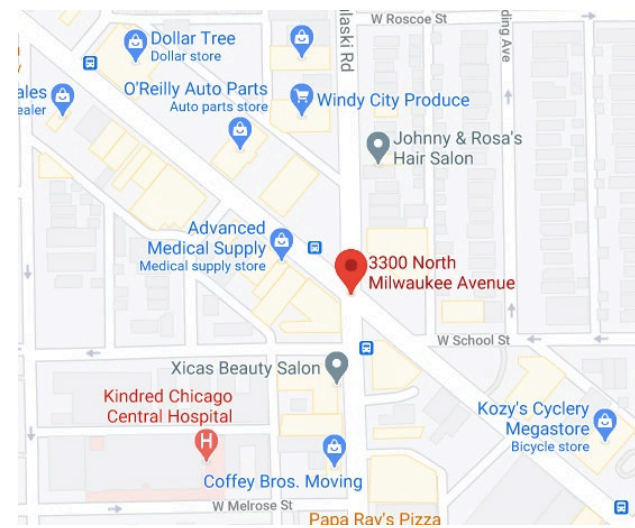


3300 N Milwaukee Ave

AVAILABLE FOR LEASE



3300 N Milwaukee Ave, Chicago, IL 60641



AVAILABLE

Available SF: 1,163 & 2,745 SF Retail, 420 & 1,001 SF Office, 1,173 SF Warehouse

Lease Rate: CALL

Lease Type: NNN

PROPERTY HIGHLIGHTS

- Located on high traffic avenue
- Fantastic visibility for foot and vehicle traffic
- 1 mi. away from I-90
- Great avg. household income in the surrounding area
- Fantastic nearby tenants
- Professionally managed

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	57,240	524,273	1,253,320
Avg HH Income:	\$77,081	\$90,710	\$99,787
Age:	33.9	33.8	34.8

TRAFFIC

	N. Milwaukee Ave.	N. Pulaski Rd
Vehicles Per Day:	13,100	22,100

NEARBY TENANTS INCLUDE



Tom Eilers & Saar Schnitman
Leasing@caprockre.com
(312) 257-3250

CapRockRE.com
65 E. Wacker Pl. Suite 820
Chicago, IL 60601

3300 N Milwaukee Ave

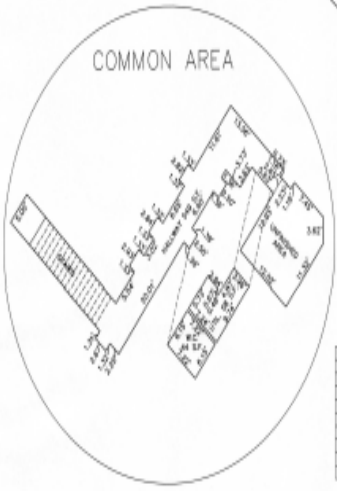
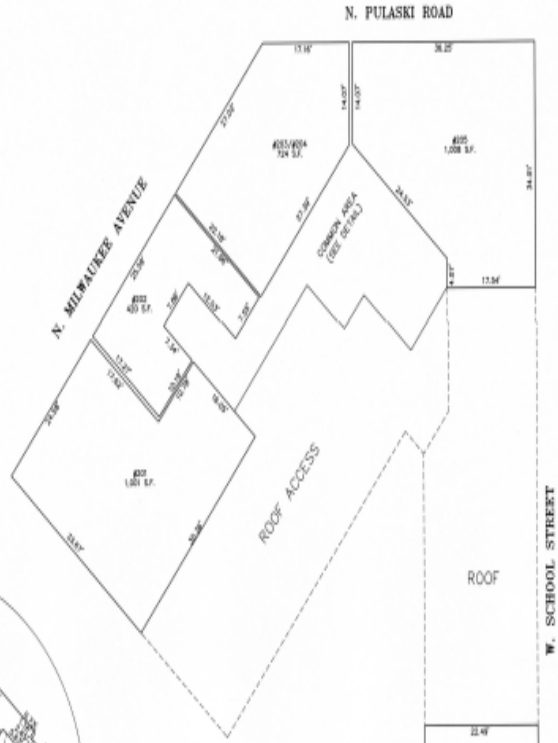
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SECOND FLOOR

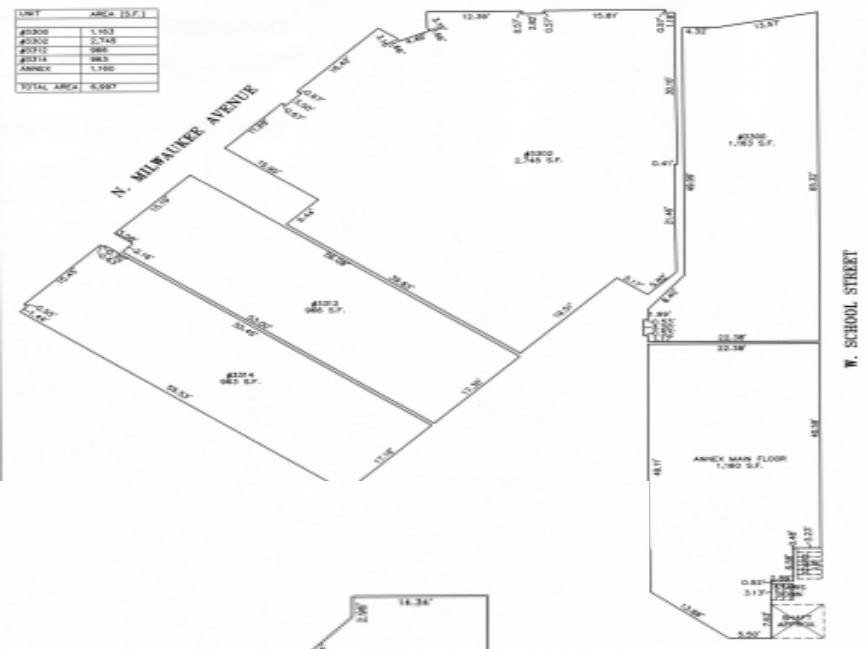
UNIT	AREA (S.F.)
#201	1,081
#202	420
#203/204	724
#205	1,008
ANNEX	583
TOTAL AREA	3,796



COMMON AREAS	AREA (S.F.)
HALLWAY/STAIRS	540
STUFF ROOM	38
BATHROOM	44
ANNEX UPPER STAIRWELL	43
ANNEX LOWER STAIRWELL	43
ANNEX SHUTT AREA	43
TOTAL AREA	791

MAIN FLOOR

UNIT	AREA (S.F.)
#3000	1,543
#3001	2,748
#3010	585
#3011	585
ANNEX	1,780
TOTAL AREA	6,891



BASEMENT FLOOR

UNIT	AREA (S.F.)
ANNEX	1,444
TOTAL AREA	1,444

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