

FOR LEASE IN EDGEWATER

±5,000 SF PRIME RETAIL/OFFICE SPACE
WITH PARKING ONSITE



Exceptional retail/office space available for lease in Edgewater. Perfectly positioned in a prominent single-story mini-mall adjacent to the Park Tower high-rise building (one of Chicago's premier condo residences boasting 744 units, 24-hour security and robust amenities). This high visibility location, anchored by *Lettuce Entertain You*, is ideal for a professional office, law office, accounting firm, medical office, insurance agency, showroom or storage solutions.

SPACE SIZE: ±5,000 SF
LEASE PRICE: \$16 PSF
LEASE TYPE: Modified Gross



Connected
with Park
Tower—a 744
Unit High Rise

Location Highlights:

- Express Bus at your door and the Berywn Ave. Red Line L-Stop just steps away (7-minute walk)
- Garage parking available for a fee
- Direct access to Lake Shore Drive, beaches, and the 18 mile Lakefront Trail
- Steps to shopping and dining at Edgewater, Bryn Mawr, and Andersonville
- Mariano's on Foster is just a short walk away



MJ WEINBERGER

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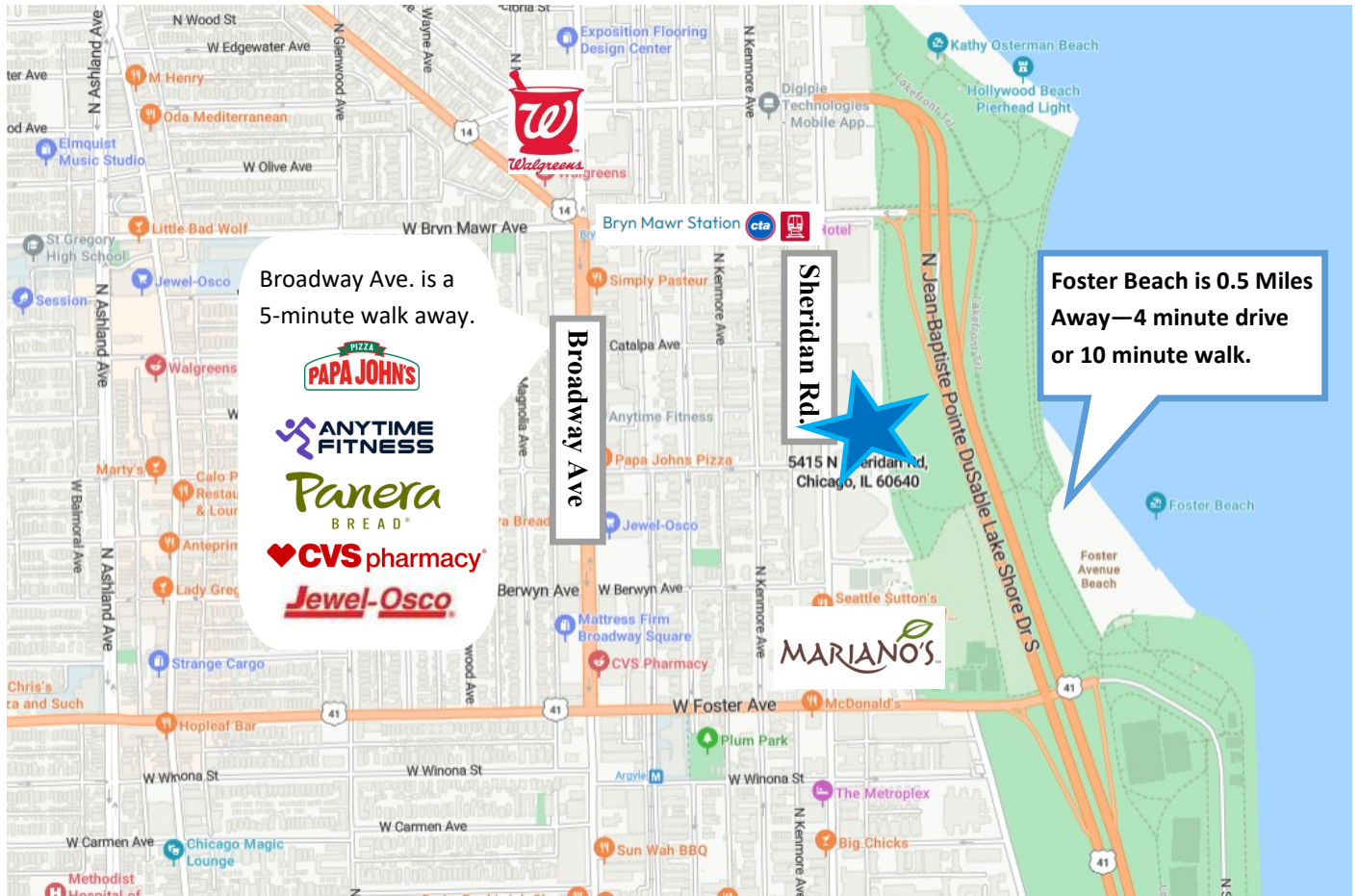
STRAUSS REALTY, LTD.
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CHICAGO, ILLINOIS 60641
PHONE: 773-736-3600

STRAUSS

REALTY, LTD.

5415 N. SHERIDAN RD.
CHICAGO, IL 60640

MAP



DEMOGRAPHICS

2023 Estimates via Costar Research

	1 mile	3 miles
Population	66,569	387,597
Households	37,561	186,729
Average Household Size	1.70	2.00
Average Age	42	38
Median Household Income	\$59,870	\$72,025



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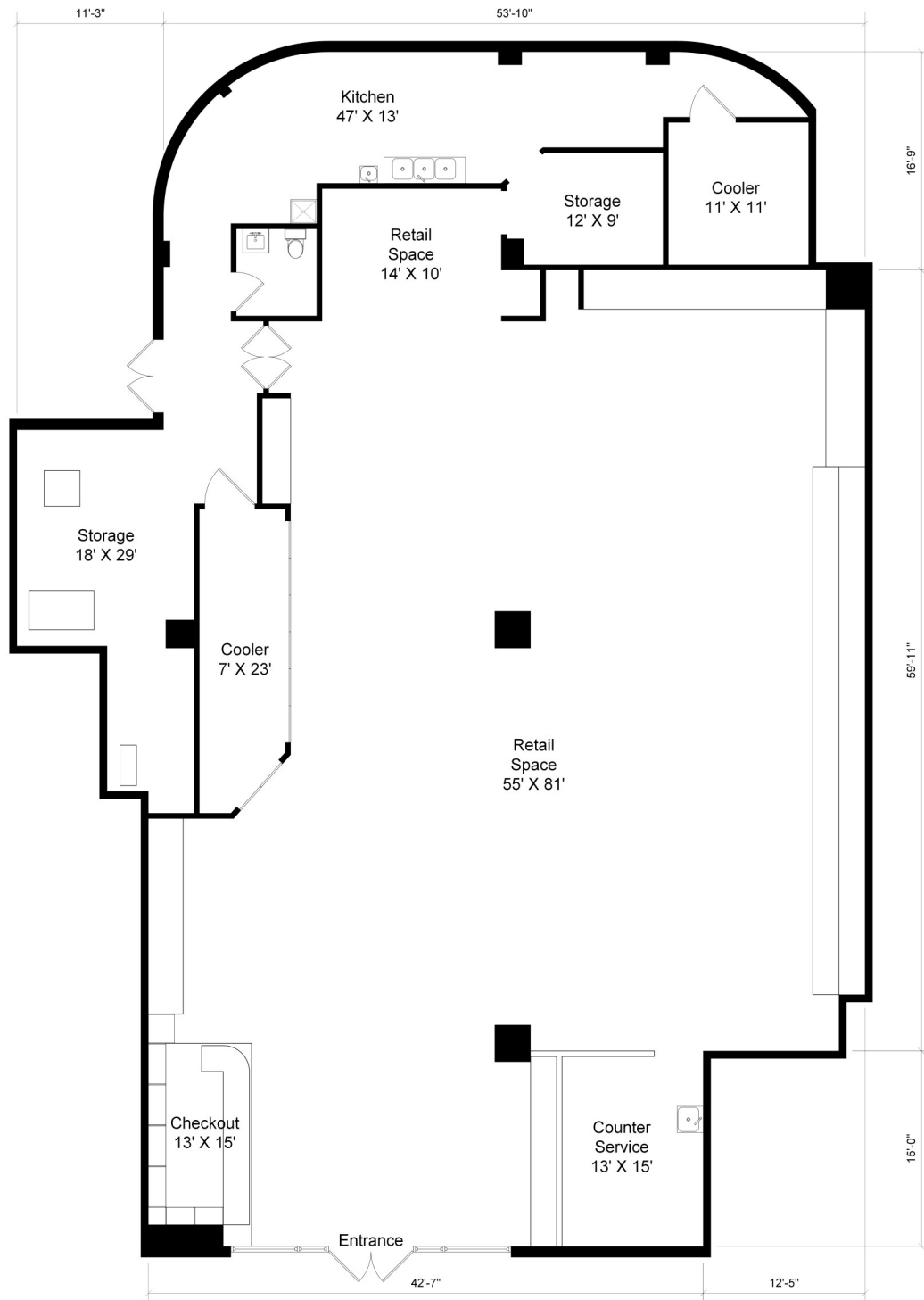
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FLOOR PLAN



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