

# Belmont Cragin - Chicago

## NINE NEWLY REMODELED PRIVATE OFFICES FOR LEASE



566 W. Lake St. Suite 320  
Chicago, Illinois 60661-1411  
kudangroup.com

5640 W. Diversey Ave. Chicago, IL



**5640 W. Diversey Ave. Chicago, IL 60639**

Size (Approx.)	1 Room Office - 170 SF
	2 Room Office - 300 SF
Rental Rate	1 Room Office - \$445 per Month (Gross)
	2 Room Office - \$575 per Month (Gross)

For additional information or to schedule a showing contact:

Adam Salamon	Anthony Citriglia
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### Demographics

	1-mi.	3-mi.	5-mi.
<b>Population</b>			
2015 Male Population	34,838	211,508	488,703
2015 Female Population	34,403	218,869	509,609
2015 Total Population	69,241	430,377	998,312
2015 Total Daytime Pop.	53,476	354,174	867,828
<b>Housing</b>			
2015 Total Housing Units	21,614	158,688	396,692
<b>Income</b>			
2015 Median Household Income	\$43,686	\$46,428	\$50,080
2015 Per Capita Income	\$15,899	\$21,767	\$26,906
2015 Average Household Income	\$57,314	\$66,089	\$74,486

### Nearby Businesses

Tony's Finer Foods	XSport Fitness
CVS	Chicago Pita Grill
Happy Cake Bakery	Family Dollar
ALDI	Dunkin Donuts

### Description

Newly remodeled private offices available for lease with hardwood floors throughout. Nine total offices available.

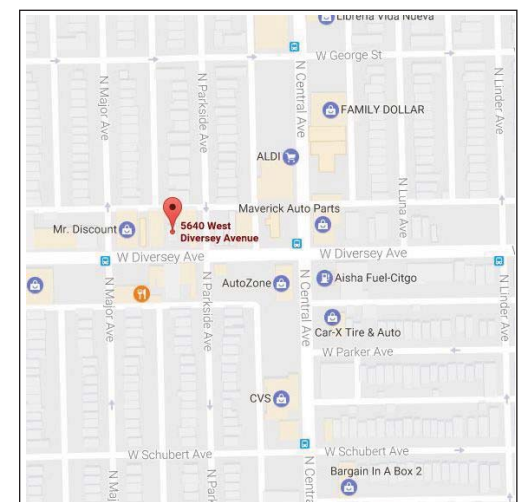
Two types of offices:  
One Room Offices (4 Available)  
Two Room Offices (5 Available)

Ideal for doctors, insurance agents, accountants, attorneys and other professionals.

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. A110 9-26-2013

### Map

W. Diversey Ave. & N. Parkside Ave.



## LISTING INFO

Agents	Anthony Citriglia / Adam Salamon
Transaction Type	9 Total Offices for Lease
Type of Property	Mixed-Use Building
<b>Property Data</b>	
Address	5640 W. Diversey Ave.
City, Zip Code	Chicago, IL 60639
Area	Belmont - Cragin
County	Cook
Size	There are two different types of offices available: 1-Room Offices – Approx. 170.5 SF 2-Room Offices – Approx. 300 SF
Lease Rate	1-Room Offices - \$445 Monthly Gross 2-Room Offices - \$575 Monthly Gross
Lease Term	1 year minimum with additional years optional
Yearly Adjustment	3%
Security Deposit	To Be Determined
Parking	Additional \$50 a month
A/C & Heat	Central HVAC
Ceiling Heights	10 FT
Ward	30
Alderman – Name and Phone Number	Ariel Reboyras 3559 North Milwaukee Ave 773-794-3095
Nearby Businesses	Tony’s Finer Foods, CVS, Happy Cake Bakery, ALDI, XSport Fitness, BP, Family Dollar, Dunkin Donuts, Chicago Pita Grill, Fresh Market Place
Property Description	Newly remodeled private offices with hardwood floors throughout. There are four (4) 1-room offices and 5 (five) 2-room offices available. Ideal for doctors, insurance agents, accountants, attorneys and other professionals.
Location Description	Belmont Cragin Belmont Cragin is one of the 77 officially designated community areas of Chicago, located 8 miles northwest of the Loop. As of 2016, the neighborhood includes young professionals, as well as working class Latino and Polish populations.
Cross Streets	W. Diversey Ave. & N. Parkside Ave.