

# NW 1601

NORTH + WESTERN



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# NW 1601

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## UNIQUE BUCKTOWN OPPORTUNITY

±6,000 TO ±7,000 SF OF RETAIL, MEDICAL, OR OFFICE SPACE  
AT THE CROSSROADS OF FOUR THRIVING NEIGHBORHOODS

### UNIQUE OPPORTUNITY

Located on the borders of Bucktown and Humboldt Park with close proximity to surrounding neighborhoods of Wicker Park and Logan Square this site is a unique opportunity for larger format tenants to enter this tight market.

### FLEXIBLE SPACE

Demising opportunities available making the space flexible for a variety of users.

### NEW CONSTRUCTION

Unique opportunity for retail, medical or office space with parking.

### PARKING

Ample onsite parking spaces available.

### HIGH PROFILE

Located at the busy northeast corner of North & Western Avenues with over 40,000+ vehicles per day.

## 20,200

VPD on North Avenue

## 21,500

VPD on Western Avenue

## 2.2 M

Annual Riders @ the CTA  
Damen Blue Line 'L' Station

## 1.6 M

Annual Riders @ the CTA  
Western Blue Line 'L' Station

### BUCKTOWN / WICKER PARK

Bucktown / Wicker Park is famous for unparalleled boutique shopping, esoteric book stores and countless art galleries. If you have an acute knowledge of craft cocktails and an affinity for independent clothing designers, there's no better area to sip and shop in the country.

Retail in Bucktown / Wicker Park is a vibrant and eclectic mix that includes hip cafes, independent bookstores, raucous bars, expensive boutiques, art galleries, yoga studios and peaceful city parks. The neighborhood is a mecca for shoppers in search of the hottest New York and L.A. Fashions, and for foodies in search of a variety of cuisine from tacos to sushi.

Primary access to the neighborhood is provided by North, Western, Damen, and Milwaukee Avenues. North Avenue has a full interchange with Interstate 90 / 94. The neighborhood is also served by the CTA 'L' system, Chicago's rail transit system, with two Blue line stops within a 10 minute walk of 1601 N. Western. The 'L' also provides access to Chicago's Central Business District, other neighborhoods and Midway and O'Hare Airports. There are several bus routes through Bucktown / Wicker Park, cabs also frequent the area and Chicago's Divvy bike sharing stations are nearby, providing additional sources of transportation.

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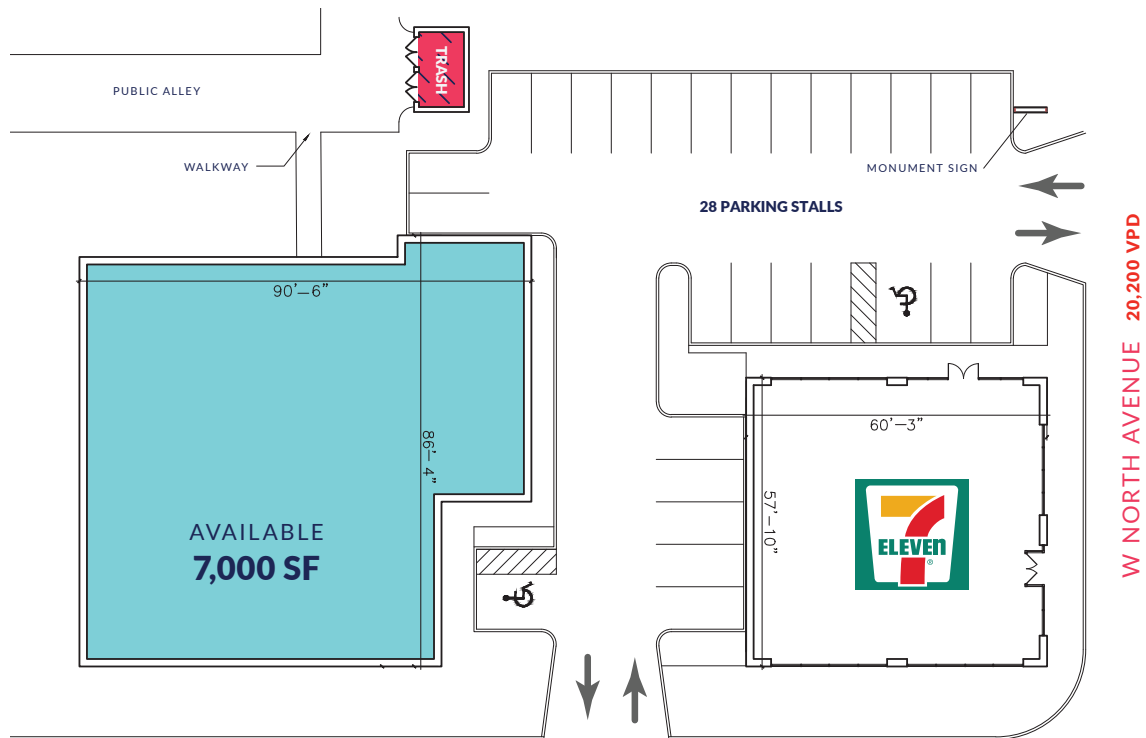
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## ▼ GROUND FLOOR PLAN • OPTION 1



## ▼ GROUND FLOOR PLAN • OPTION 2

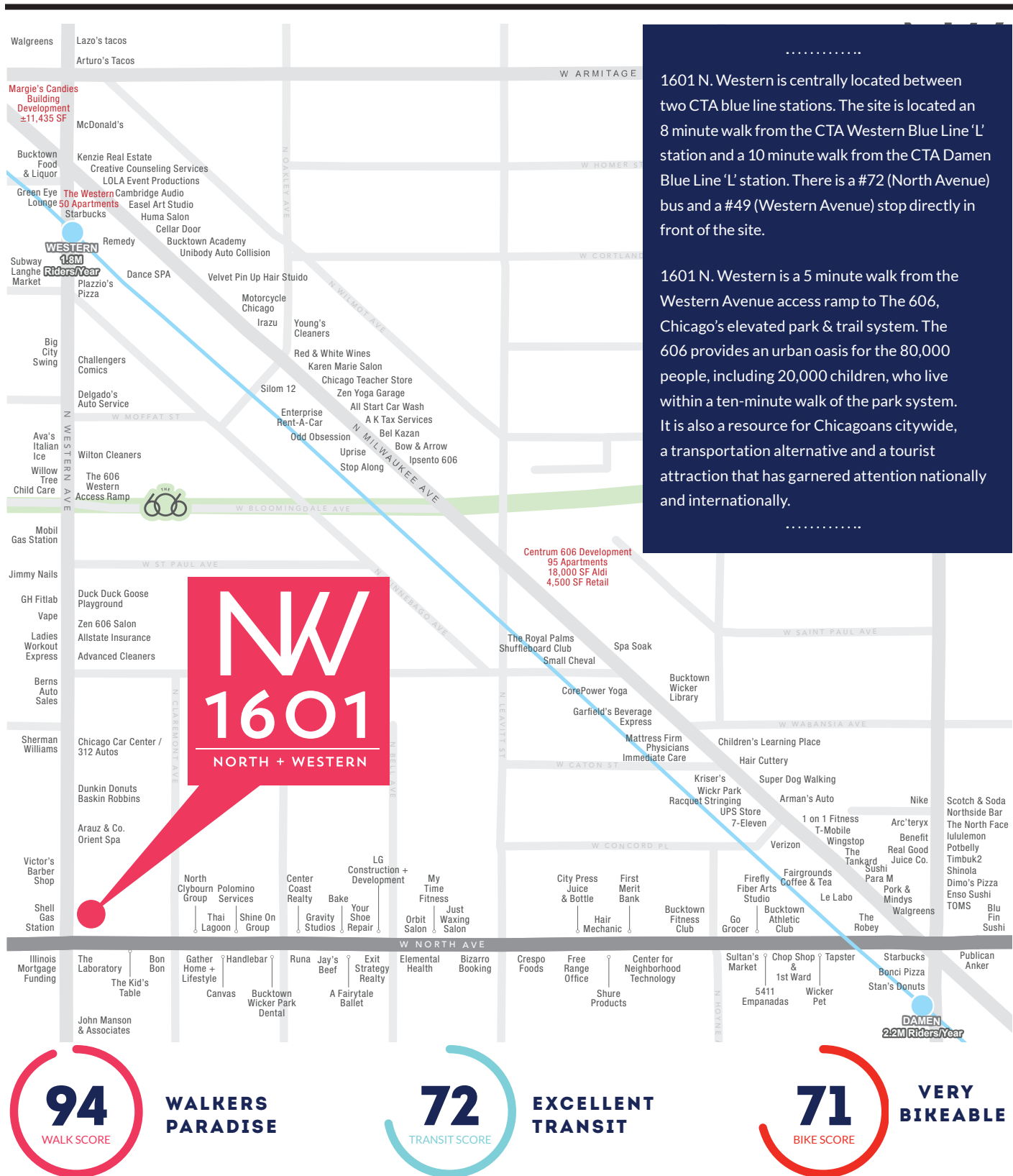


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