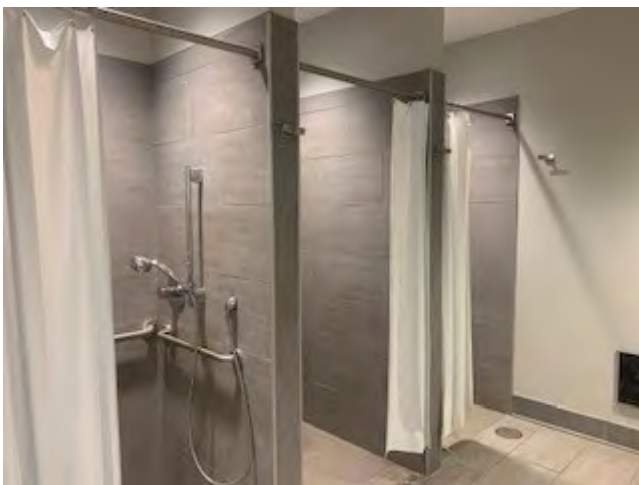
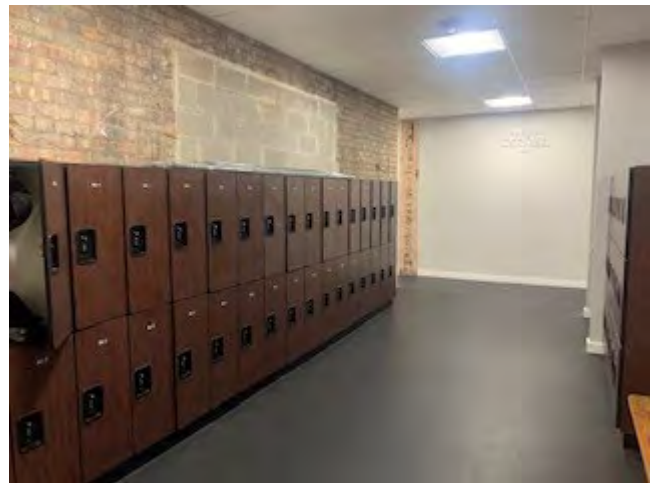
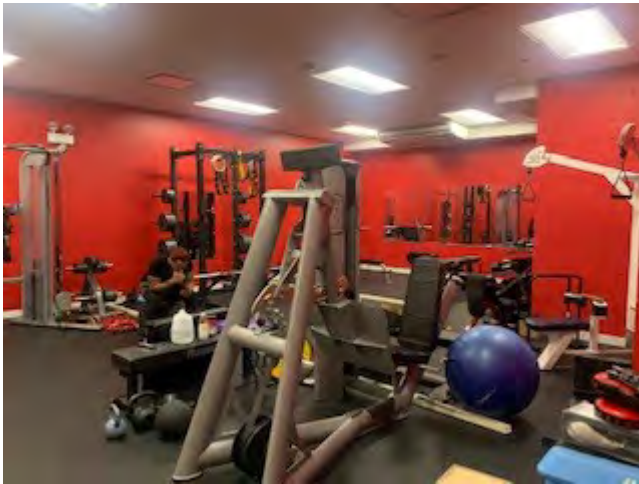
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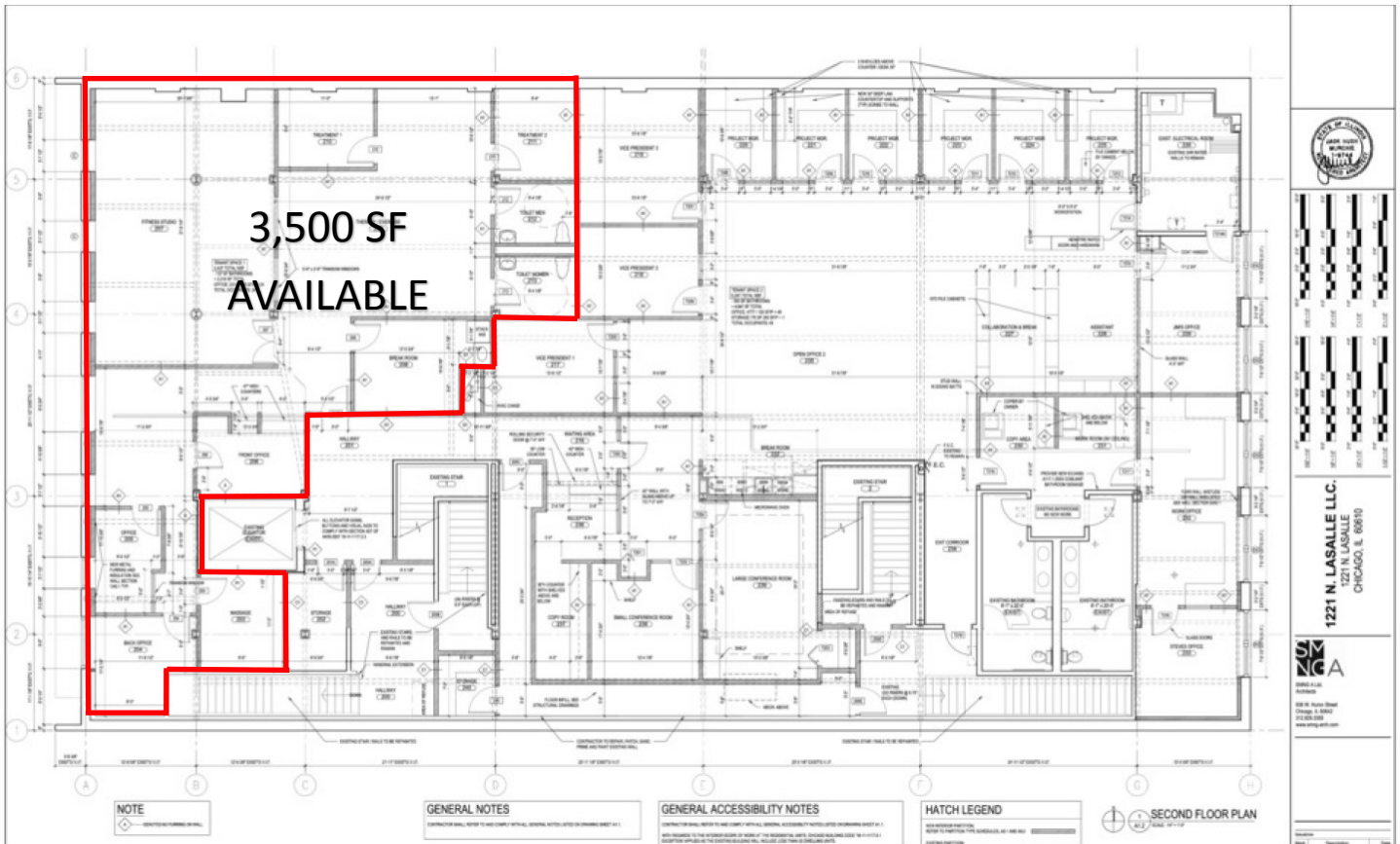
FIRST FLOOR



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SECOND FLOOR—FLOOR PLAN



Features

- 5 Private Offices
- Reception Area
- Two ADA Bathrooms
- Open Collaboration Areas
- Kitchenette



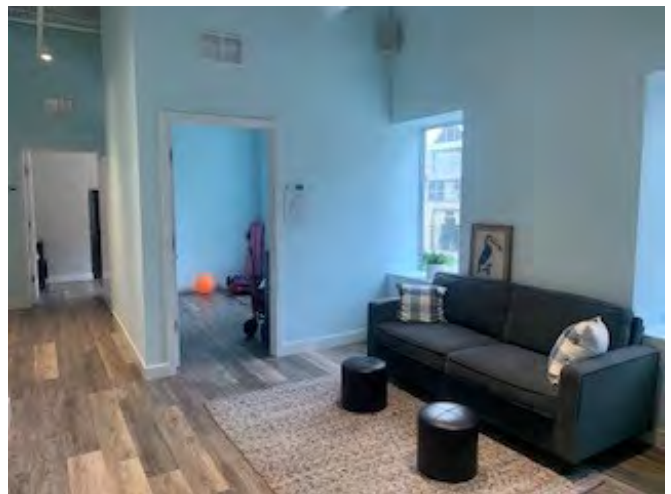
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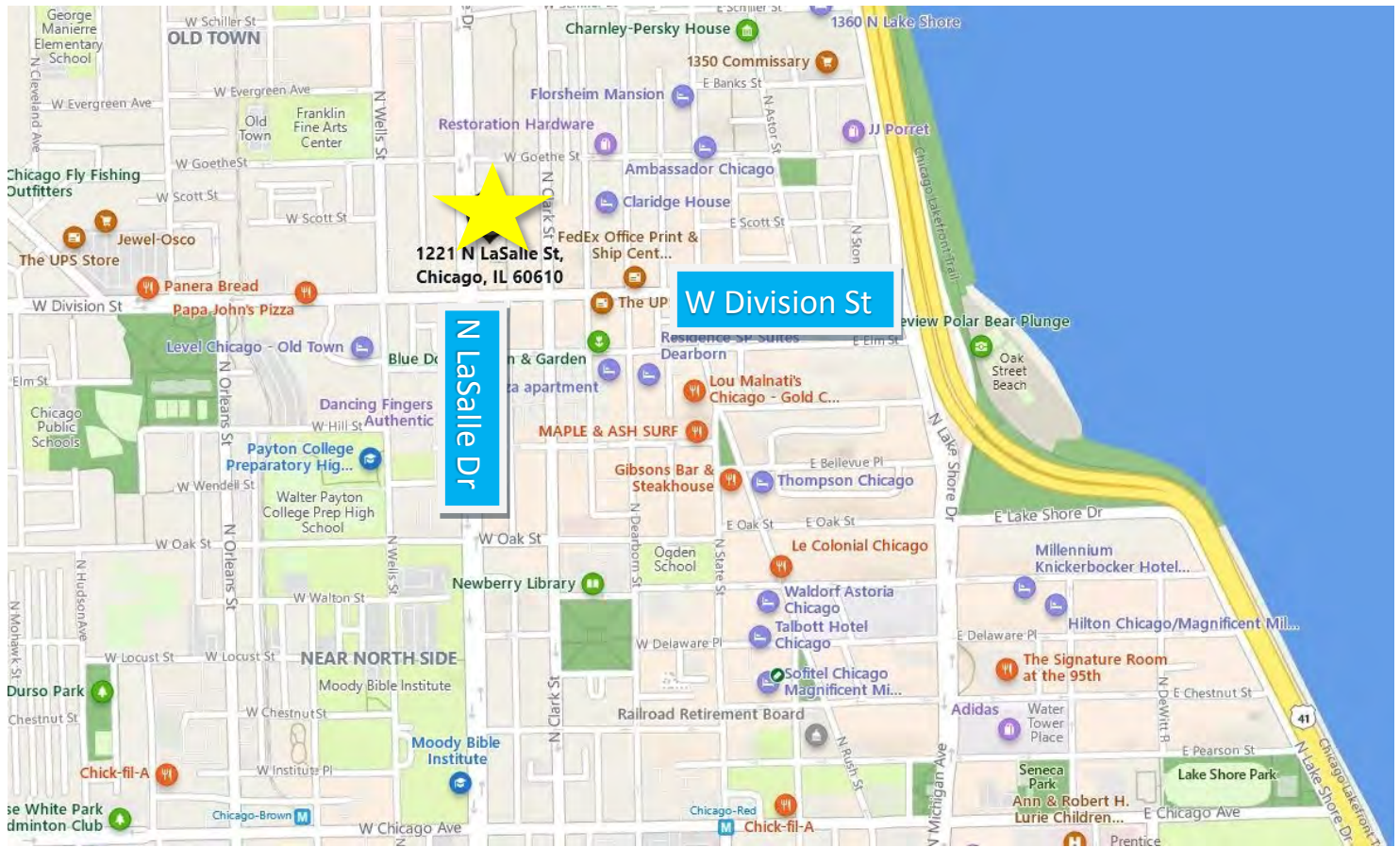
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Map



Great location in the middle of affluent Gold Coast and Old Town, adjacent to the busy corner of LaSalle and Division. Gold Coast is conveniently located to downtown, Lake Shore Drive, and I-90/94. The area is famous for its numerous dining, shopping, and entertainment options.

Neighboring businesses include FFC Gym Old Town, Krav Maga School, The Marshall Hotel, The Sinclair (a new 40 story/390 unit luxury rental building with Jewel Osco), as well

Demographics

	0.25 Miles	0.5 Miles	1 Mile
Total Households	6,167	22,105	49,535
Total Population	9,459	34,291	79,970
Average HH Income	\$113,854	\$117,434	\$132,327



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