

FOR SUBLEASE

2211 N ELSTON AVE

Chicago, IL 60614

PRESENTED BY:

DEENA ZIMMERMAN

O: 312.756.7336

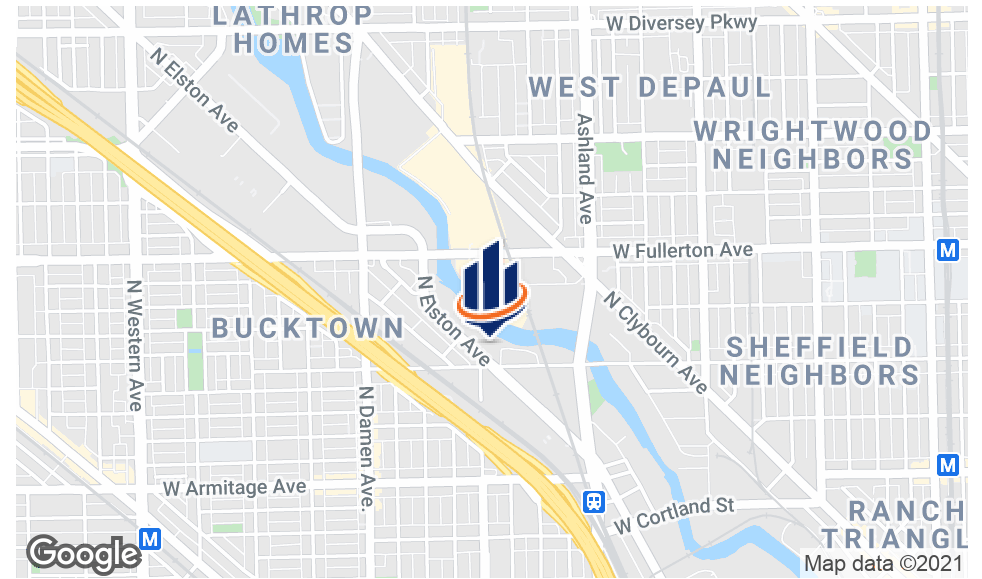
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CHRISTIAN PEPLER

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OFFERING SUMMARY

LEASE RATE:	\$31.00 SF/yr (MG)
BUILDING SIZE:	122,422 SF
AVAILABLE SF:	3,900 SF

PROPERTY OVERVIEW

Retail/Office sublease available with dedicated entry and direct access from Elston Ave. Exposed brick & timber loft with 14' ceilings and abundant natural light. Layout includes several large rooms, private office, kitchenette, and private restrooms. Direct access to loading dock. 4 on-site surface parking spaces. Currently used as children's therapy center but perfect for a myriad of uses including, office, hair salon, attorney, art gallery, showroom, classrooms, massage, dance studio, yoga, personal services and more. C3-3 zoning. Sublease runs thru June 2021 w/ option to extend thru June 2026. Direct extension also available.

PROPERTY HIGHLIGHTS

- 14' Ceilings
- Large Rooms Suitable For Workstations, Conference, or Classroom
- Kitchenette
- Private Restrooms
- Loading Dock Access
- 4 On-Site Parking Spaces
- Direct Extension Available
- C3-3 Zoning

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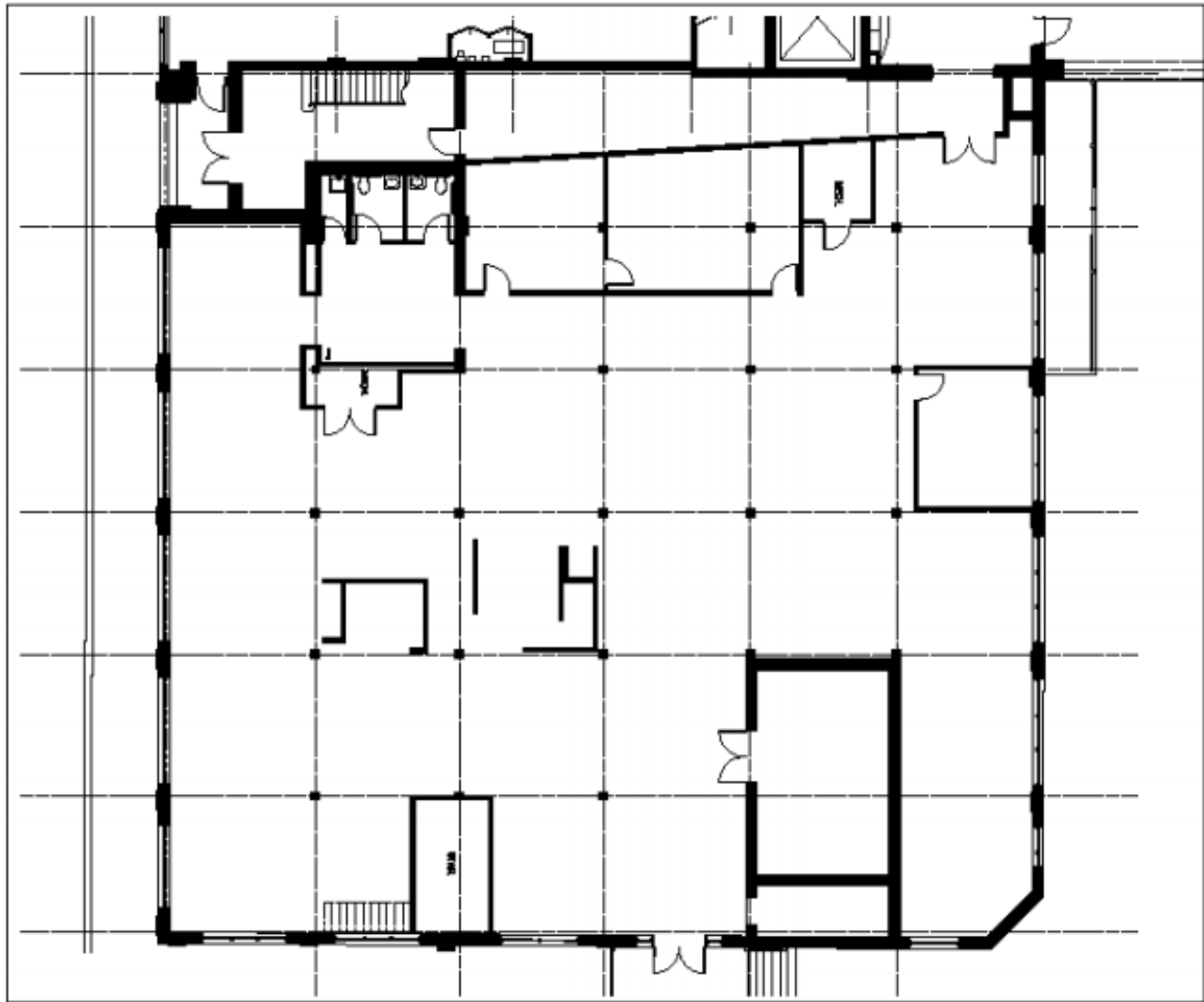


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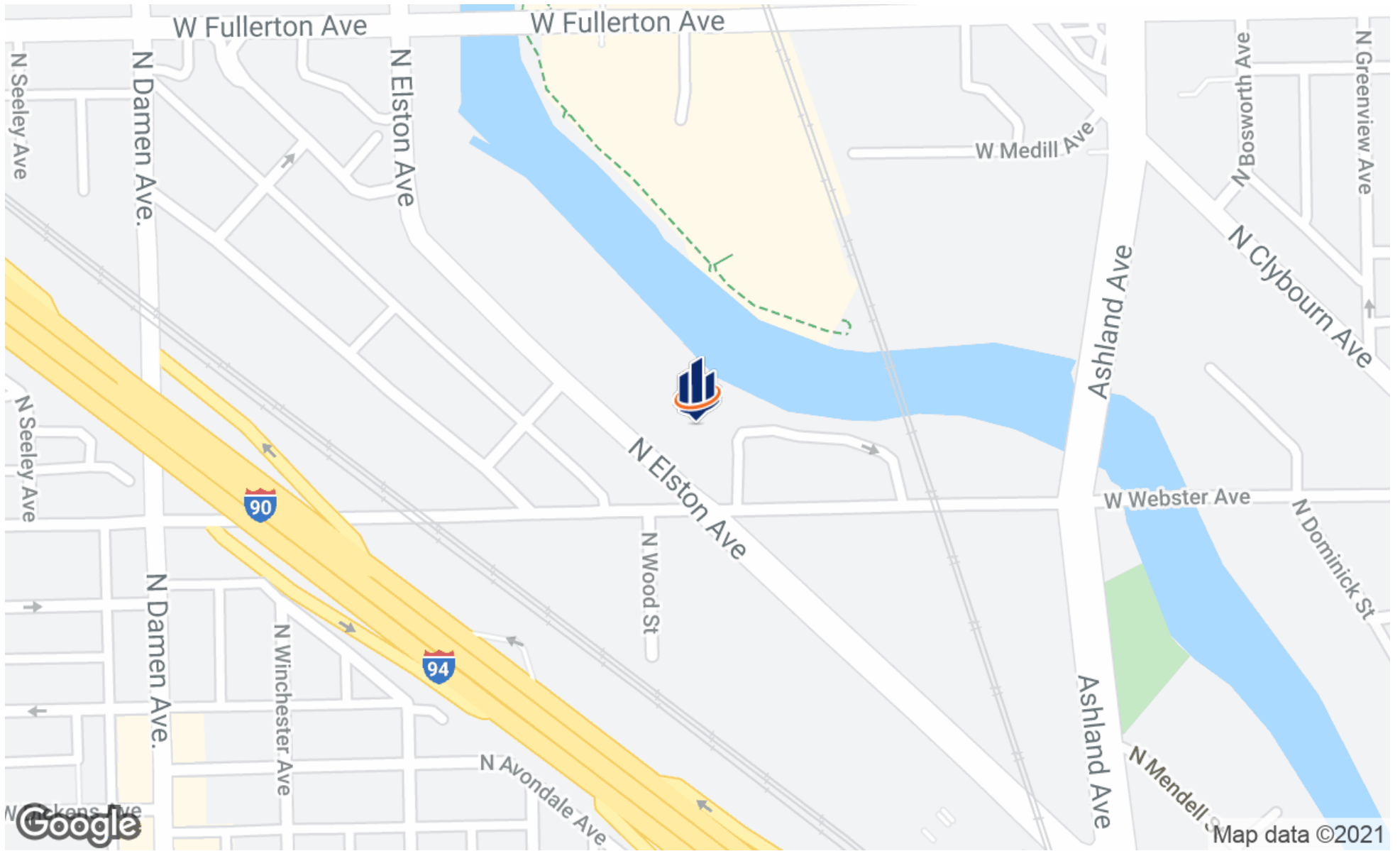
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ARCHITECTURE <small>400 NORTH TROSKA SUITE 100 CHICAGO, IL 60611 TEL: 312.756.7336 FAX: 312.756.7337 WWW: SVN.COM</small>	
GARRETT REALTY <small>2211 NORTH ELSTON SUITE 200 CHICAGO, ILLINOIS 60614 TEL: 312.756.7336</small>	
2211 NORTH ELSTON <small>COMMERCIAL BUILDING SUITE 400 CHICAGO, IL</small>	
<small>DATE</small> 07/23/14	<small>SCALE</small> 1/8" = 1'-0"
<small>DESIGNED BY</small> DZ	<small>CHECKED BY</small> DZ



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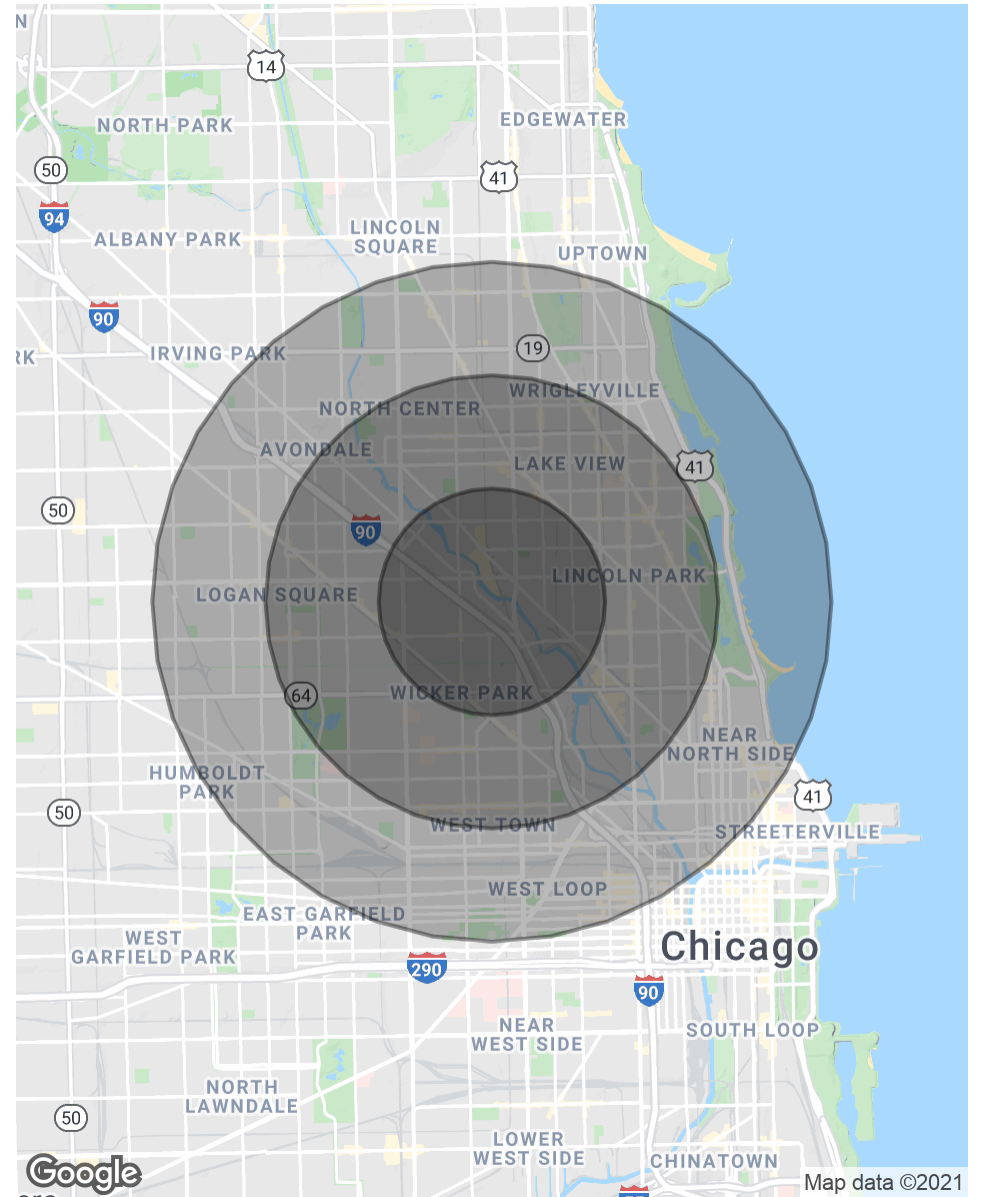
POPULATION

	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	48,509	251,428	536,785
AVERAGE AGE	31.6	30.5	31.6
AVERAGE AGE (MALE)	32.0	31.0	32.2
AVERAGE AGE (FEMALE)	31.5	30.2	31.4

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	22,183	111,214	251,961
# OF PERSONS PER HH	2.2	2.3	2.1
AVERAGE HH INCOME	\$132,401	\$115,025	\$98,345
AVERAGE HOUSE VALUE	\$663,143	\$607,006	\$525,637

* Demographic data derived from 2010 US Census



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