

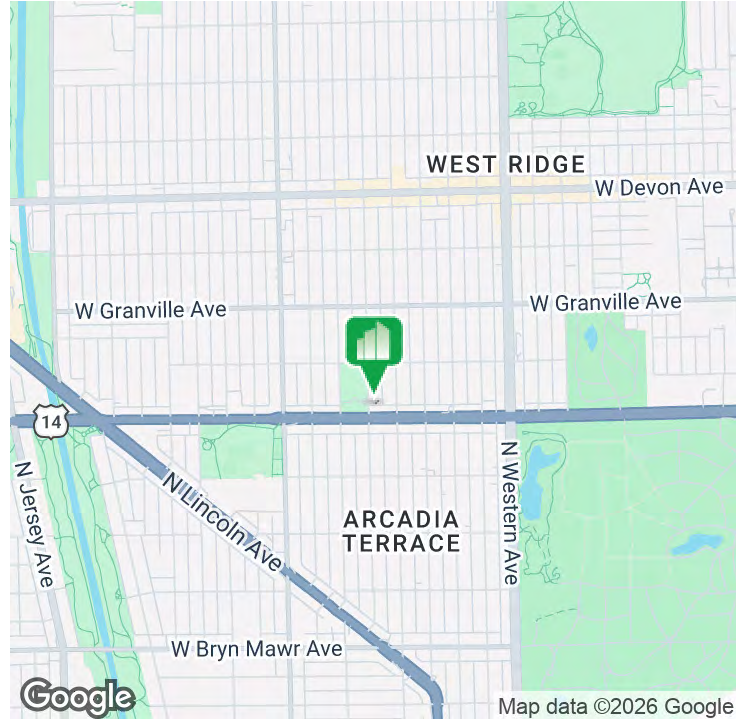


FREE RENT on 2-YEAR LEASE



RECENTLY REDUCED RENT ON CHICAGO OFFICE SPACE

2622 W PETERSON AVE, CHICAGO, IL 60659



OFFERING SUMMARY

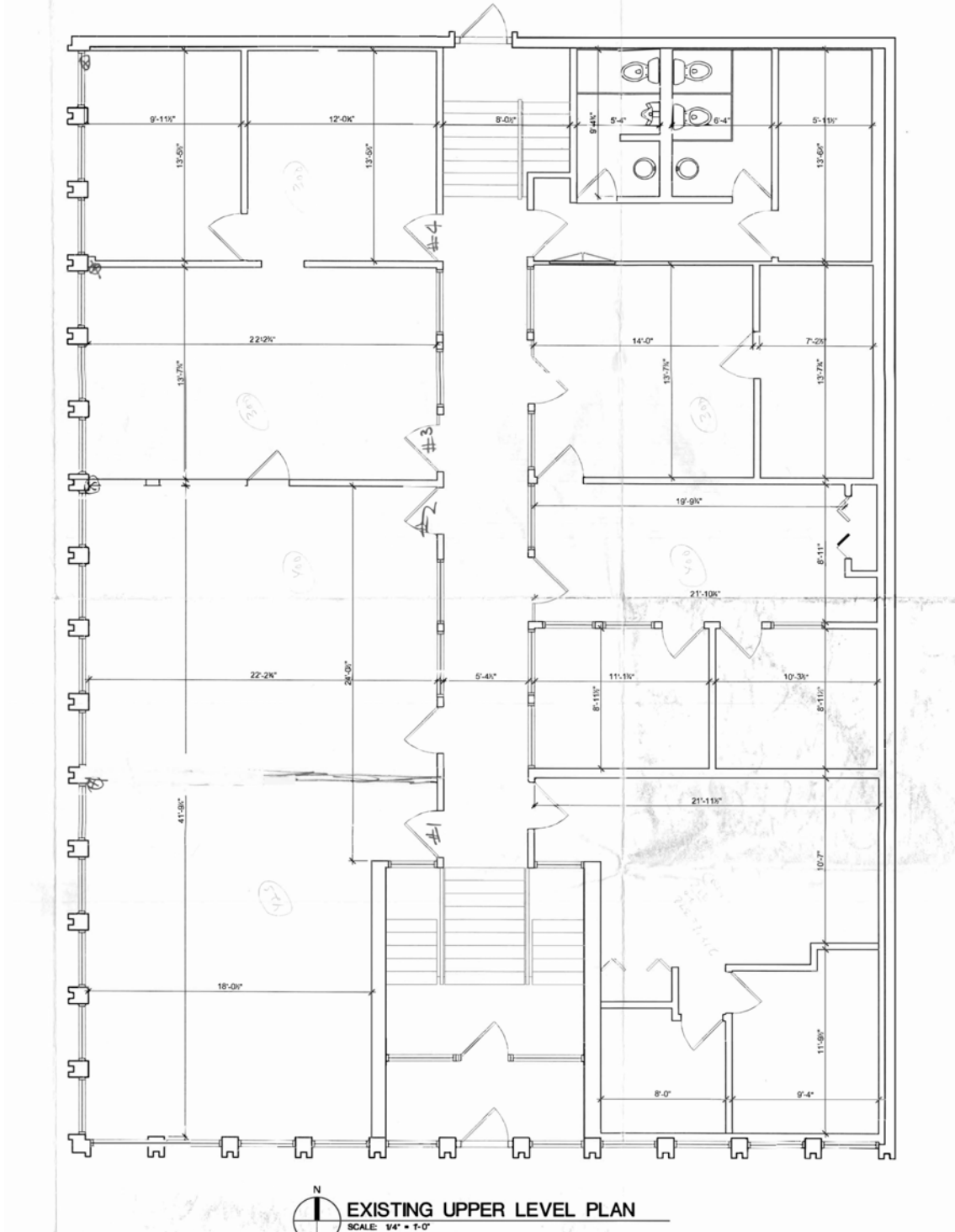
Available SF:	500 - 6,400 SF
Lease Rate:	\$15 SF/yr (MG)
Lot Size:	0.12 Acres
Year Built:	1964
Building Size:	6,400 SF
Zoning:	B3-2

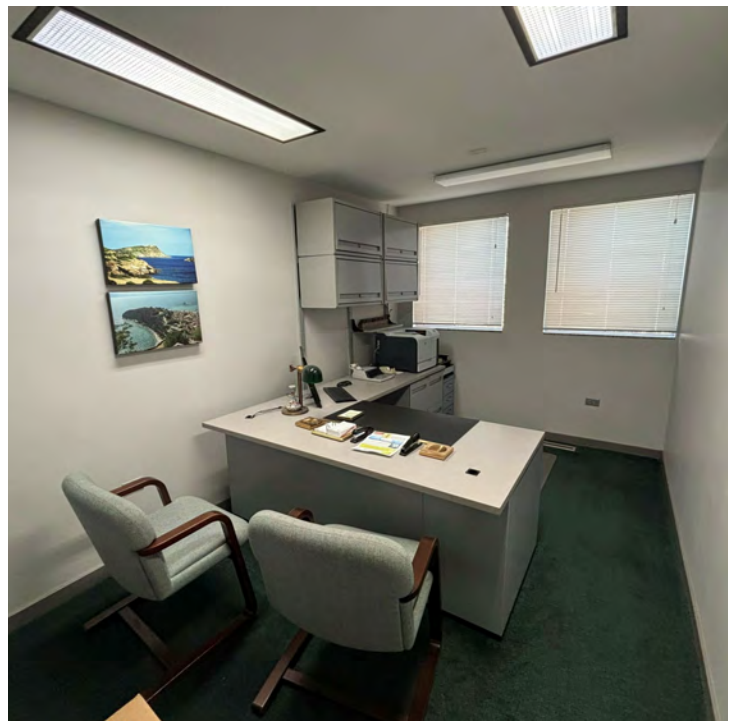
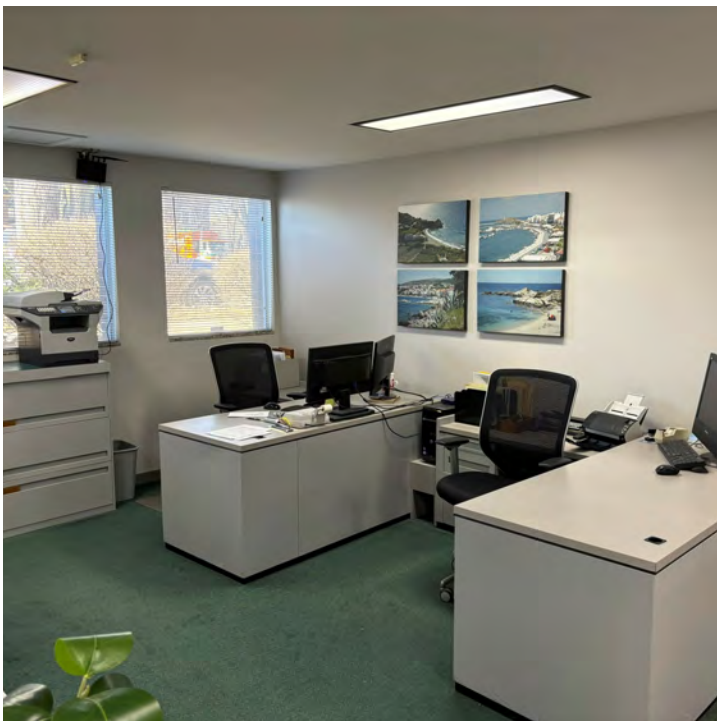
PROPERTY OVERVIEW

2-MONTHS FREE RENT on a 2-YEAR LEASE or LONGER!!

The property is located on Chicago's far North Side within the West Ridge community area, in and around the Peterson Park neighborhood—also commonly referred to by locals as West Rogers Park. This established area is predominantly residential, featuring a strong mix of single-family homes and condominiums, complemented by well-trafficked commercial corridors along major arterial streets.

- 2,500 SF turnkey first-floor suite with private restrooms, kitchenette, and move-in-ready office layout
- Excellent visibility with 34,000 VPD
- Easy access to major routes including Peterson Avenue and Pulaski Road
- Ample on-site and street parking available
- Convenient access to CTA bus lines and Metra stations
- Across from Green Briar Park and minutes from North Park and West Ridge amenities

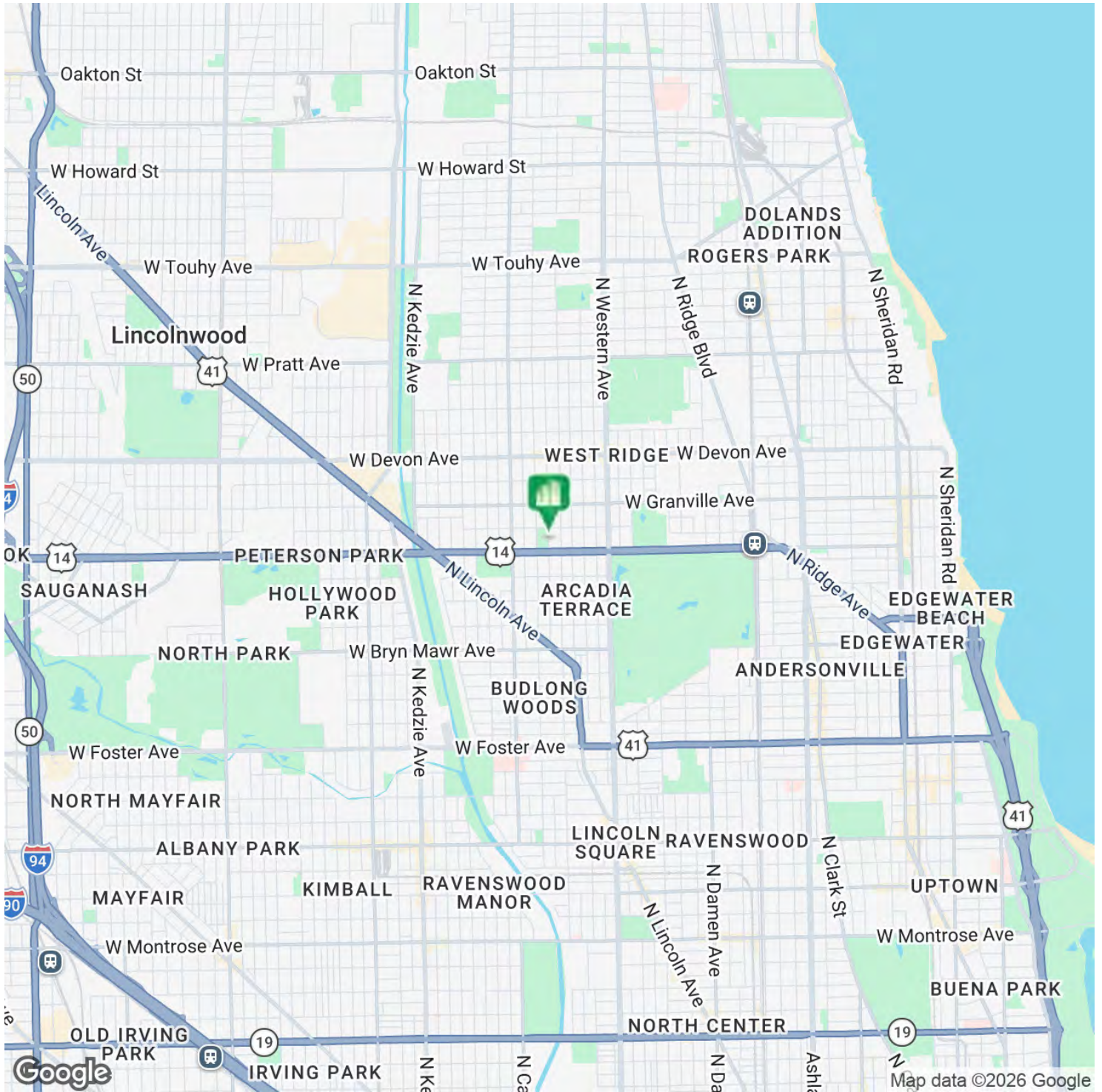






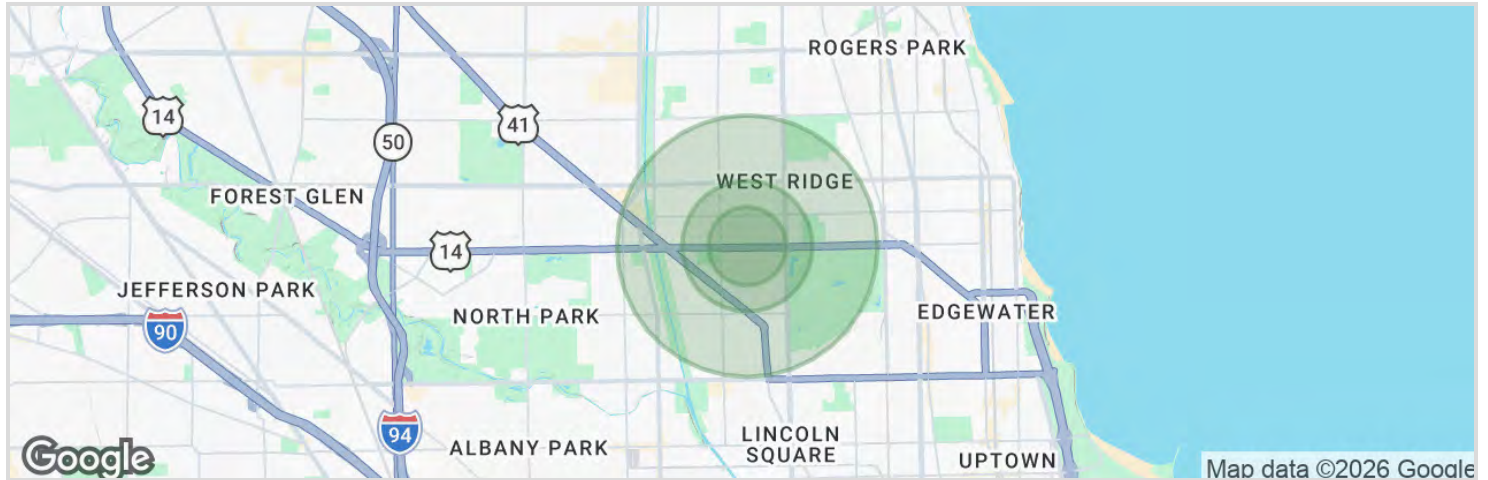
CHICAGO OFFICE SPACE

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1 mile



\$100,477

Median Household Income



7,390

Population



2,441

Households



38

Median Age



\$55,611

Median Disposable Income

3 miles



\$94,467

Median Household Income



18,881

Population



6,434

Households



38

Median Age



\$63,203

Median Disposable Income

5 miles



\$90,212

Median Household Income



58,177

Population



20,329

Households



38

Median Age



\$72,642

Median Disposable Income