

4454 N. Western Avenue

CHICAGO, IL 60625

For Sale or Lease

OFFICE BUILDING



- ▶ ±4,000 SF single-story office building available at the corner of Western Avenue and Sunnyside Avenue
- ▶ 49.6' x 108' lot
- ▶ Directly across from Welles Park
- ▶ Current layout features customer lobby, 6 private offices, 25 workstations, conference room, 3 bathrooms, storage closets, and partial basement for additional storage
- ▶ Outdoor patio
- ▶ Can be provided turnkey with furnishings and office equipment included

DEMOGRAPHIC SUMMARY

	.25 Mile	.5 Mile	1 Mile
Estimated Population	3,358	13,335	57,855
Adj. Daytime Demographics	3,410	12,510	52,023
Estimated Households	1,819	6,604	27,065
Estimated Average Household Income	\$121,731	\$130,149	\$125,204

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BUILDING EXTERIOR



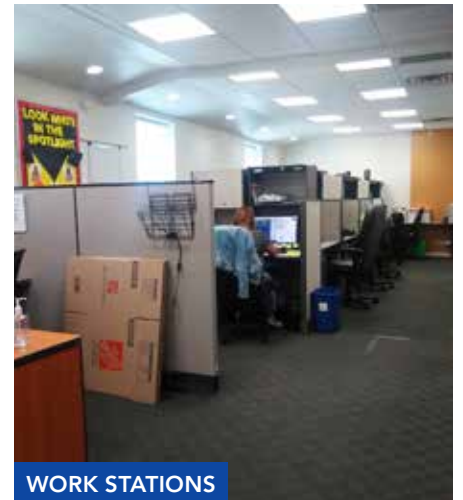
CUSTOMER LOBBY



CONFERENCE ROOM



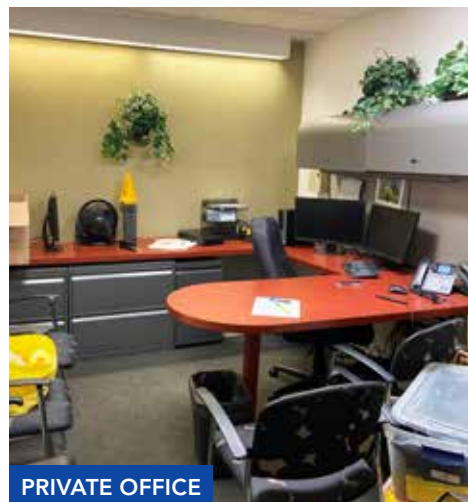
WORK STATIONS



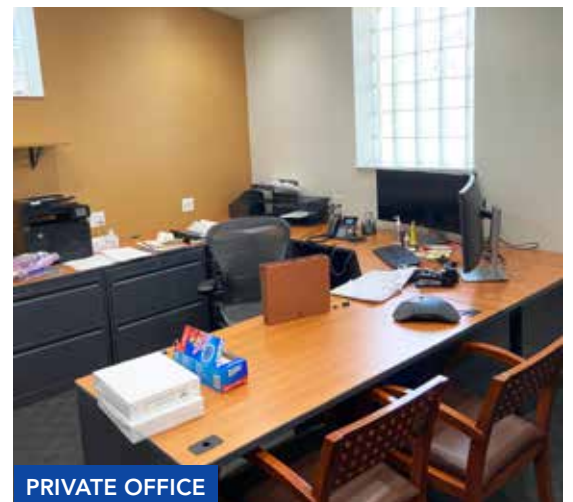
WORK STATIONS



KITCHENETTE



PRIVATE OFFICE



PRIVATE OFFICE

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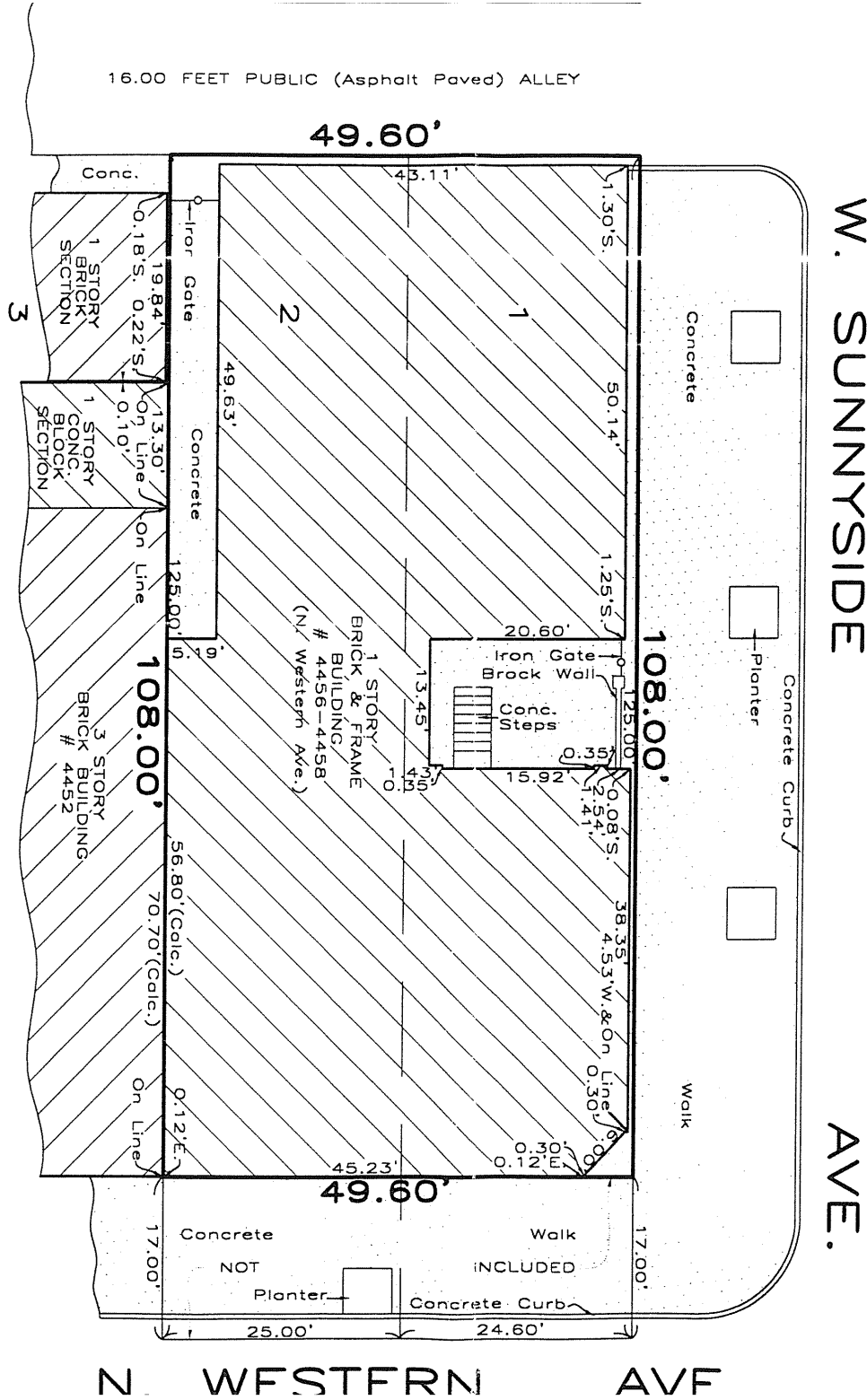
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OFFICE BUILDING

SURVEY



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Lincoln Square
4454 N. Western Avenue
Chicago, IL

Gorilla Sushi Bar
Western-Ravenswood
1,258,060 Riders/year

1,360VPD

ROCKWELL AVE

Spoon Thai
Nomadic Ant Jewelry
Red Tape Theater

**QUEEN OF ANGELS
ELEMENTARY SCHOOL**
339 Students

4454 N. Western Avenue

**KINDRED HOSPITAL
- CHICAGO**
164 Beds

14,500VPD

W MONTROSE AVE

Lutz Cafe & Pastry Shop
Jimmy's Pizza Cafe
ALDI
Taqueria De Mayo

25,600VPD

N WESTERN AVE

DUNKIN'
cta
7-Eleven
Ricochet's
The Budlong
Hot Chicken
Carbon Arc
Bar & Board
Gotcha Covered
Fork
Amadara
Tim's Baseball
Card Shop
Daily
Bar & Grill
Cut Floral Design
DueLire Vino & Cucina
Bistro Campagne
Miku Sushi
Gideon Welles
Wells Park Barber Shop
Little Paris Duet Beauty Studio

12,800VPD

Taqueria El Asadero
Royal Thai Restaurant
Menya Goku
Lizzy J Cafe
Cookie Spin



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