

For Lease | 2 Office Spaces Available in Chicago's Edgewater

5531-33 N. Broadway St. Chicago IL 60640

CRER

Divisible

2nd Floor - 3,976 Sq.

Divisible

1st Floor - 5,866 Sq. Ft.



Steven Rapoport, CCIM

Senior Director

(847) 863-2707 StevenR@CRER.com

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Chicago Real Estate Resources, Inc.

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



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PROPERTY DETAILS

ADDRESS:

5531 N. Broadway St. Chicago IL 60640

ZONING:

B1-3

COMMUNITY AREA:

Edgewater

SPACE 1:

First Floor - 5,866 Sq. Ft. Divisible

SPACE TYPE:

Office

RATE:

\$25.00 / Sq. Ft.

LEASE STRUCTURE:

Modified Gross

SPACE 2:

Second Floor - 3,976 Sq. Ft. Divisible

SPACE TYPE:

Office

RATE:

\$20.00 / Sq. Ft.

LEASE STRUCTURE:

Modified Gross

PROPERTY OVERVIEW

CRER (Chicago Real Estate Resources, Inc.) is proud to offer multiple office spaces for lease centrally located in the beautiful Edgewater neighborhood of Chicago.

The Bryn Mawr Red Line CTA train stop is less than a block away and the neighborhood offers an array of cafes, convenience stores and restaurants all within walking distance.



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PROPERTY EXTERIOR AND AERIALS

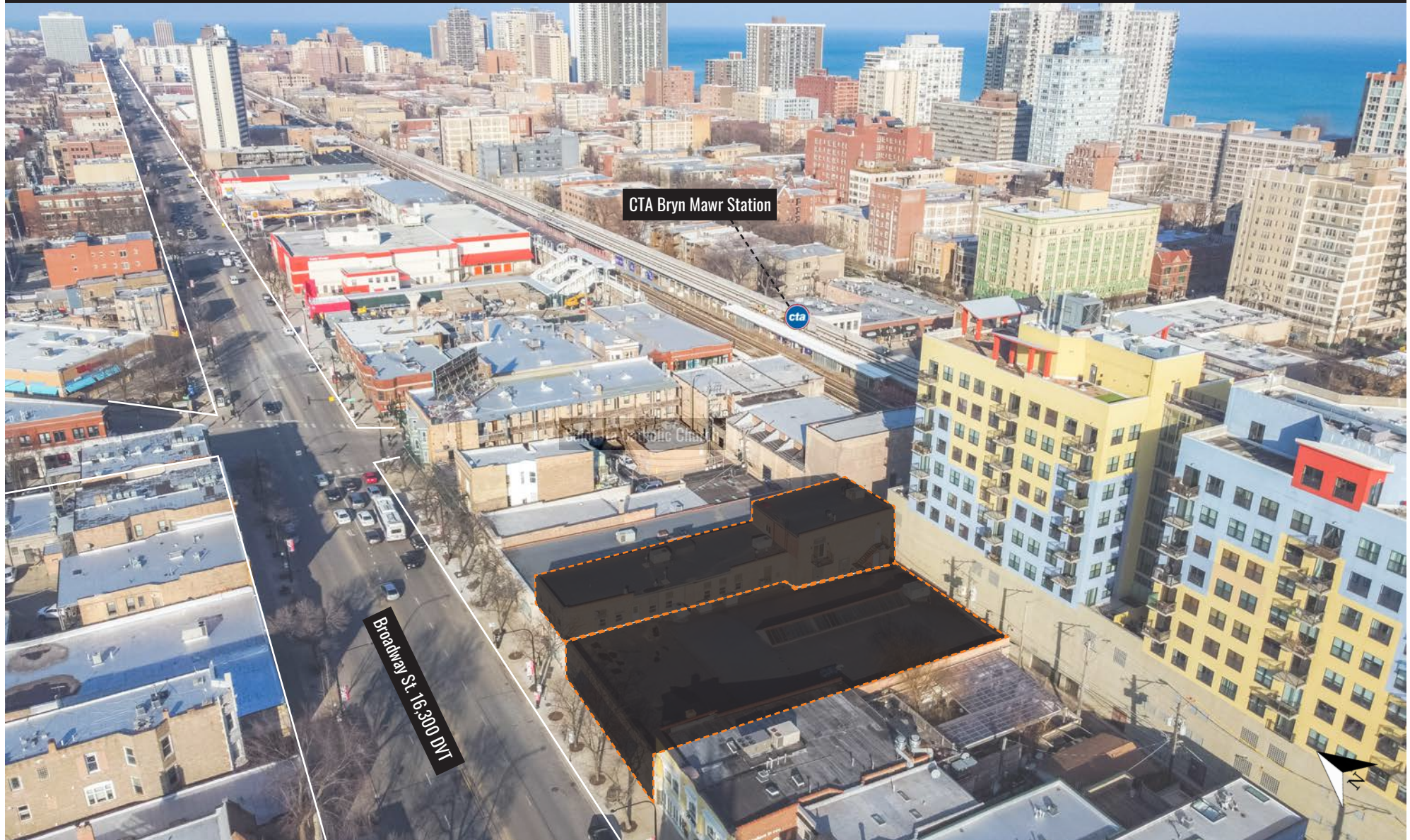


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AERIAL VIEW NORTH EAST



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AERIAL VIEW NORTH WEST



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AERIAL VIEW EAST



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AERIAL VIEW SOUTH



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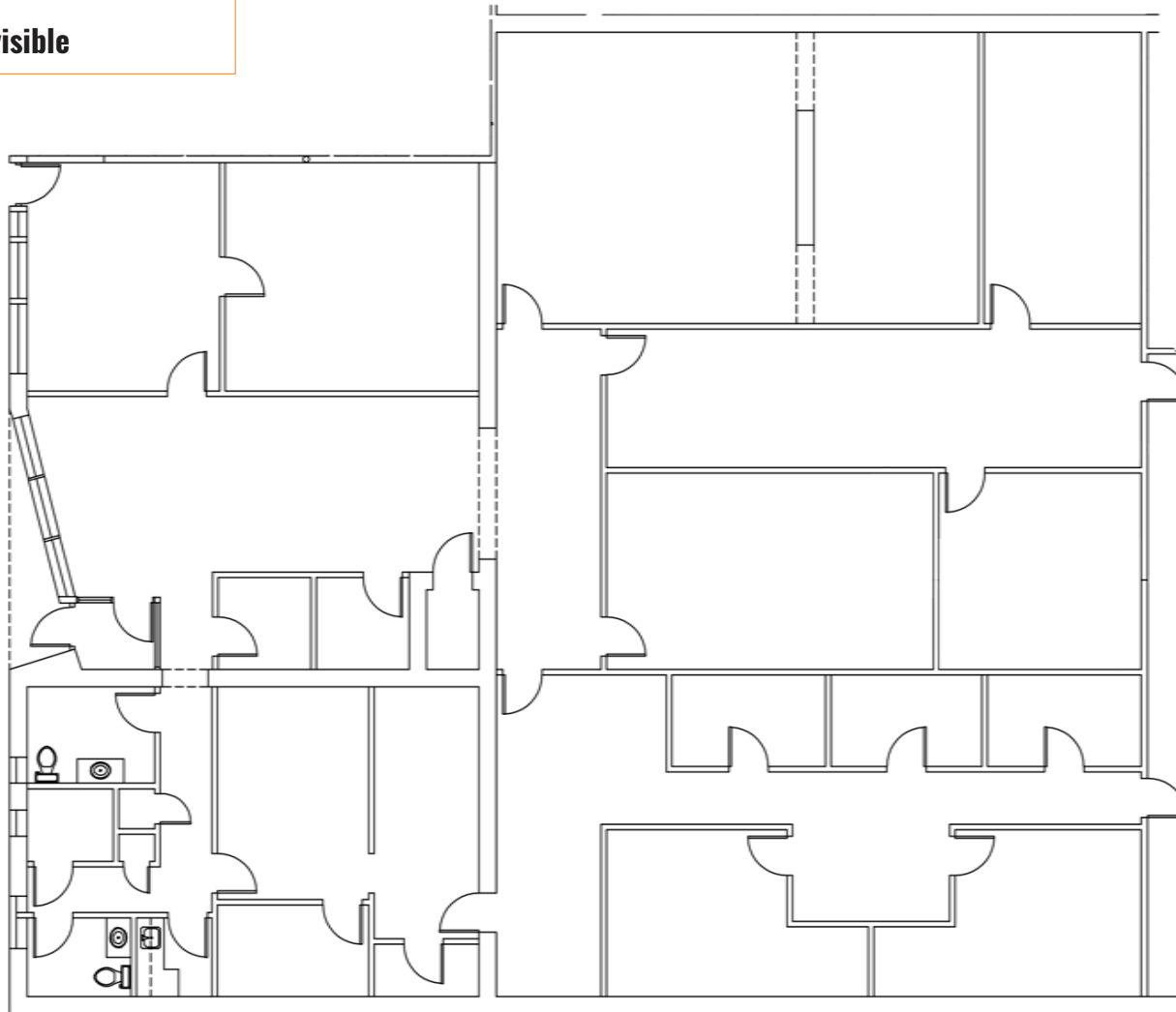
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PROPERTY FLOORPLAN

SPACE 1:

First Floor - 5,866 Sq. Ft. Divisible



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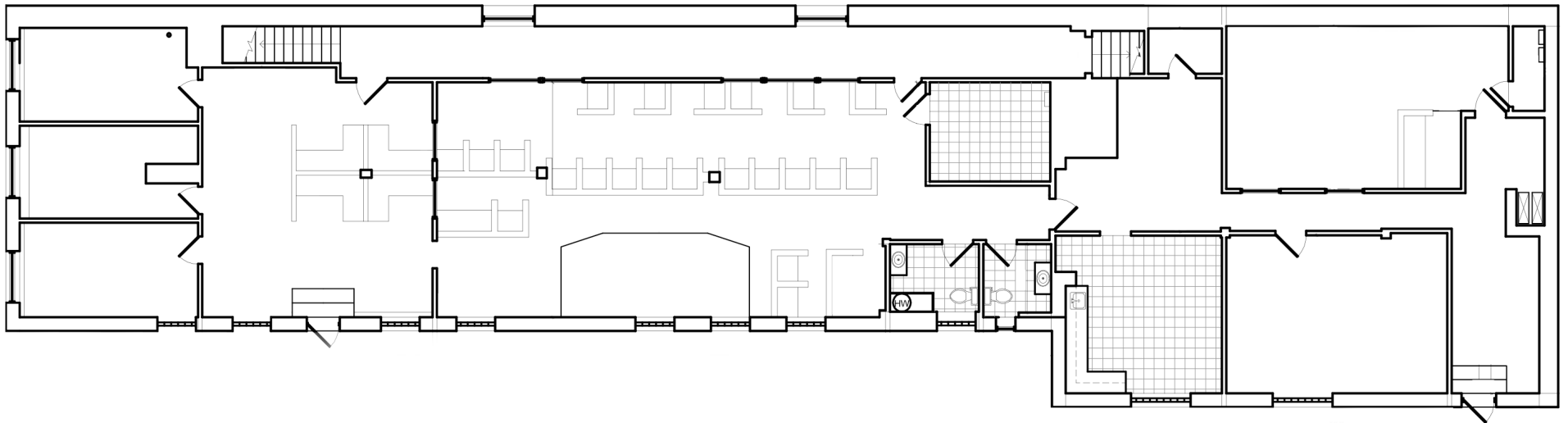
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PROPERTY FLOORPLAN

SPACE 2:

Second Floor - 3,976 Sq. Ft. Divisible



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FIRST FLOOR PROPERTY PHOTOS



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FIRST FLOOR PROPERTY PHOTOS

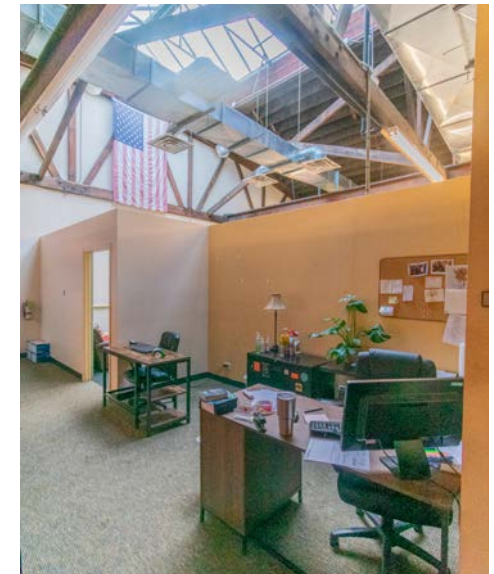


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FIRST FLOOR PROPERTY PHOTOS



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The logo for CRER (Chicago Real Estate Report) is located in the top right corner. It consists of the letters "CRER" in a white, bold, sans-serif font, with a small horizontal line underneath the "R". The logo is set against an orange square background.

ABOUT THE NEIGHBORHOOD

Edgewater is one of Chicago's most desirable and vibrant neighborhoods. Located along the lakefront, Edgewater offers easy access to downtown Chicago and its many amenities, while also providing an intimate, residential feel. The area is filled with unique restaurants and coffee shops, parks and green spaces, and cultural attractions. It is also home to several corporate offices and business complexes, making it the perfect destination for your office space. With its convenient location and abundance of amenities, Edgewater is an ideal spot for businesses, both large and small. From hip cafes and boutiques to mom-and-pop stores, Edgewater is home to a variety of businesses. Here are some of the different types of businesses that can be found in Edgewater:

- **Cafes and Restaurants:** Edgewater is known for its eclectic mix of cafes and restaurants that serve up everything from home-cooked Italian to the classic Chicago deep dish pizza. From trendy brunch spots to casual eateries and fine dining establishments, there are plenty of places to grab a bite in Edgewater.
- **Retail Stores:** With a mix of independent boutiques and national retailers, Edgewater has something to offer everyone. From vintage clothing stores to art galleries, there are plenty of unique shopping options in Edgewater.
- **Grocery Stores:** Edgewater is home to several grocery stores, ranging from small corner grocers to large chain supermarkets. Whether you're looking for organic produce or just want to stock up on your favorite snacks and beverages, Edgewater has you covered.
- **Entertainment:** From cozy neighborhood bars to lively nightclubs, Edgewater has plenty of options for nightlife. The area is also home to music venues and theaters, so there's always something going on in Edgewater.
- **Services:** Edgewater is home to a variety of services, from hair salons and spas to banks and auto repair shops. Whether you need a haircut or a loan, you're sure to find what you're looking for in Edgewater.
- **Healthcare:** Edgewater is home to several medical centers and hospitals, so you can get the care you need when you need it. Whether you're looking for a primary care doctor or a specialist, Edgewater has you covered.

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NEIGHBORHOOD MAP



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Total Population	75,233	398,726	755,842
2027 Population	74,986	395,228	743,986
Pop Growth 2022-2027	(0.33%)	(0.88%)	(1.57%)
Average Age	41	38	38
2022 Total Households	38,310	178,374	329,825
HH Growth 2022-2027	(0.99%)	(1.49%)	(1.97%)
Median Household Inc	\$58,215	\$66,745	\$77,694
Avg Household Size	1.80	2.10	2.10
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$289,157	\$329,460	\$373,593
Median Year Built	1952	1948	1949

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TRANSPORTATION



TRANSIT / SUBWAY



Bryn Mawr Station (Red Line)

2 min walk

0.1 mi



Berwyn Station (Red Line)

7 min walk

0.4 mi



Thorndale Station (Red Line)

11 min walk

0.5 mi



Argyle Station (Red Line)

14 min walk

0.7 mi



Granville Station (Red Line)

16 min walk

0.8 mi



COMMUTER RAIL



Ravenswood Station Commuter Rail (Union Pacific North Line)

6 min drive

2.0 mi



Rogers Park Station Commuter Rail (Union Pacific North Line)

6 min drive

2.5 mi



AIRPORT



Chicago O'Hare International Airport

25 min drive

14.3 mi



Chicago Midway International Airport

29 min drive

19.8 mi

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ABOUT STEVEN RAPOPORT



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Senior Director

(847) 863-2707

StevenR@CRER.com

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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.

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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



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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.

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