

6252 N. Lincoln Ave. Chicago, IL 60659

2,200 SQ. Ft. of Office Space Available in Chicago, IL

CRER



Tuyen Nguyen

Director

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Chicago Real Estate Resources, Inc.

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Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Chicago Real Estate Resources, Inc. (CRER) in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

SPACE AVAILABILITY (1)

SPACE	SIZE	TERM	RATE	TYPE
1st Floor	2,200 Sq. Ft.	Negotiable	Upon Request	Negotiable

PROPERTY FACTS FOR 3345 N CLARK ST , CHICAGO, IL 60657

RENTAL RATE	Upon Request / SF / YR	PROPERTY SUBTYPE	Storefront Retail/Office
MIN. DIVISIBLE	2,200 SQ. FT.	GROSS LEASABLE AREA	3,200 SQ. FT.
PROPERTY TYPE	Retail	YEAR BUILT	1950
PARKING RATIO	5.63/1,000 Sq. Ft.		

ABOUT THE PROPERTY

Rare 2,200 SF sub-lease opportunity near Lincoln Village and bordering Lincolnwood. This is a turn-key, fully furnished office with all the spaces that you need.

Big open office area, 3 private offices, 2 cubicles, and a large open back office area.

The owner is selling all furniture and equipment for a great deal for the ideal office user. The landlord is ONLY entertaining office/medical use only. No restaurants or any food/drinks use.

Gross lease: \$3,600 per month The current lease expires end of Feb 2024. Lease Option renewals are available.

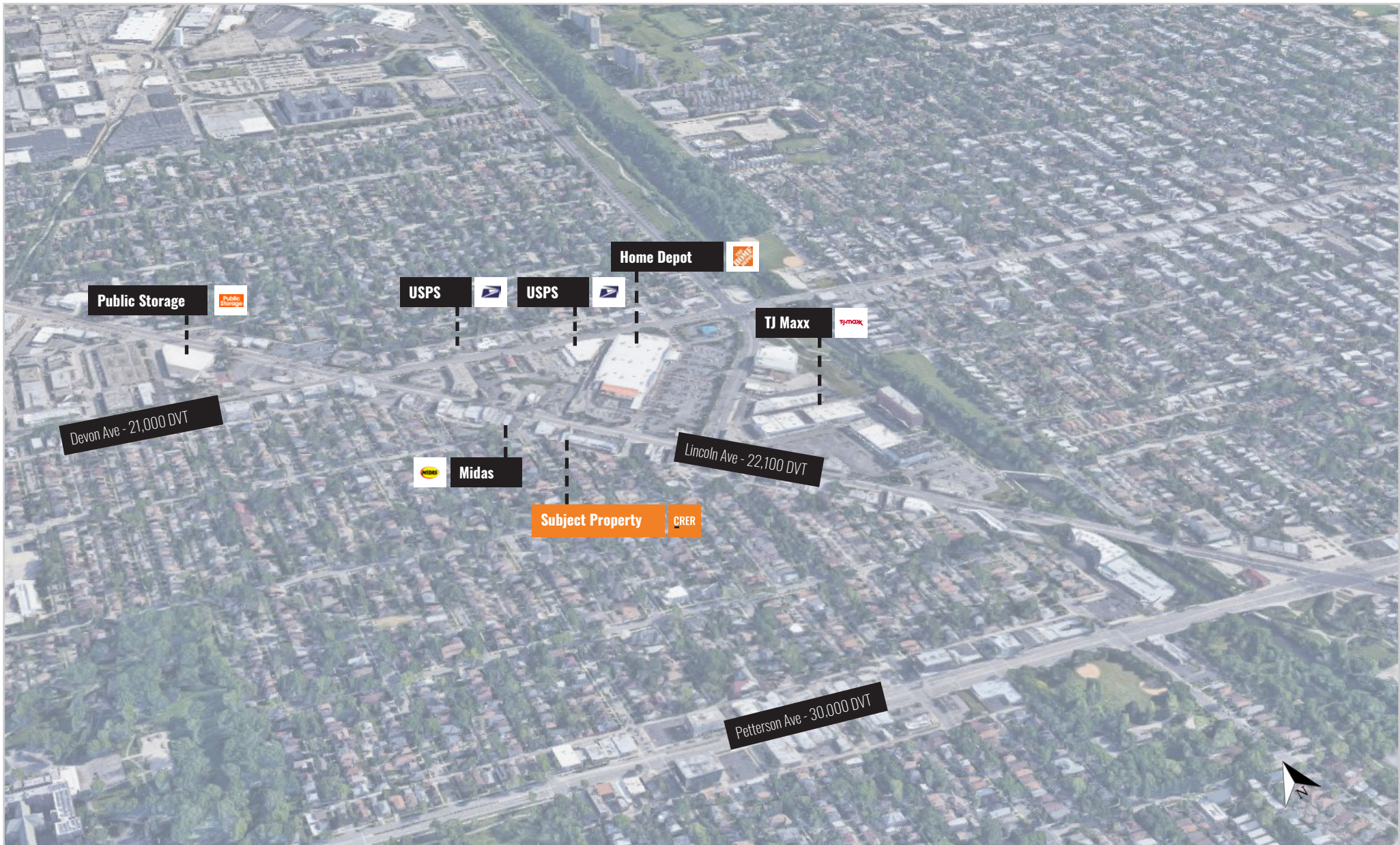
- Sublease space available from current tenant
- Fully Built Out as Professional Services Office
- Fits 10 - 20 People
- 3 Private Offices
- 1 Conference Room
- 6 Workstations

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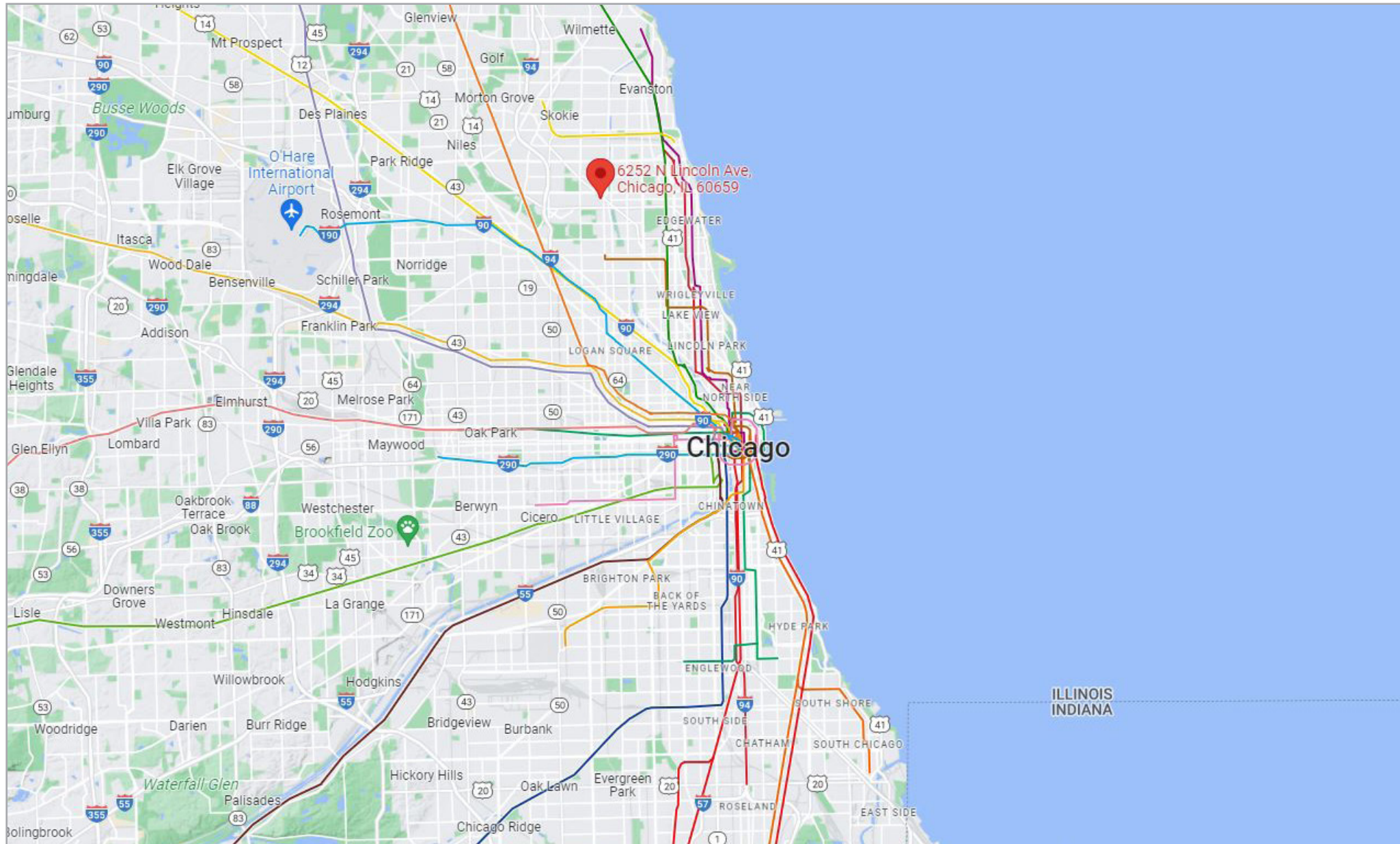


RETAIL AREA MAP



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AREA MAP

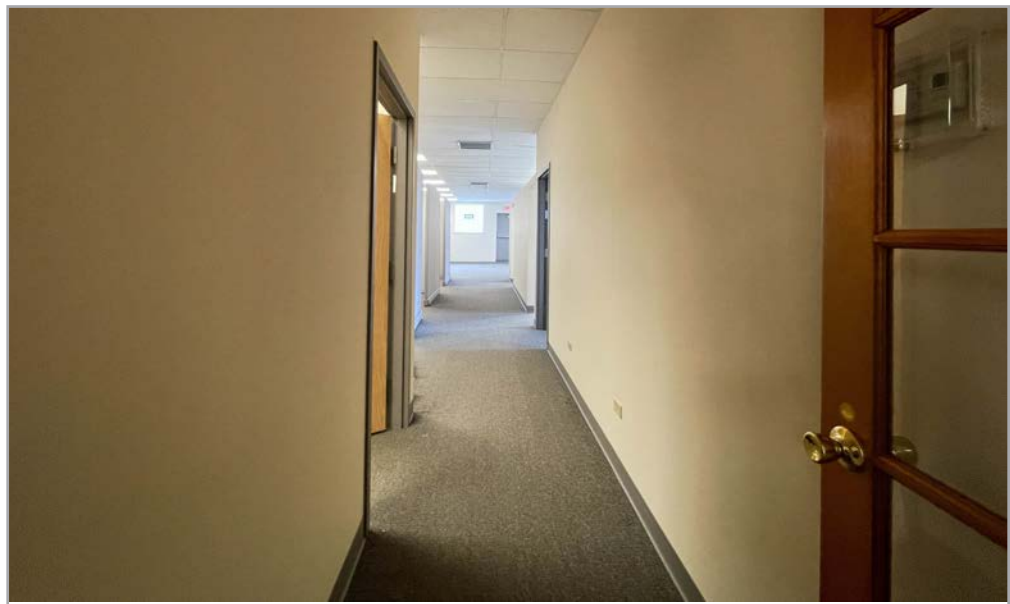
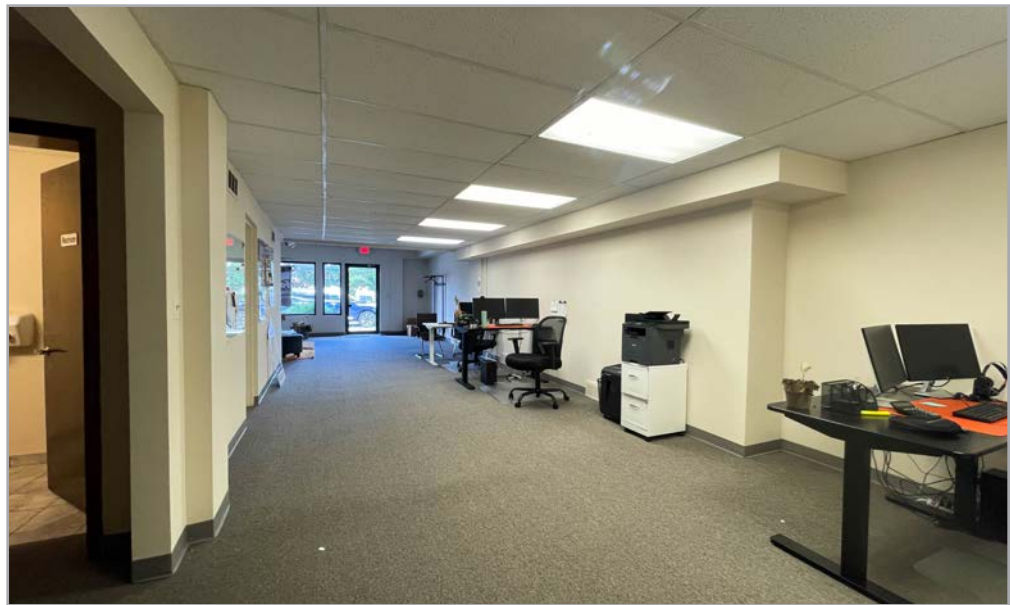


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PROPERTY PHOTOS



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DEMOGRAPHICS

INFORMATION	1 MILE	3 MILE	5 MILE
2022 Total Population	35,576	369,550	866,208
2027 Population	35,353	362,567	847,300
Pop Growth 2022-2027	(0.63%)	(1.89%)	(2.18%)
Average Age	40	39	39
2022 Total Households	12,019	138,906	346,378
HH Growth 2022-2027	(1.07%)	(2.51%)	(2.62%)
Median Household Inc	\$52,509	\$66,648	\$72,613
Avg Household Size	2.90	2.50	2.40
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$339,025	\$339,209	\$341,157
Median Year Built	1953	1948	1949



TRANSPORTATION

COMMUTER RAIL



Forest Glen Station Commuter Rail (Milwaukee District North Line)	7 min walk	3.3 mi
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Rogers Park Station Commuter Rail (Union Pacific North Line)	8 min walk	3.4 mi
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AIRPORT



Chicago O'Hare International Airport	20 min drive	11.8 mi
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Chicago Midway International Airport	31 min drive	17.0 mi
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ABOUT NATE GAUTSCHE



Tuyen Nguyen

Director



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Tuyen Nguyen has been a licensed broker since 2003 with extensive commercial leasing and consultative experience. She is a broker, of both real estate and businesses – for nail salons, restaurants, daycare centers, fitness centers, and franchised tea/coffee shops, and investment property.

As a landlord representative, she has worked with Dunkin' Donuts, Curves, Domino's Pizza, Title Boxing, Harold's Chicken, Just Turkey, Boost Mobile, and more.

As a trusted advisor with a history of success upon a service-oriented approach, Tuyen truly believes that every client can achieve their real estate goals when given the best possible support, resources, and tools to make it happen.

With a B.S. in Computer Information Technology from DeVry University, she learned how to leverage her analytical and technical skills through the implementation of software utilities for marketing and strategic planning and execution of portfolios.

Tuyen's family immigrated from Vietnam to Chicago in 1979 and she grew up on the North Side of Chicago. She possesses diverse knowledge of the local real estate market; business and corporate objectives.

She speaks fluent Vietnamese and is extensively involved with the Asian-American community. Between 2019 and 2020, she served as the President of the Asian Real Estate Association of America (AREAA), which she has been a part of since 2010. She also served on AREAA'S National Commercial Board, CAR Global Council, and CAR Commercial Forum.

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ABOUT THE COMPANY

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



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