

PRICE REDUCTION! PRIME RETAIL AVAILABLE WRIGLEYVILLE / LAKEVIEW 3412 N. SHEFFIELD



SPECIFICATIONS:

Size: First Floor ± 2,221 SF
Lower Level ± 2,745 SF

Net Rent: First Floor **\$25.00** ~~\$32.00~~ PSF
Lower Level **\$12.50** ~~\$16.00~~ PSF

ATTRIBUTES:

- Desirable location steps from Wrigley Field in the heart of Lakeview
- Recently rehabbed space with new sizeable glass storefront, new bathrooms, exposed brick, and 13+ ft ceilings
- Tremendous visibility with +/- 40 ft. of frontage on Sheffield
- Surrounded by expansive new developments around Wrigley Field
- Just off the busy stoplight corner of Sheffield/Clark/Newport
- Wide open, vanilla box condition ready for tenant's build out
- First floor and lower level can be leased together or separately.



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