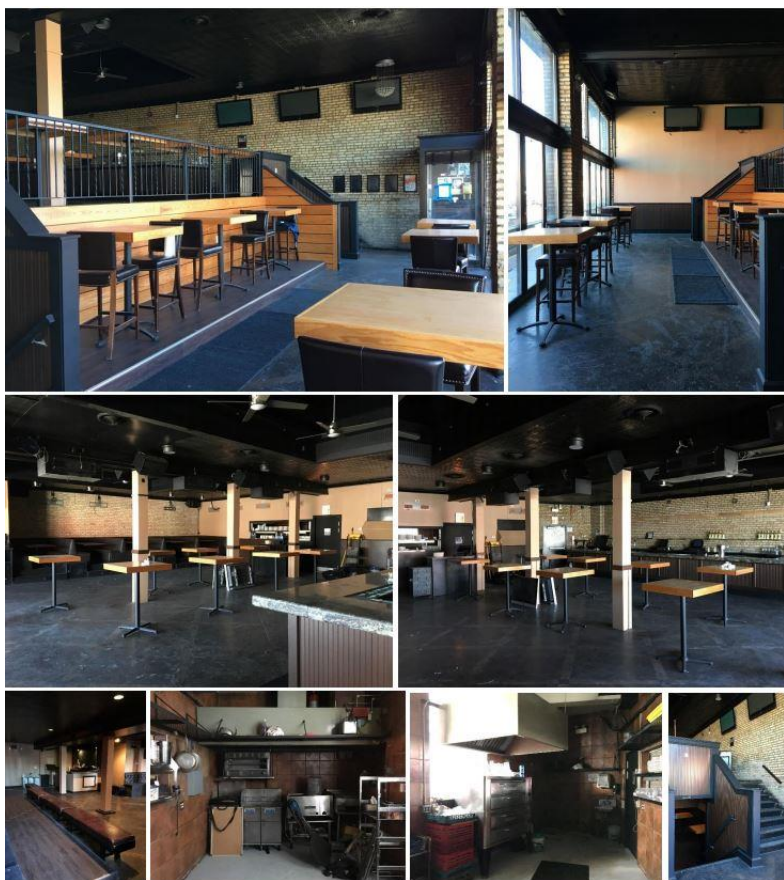


For Lease

Office Space

2142 N Clybourn Ave. Chicago, IL 60614



- Second Generation restaurant space
- 5,500 SF available along the Clybourn Avenue corridor
- Ward 2 – Brian Hopkins
- Ample signage and crown signage potential
- 20,000 vehicles per day pass the property
- 261,344 population in 2-mile radius with median household income at nearly \$120K in a 1-mile radius
- Adjacent to the Lincoln Yards the proposed 30-acre redevelopment project by Sterling Bay (they completed the McDonald's and Google projects in Chicago). Project costs anticipated at upwards of \$10 billion
- 20,000 seat stadium proposed by Cubs ownership and Sterling Bay for entertainment and United Soccer League expansion team at Lincoln Yards
- FF&E available with lease includes three separate bars
- Neighboring tenants include Shred 415, Five Guys, Bank of America, Treasure Island, Mattress Firm, Rosin Eyecare, Potbelly, Chase and many more
- Unique 3-level building ideal for bar/restaurant concept
- CAM/TAX estimated at \$4.37 psf

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IMPERIAL REALTY COMPANY