

Wicker Park - Chicago

Rarely Available Work & Live In Space

Available for Lease

1563 N. Milwaukee Ave. Chicago, IL



Wicker Park

Located within the West Town community are. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

1563 N. Milwaukee Ave. Chicago, IL

Size	+/- 1,600 SF
# of Offices	2 Offices
# of Bathrooms	1.5 Bathrooms
Rental Rate	\$2,500 per Month (Gross) <i>Price Reduced!</i>

◀ Street View Link (QR Code)

For additional information or to schedule a showing contact:
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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	31,765	268,196	590,805
2015 Female Population	30,781	275,998	595,197
2015 Total Population	62,546	544,194	1,186,002
2015 Daytime Population	56,840	966,678	1,735,757
Income			
2015 Median Household Income	\$72,474	\$64,616	\$55,018
2015 Per Capita Income	\$49,061	\$46,783	\$37,093
2015 Average Household Income	\$104,569	\$98,292	\$85,616

Nearby Businesses

American Apparel	Debonair Social Club
Links Taproom	Furious Spoon
Steve Madden	Double Door
The Flat Iron	Dr. Martens Store

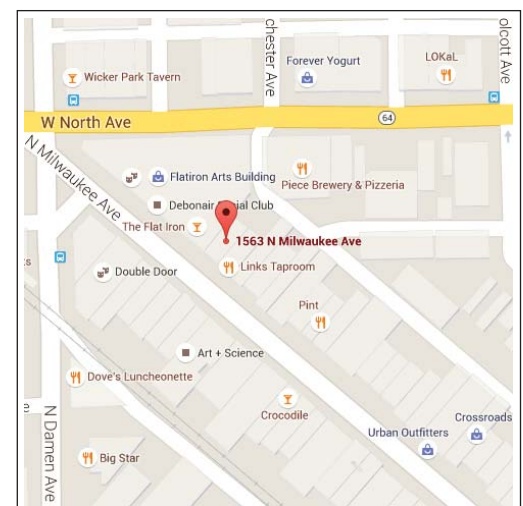
Highlights

Rarely available second floor Live/Work loft-style space in the heart of Wicker Park for lease. Two offices/bedrooms with 1.5 bathrooms allows for easy separation from work area. High ceilings and Central HVAC throughout.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1044 09.01.2015

Map

Milwaukee and North Ave.



LISTING INFO

Agent	Adam Salamon
Transaction Type	Real Estate Only
Type of Property	Live/Work Space
Sale or Lease	Lease
Property Data	
Address	1563 N. Milwaukee Ave.
City, Zip Code	Chicago, 60622
Area	Wicker Park
County	Cook
Rental Rate	\$2,500/Month (<i>Price Reduced!</i>)
Lease Type	Gross
Lease Term	1-3 Years
Yearly Adjustment	3% Annual Increases
Security Deposit	To Be Determined
Building Type and Year Built	Brick
Stories	Two Stories
Size	+/- 1,600 SF
Parking	Street
Zoning	B3-3
A/C & Heat	Central HVAC
Ceiling Heights	11'
Ward	Ward 1
Alderman – Name and Phone Number	Alderman Joe Moreno 773-278-0101
Nearby Businesses	American Apparel, Double Door, Piece Brewery & Pizzeria, Links Taproom, Steve Madden, Dr. Martens Store, Byline Bank, Second Time Around
Property Description	Rarely available second floor live/work loft-style space in the heart of Wicker Park for lease. Two offices/bedrooms with 1.5 bathrooms allows for easy separation from work area. High ceilings and central HVAC throughout.
Cross Streets	Milwaukee Ave. & North Ave.