



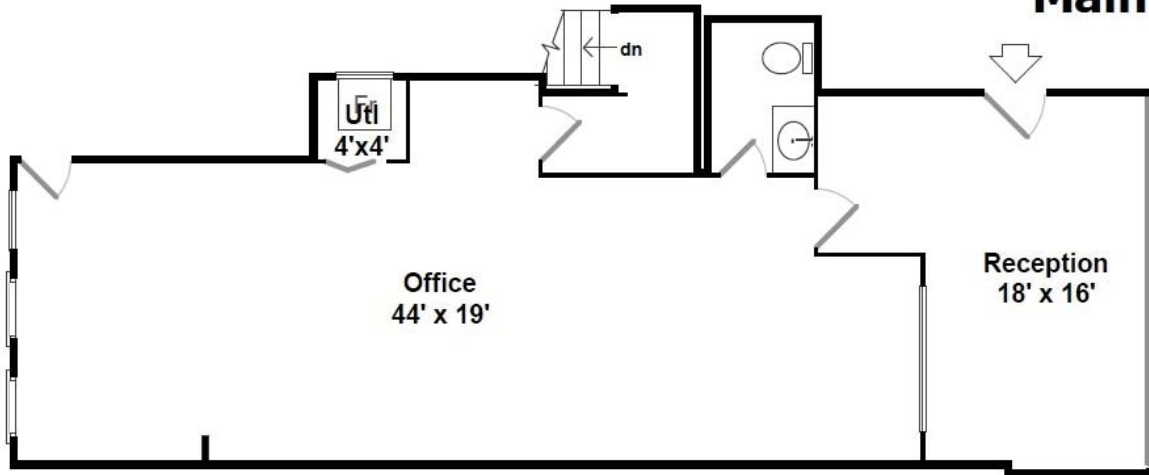
## LISTING INFO

Agent Responsible	Juan Carlos Gomez <a href="mailto:juancarlos@kudangroup.com">juancarlos@kudangroup.com</a>
Transaction Type	Lease
Type of Property	Retail/Restaurant
<b>Property Data</b>	
Address	1777 Clybourn Ave.
City, Zip Code	Chicago, IL
Area	Lincoln Park
County	Cook
Rental Rate	\$30/SF
Lease Type	Net
Taxes	Tenant pays proportionate share of Property Taxes. 2013 Taxes were \$14,822. Tenants share is 1/3 or Approx. \$4,940.67 Annually.
Yearly Adjustment	3%
Building Type	Mixed Use
Square Feet	1,990 SF
Parking	2 Exterior Spaces
Zoning	B1-2
A/C & Heat	Contact Agent
Electric (amps)	Contact Agent
Nearby Businesses	Sleep Number, BW3, CVS Pharmacy, Gap Kids, Subway, Patagonia, World Market, Crate & Barrel, Land of Nod, Bed Bath & Beyond, The Container Store, Uncle Julio's, The Bedding Experts, Sephora, Best Buy, Goose Island
Property Description	Restaurant/retail space available for lease with an English Basement. Located in a well-developed retail area of Lincoln Park, in close proximity of the Red Line train stop. Features 3 bathrooms, 2 parking spaces, wood floors, large windows and high ceilings. Strong demographics and incomes.
Location Description	Lincoln Park Lincoln Park is bordered on the north by Diversey Pkwy., on the west by the Chicago River, on the south by North Ave., and on the east by Lake Michigan. One of the city's most historically significant neighborhoods is also one of its most popular among both tourists and residents. Attractions like the Lincoln Park Zoo, Chicago History Museum, Peggy Notebaert Nature Museum and Lincoln Park Conservatory draw crowds year-round, while other hidden treasures, like the spectacular Alfred Caldwell Lily Pool, are around the corner. Magnificent mansions, swank boutiques and renowned restaurants complete the rich tapestry that is Lincoln Park
Cross Streets	Sheffield & Clybourn

# Floor Plan

1777 N. Clybourn Ave.

## Main



## Lower

