

FOR LEASE: CORNER OFFICE / FLEX BUILDING NORTH CENTER NEIGHBORHOOD 4050 NORTH ROCKWELL



SPECIFICATIONS:

Size:	± 5,500 SF
Net Rent:	\$13.00 PSF
Estimated Real Estate Taxes & Insurance:	\$2.50 PSF
Utilities:	Paid by tenant

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>2 Mile</u>	<u>3 Mile</u>
Population	49,001	230,898	547,014
Average HH Income	\$101,397	\$95,204	\$89,580

ATTRIBUTES:

- Current floor plan includes office space (privates and open cubicle configuration) along with warehouse (light manufacturing and product storage).
- Ideal for a variety of uses including office, light manufacturing, recreational, retail, educational, showroom, and research and development.
- Street entrance identity with highly visible signage opportunity.
- Boutique single story building with nice corner curb appeal.
- Tree lined walkable street.
- Easy street parking — no meters or permits required.
- Conveniently located close to multiple heavily traveled corridors including Irving Park, Western, Kedzie, Elston, and Lincoln Avenue.
- Easily accessible from I-90 (approx. 2 miles west) and Lake Shore Drive (approx. 2.5 miles east).
- Multiple neighborhood parks nearby including Horner and Revere Park.
- M1-1 zoning



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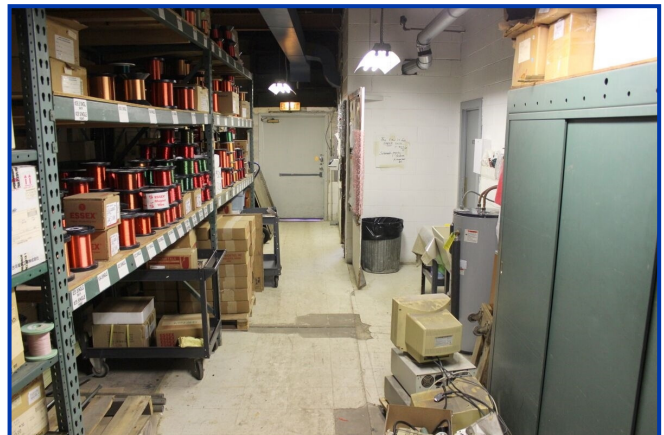
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RN Realty LLC

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www.rnrealty.com

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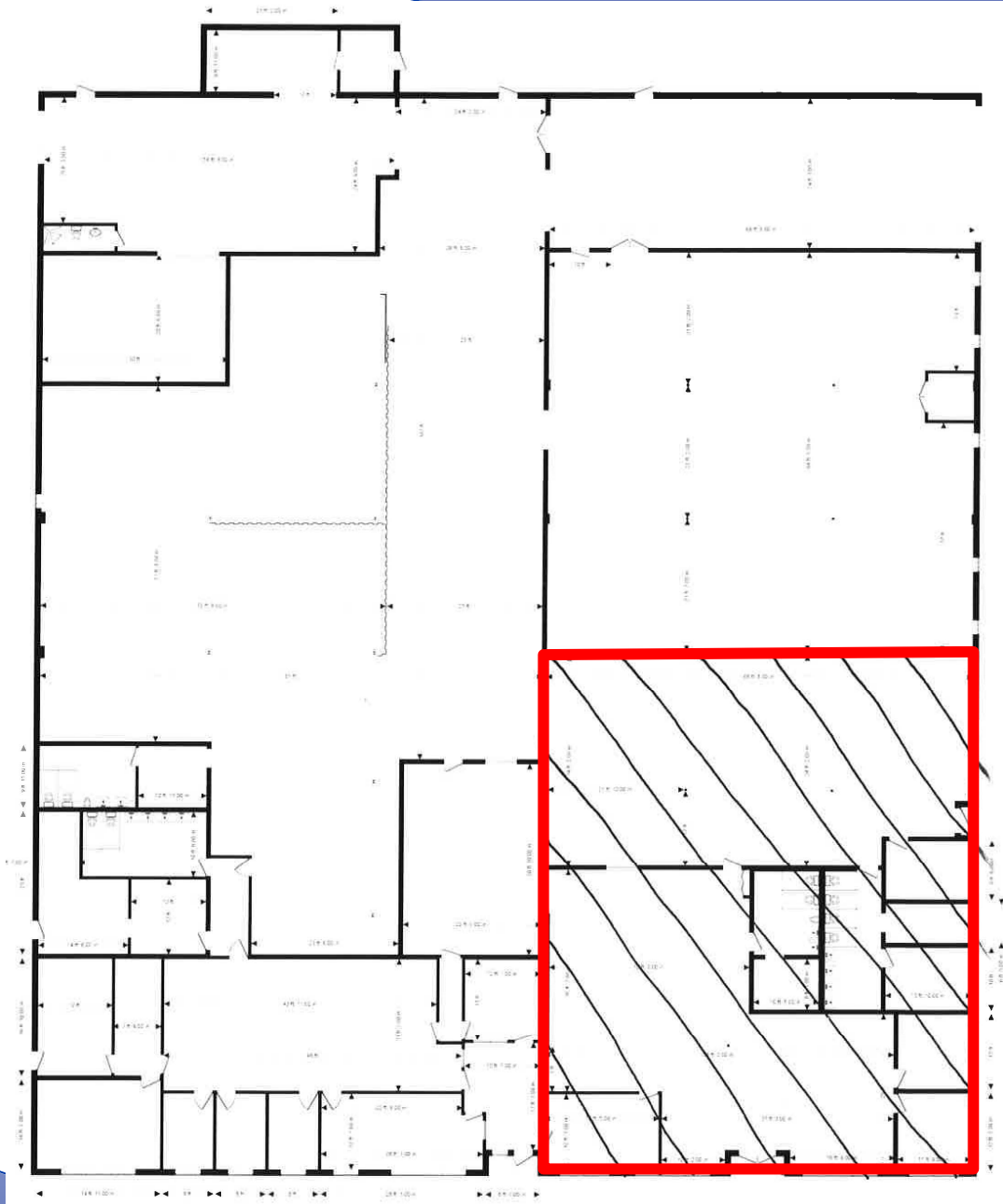
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