

Exceptional Bucktown / Wicker Park Retail Opportunity

1425 N. Milwaukee Avenue Chicago, IL 60622



For leasing information contact:

DOUG RENNER

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1425 N. Milwaukee Avenue



Site Highlights

- Up to ±22,792 SF of contiguous space
- Office suites from 800 SF; 1,600 SF; to 4,000 SF available
- 75' of frontage along Milwaukee Avenue
- Zoned B3-2
- Exceptional opportunity for **water tower & marquee signage**
- 60% + with a college degree or higher within 2 miles
- \$108,000+ average household income within 2 miles
- 1,160,587 total population within 5 miles

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Prime Milwaukee Avenue Location

1425 N. Milwaukee Avenue is located along one of Chicago's most sought after retail corridors. Milwaukee Avenue is lined with a diverse mix of art galleries, clothing boutiques, nationally recognized retailers, bars and restaurants. New entrants to the market along this stretch of Milwaukee Avenue include fab'rik, Schott NYC, Chef Rick Bayless' new concept Fonda Fontera and Publican Anker, One Off Hospitality's newest restaurant.

MILWAUKEE AVENUE RETAILERS



and many more.



1425 N. Milwaukee Avenue

Within a 2 mile radius of 1425 N. Milwaukee

\$7.2 Billion
annual household expenditure

\$350 Million
annual apparel sales

\$3 Billion
annual retail expenditure

\$1 Billion
annual food & beverage sales



CTA BLUE LINE 'L' STATIONS

1425 N. Milwaukee is in close proximity to two CTA Blue Line 'L' Stations. The Damen Avenue station is northwest of the site and had approximately 2.2M riders in 2016. The Division Avenue station is located southeast of the site with 1.9M riders in 2016.

THE ROBEY & THE ROBEY HALL

The Robey is a 69-room boutique hotel at the intersection of Damen, Milwaukee and North Avenues in the historic art-deco Northwest Tower building. It's sister property, The Robey Hall, is located adjacent to The Robey in the old Hollander Fireproof Warehouse. Combined, The Robey & The Robey Hall offer 89-hotel rooms in heart of Bucktown / Wicker Park.

THE 606

Chicago's first elevated park and trail system. The 606 features the 2.7 mile elevated Bloomingdale Trail as its centerpiece, connected to six neighborhood parks at ground level, a wheel-friendly event plaza, an observatory, art installations, educational programs and other amenities. The 606 spans the neighborhoods of Bucktown, Wicker Park, Humboldt Park and Logan Square.

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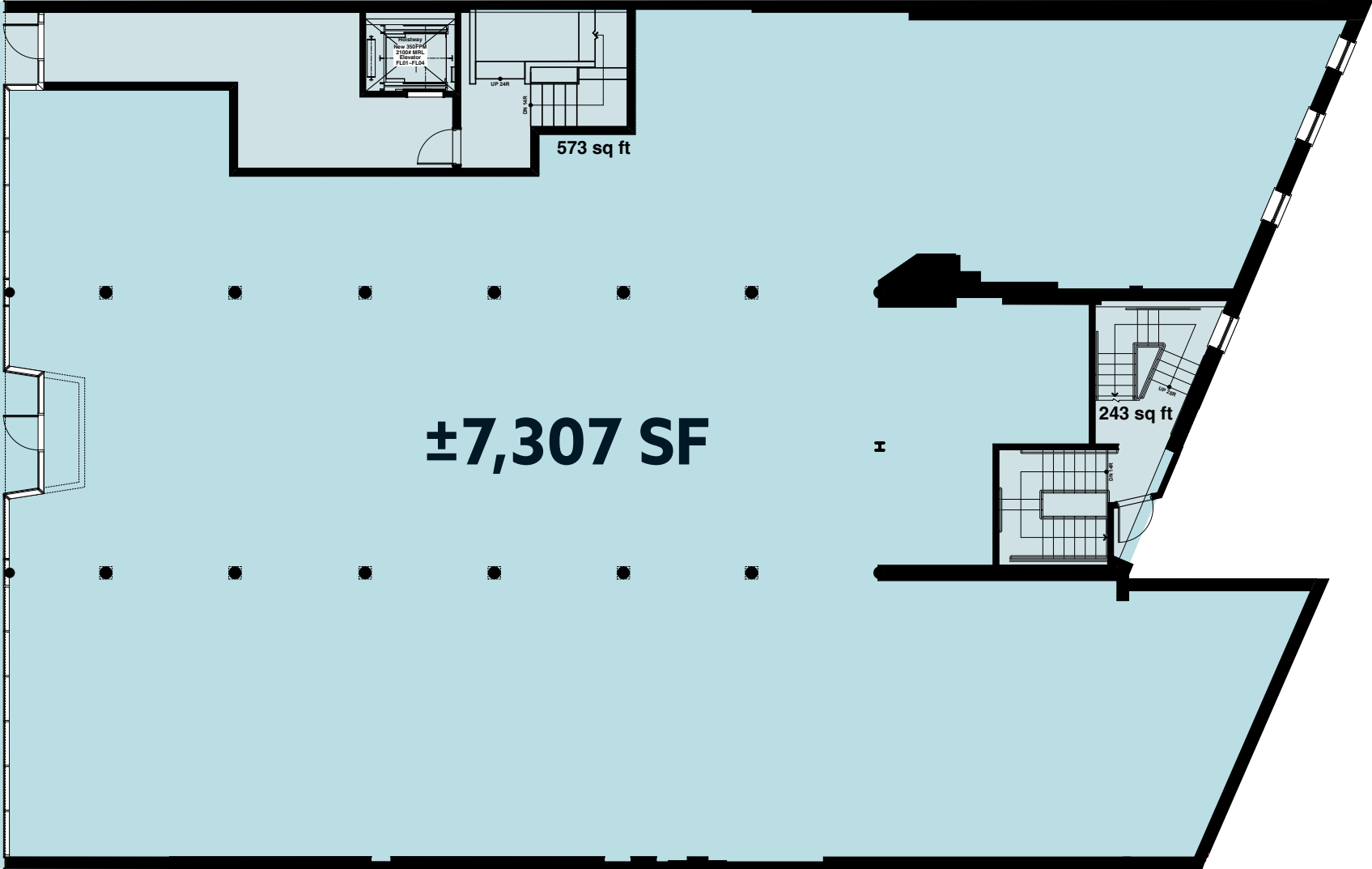


1425 N. Milwaukee Avenue

GROUND FLOOR PLAN - RETAIL

4th Floor
3rd Floor
2nd Floor
Ground Floor

N. MILWAUKEE AVENUE



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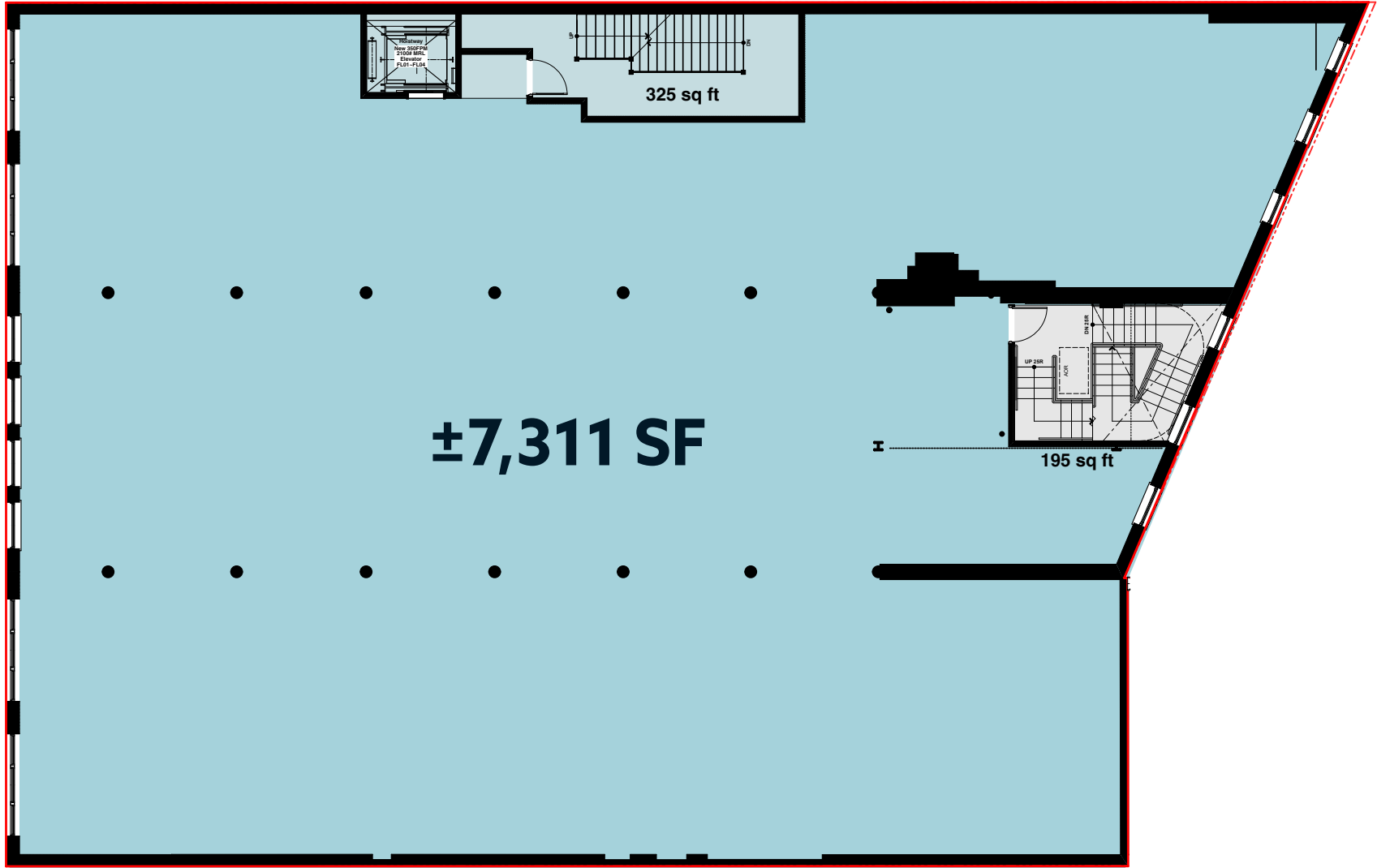


1425 N. Milwaukee Avenue

SECOND FLOOR - RETAIL / LOFT OFFICE

4th Floor
3rd Floor
2nd Floor
Ground Floor

N. MILWAUKEE AVENUE



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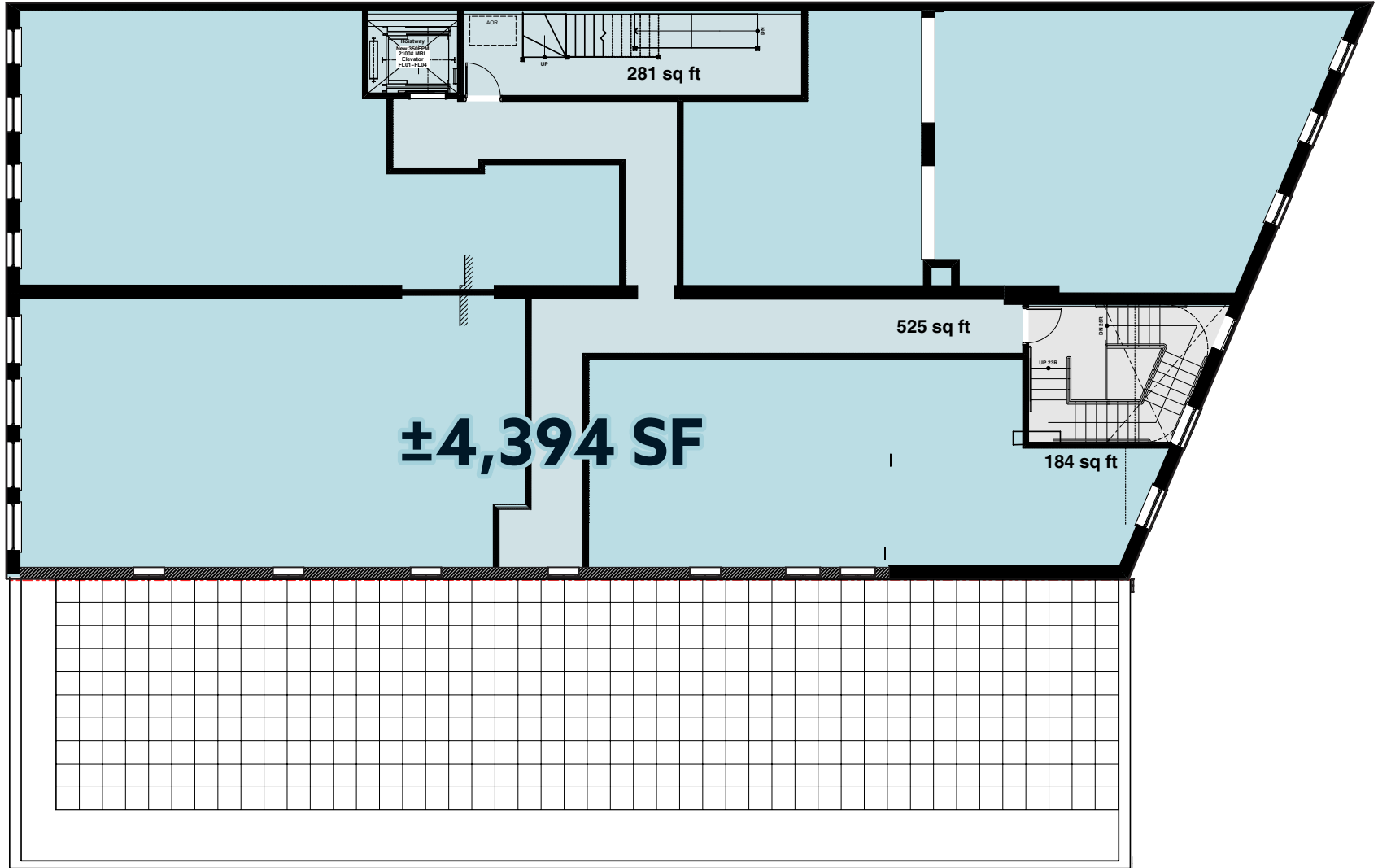


1425 N. Milwaukee Avenue

THIRD FLOOR PLAN - OFFICE

4th Floor
3rd Floor
2nd Floor
Ground Floor

N. MILWAUKEE AVENUE



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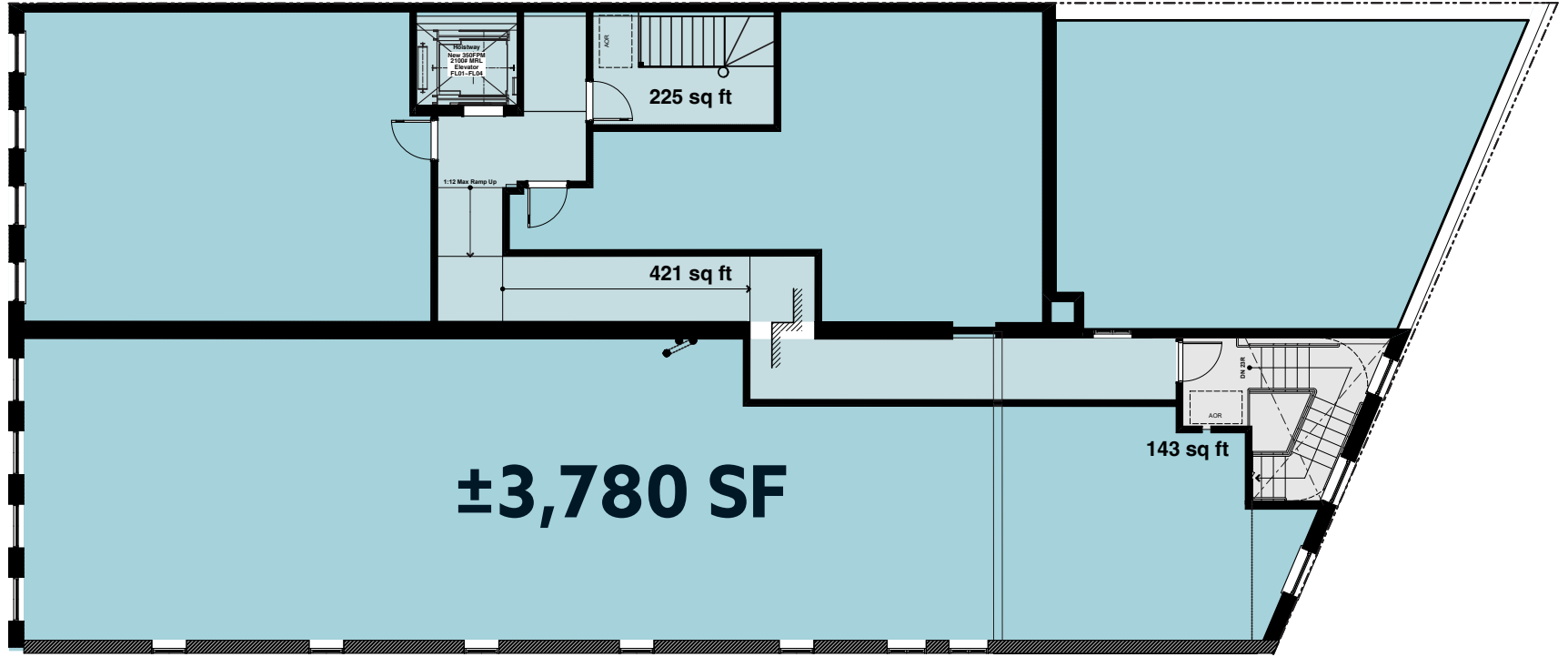


1425 N. Milwaukee Avenue

FOURTH FLOOR PLAN - OFFICE

4th Floor
3rd Floor
2nd Floor
Ground Floor

N. MILWAUKEE AVENUE



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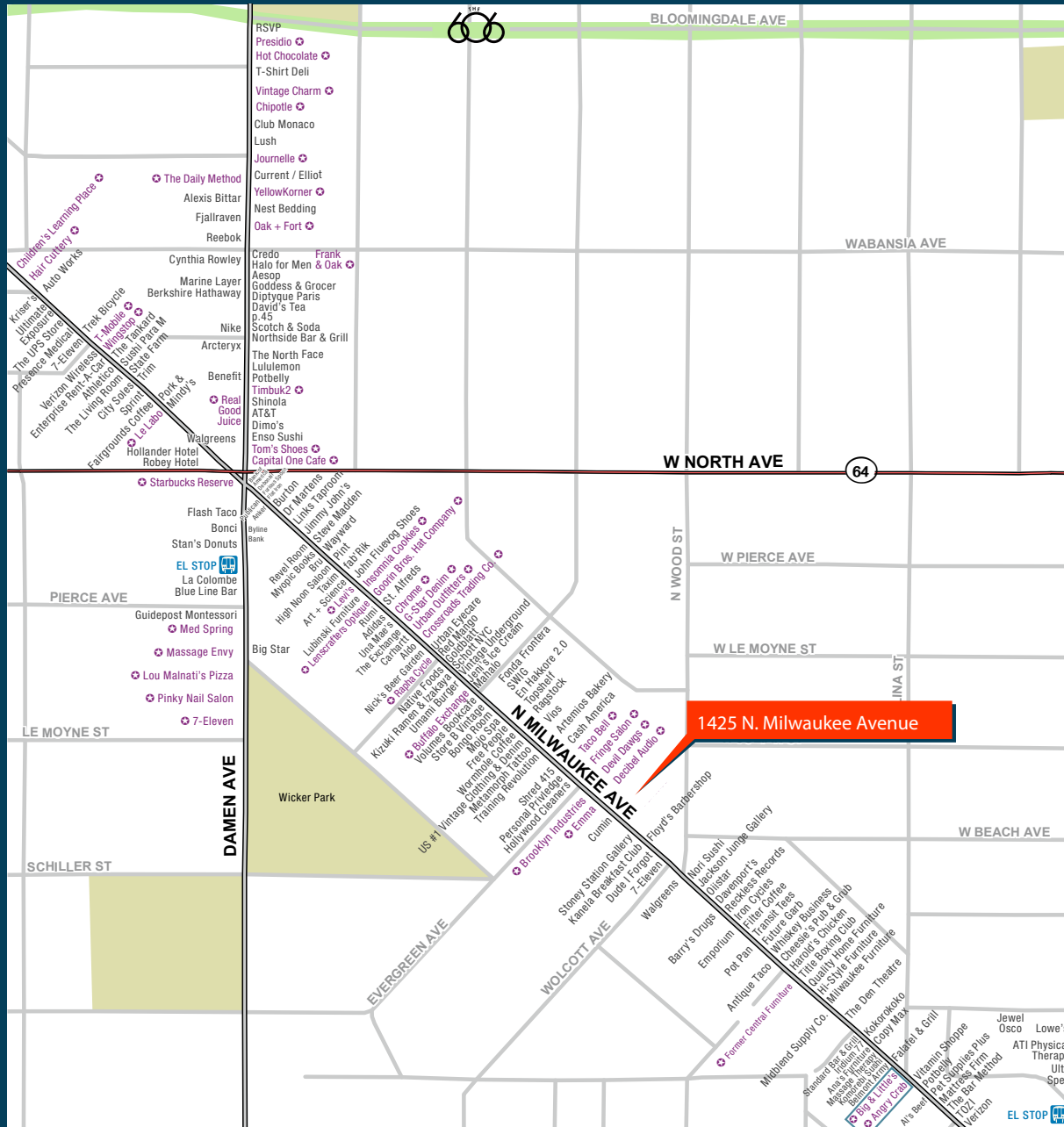
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**EXCEPTIONAL BUCKTOWN / WICKER PARK
RETAIL OPPORTUNITY**

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