

For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER



Steven Rapoport, CCIM

Senior Director

(847) 863-2707 StevenR@CRER.com

CRER

Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com



For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER

PROPERTY DETAILS

ASKING PRICE:

\$30.00 / Sq. Ft. / Gross Lease

UNIT SIZE:

4,995 Sq. Ft.

ZONING:

B3-5

PROPERTY OVERVIEW

CRER is proud to offer a rare opportunity to locate your business in this impressive custom-designed office space located on the first floor of the Lawrence House, Uptown's premiere full amenity building. The Lawrence Ave red line stop is situated one block west of the property offering convenient public transportation. Existing office furniture is available with the space.

Office space features:

- Entry vestibule with receptionist space
- 13 private offices
- (2) private restrooms
- Large conference room
- Copier room
- (2) private phone call rooms
- Large kitchen with breakroom



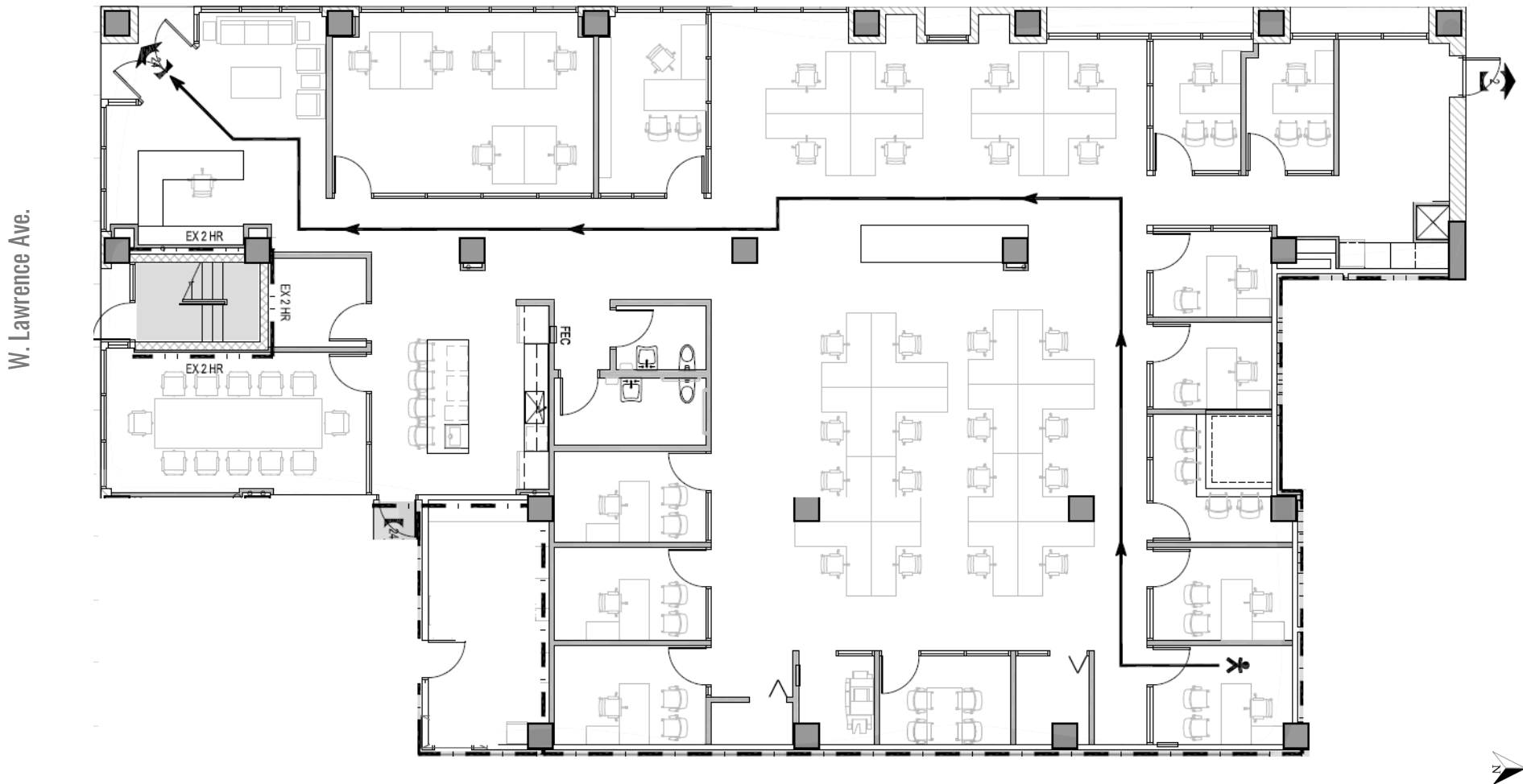
For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER

FLOOR PLAN

N. Kenmore Ave.



For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER

OFFICE PHOTOS - 4,995 SF OF LUXURY OFFICE SPACE FOR LEASE



For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER

OFFICE PHOTOS - 4,995 SF OF LUXURY OFFICE SPACE FOR LEASE



For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER

BUILDING AMENITIES

This full amenity building offers unparalleled work life balance creating a healthy work environment that will increase office attendance and productivity.

ROOF DECK AND LOUNGE - Outdoor lounge that offers cozy seating and dining areas while overlooking the city and lake. The indoor kitchenette and seating is perfect to kick back and relax.

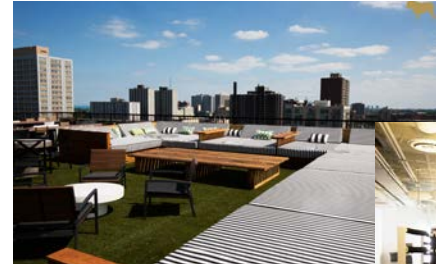
GYM - Sweat it out on your own, in the ring, or during one of our group fitness classes. The gym is fully equipped to meet your fitness needs whether you're just starting out or already expert level.

POOL - Constructed in 1928, the pool has been fully restored and includes its original tile and signage.

BACKYARD - The Backyard is complete with grills, lounge seating, and a fire pit. From summer movie nights to live musical entertainment-- there's something for every resident to enjoy.

HERITAGE OUTPOST - Freshly brewed coffee is never hard to find with Heritage Outpost accessible from The Lawrence House Lobby.

LARRY'S BAR - Explore a menu of creative and classic craft cocktails located conveniently in The Lawrence House lobby.



For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER

AREA MAP



For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Total Population	73,236	412,028	839,862
2027 Population	73,082	407,690	828,260
Pop Growth 2022-2027	(0.21%)	(1.05%)	(1.38%)
Average Age	41	38	38
2022 Total Households	37,955	196,316	372,675
HH Growth 2022-2027	(0.88%)	(1.58%)	(1.75%)
Median Household Inc	\$60,828	\$74,965	\$80,798
Avg Household Size	1.80	1.00	2.10
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$310,968	\$368,451	\$383,582
Median Year Built	1949	1949	1949

For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER

TRANSPORTATION



TRANSIT / SUBWAY



CTA Argyle Station

8 min walk

0.1 mi



CTA Lawrence Station

1 min walk

0.1 mi



CTA Wilson Station

8 min walk

0.2 mi



COMMUTER RAIL



Ravenswood Station Commuter Rail (Union Pacific North Line)

5 min drive

0.9 mi



Rogers Park Station Commuter Rail (Union Pacific North Line)

9 min drive

3.6 mi



AIRPORT



Chicago O'Hare International Airport

23 min drive

13.6 mi



Chicago Midway International Airport

28 min drive

18.8 mi

For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER

ABOUT STEVEN RAPOPORT



Steven Rapoport, CCIM

Senior Director

(847) 863-2707

StevenR@CRER.com

Chicago Real Estate Resources, Inc.

800 W. Diversey Pkwy., #300

Chicago, IL 60614

www.CRER.com

As a broker with Chicago Real Estate Resources and lifelong resident of the Chicago area, Steven has completed over 375 real estate sales and leasing transactions over the past 14 years. His primary focus is listing mid-market investment properties in the City of Chicago ranging in value from \$500,000 to \$5,000,000.

Steven earned recognition as a designated Certified Commercial Investment Member (CCIM). The CCIM designation is the industry's most prestigious Commercial Real Estate certification with a high caliber curriculum and experience requirement that has been met by only 6% of commercial practitioners nationwide. As a testament to the exclusivity of this designation within a 20-mile radius of downtown Chicago, there are currently only 55 commercial Real Estate Brokers holding the CCIM designation. CCIM members successfully complete thousands of transactions annually, representing more than \$200 billion in value.

For the past six consecutive years Steven was recognized amongst an elite few as a top producer by CommercialForum a division of the Chicago Association of Realtors. There are over 2,700 members eligible for these awards and only 2% are able to produce the high volume of sales to rank as one of the best Chicagoland Commercial Brokers for the year.

Early in his career, Steven worked as a licensed Real Estate Appraiser where he appraised multi-family, commercial, industrial, office, mixed-use, retail, vacant land, and residential properties throughout the Chicago area. The insight and connections obtained by his time working as a real estate appraiser have proven to be a valuable resource for helping his commercial brokerage clients achieve goals.

For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER

ABOUT CRER

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



For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

The logo for CRER (Chicago Real Estate Resources) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a small horizontal white line, all contained within an orange square.

DISCLOSURE

CRER (Chicago Real Estate Resources, Inc.) has been retained as the exclusive listing broker to arrange the lease of the Subject Property.

All materials and information received or derived from CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither CRER (Chicago Real Estate Resources, Inc.), its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. CRER (Chicago Real Estate Resources, Inc.) will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. CRER (Chicago Real Estate Resources, Inc.) makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. CRER (Chicago Real Estate Resources, Inc.) does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. 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 CRER (Chicago Real Estate Resources, Inc.) in compliance with all applicable fair housing and equal opportunity laws.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

For Lease | 4,995 Sq. Ft. of Office Space

1020 W. Lawrence Ave, Ste 300 Chicago, IL 60640

CRER



Steven Rapoport, CCIM

Senior Director

(847) 863-2707 StevenR@CRER.com

CRER

Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com

