



## Offering Summary

Lease Rate:	Negotiable
Lease Type:	Modified Gross
Available SF:	4,950 - 9,900 SF
Space Available:	6/30/2025
Lot Size:	0.11 Acres
Zoning:	B3-2
Submarket:	Lincoln Park
Traffic Count:	Approx. 7,750 VPD

## Property Overview

Prime leasing opportunity along the highly sought after Armitage Avenue corridor within the Lincoln Park neighborhood on Chicago's north side. This contemporary space, with a sleek design and excellent natural light, is ideal for a range of businesses. The open layout provides flexibility for customization, while modern amenities ensure comfort and convenience. The building is well located in an affluent neighborhood and surrounded by high end restaurants and retailers including Armitage Ale House, Summer House Santa Monica, Ramen-San, Cafe Babareeba, The Black Tux, Tie Bar, Kiehl's, Allbirds, Bonobos, Lori's Shoes, Laudi Vidni, Mugsy, Bowie Barker, Butcher and the Burger, Chicago Bagel Authority, La Colombe, Oasis Face Bar, Walgreens, and Starbucks, among many others.

## Property Highlights

- Rarely available fully built-out second generation medspa and salon along Armitage Avenue in Lincoln Park
- Space features floor to ceiling window displays, excellent natural lighting, a spacious interior with flexibility for various tenant layouts and pylon signage along Armitage Avenue
- Conveniently located just a few blocks from both Interstate-90/94 as well as the Armitage "L" Station (Brown/Purple Lines)
- Ability to demise by floor and deliver as 4,950 SF on either level

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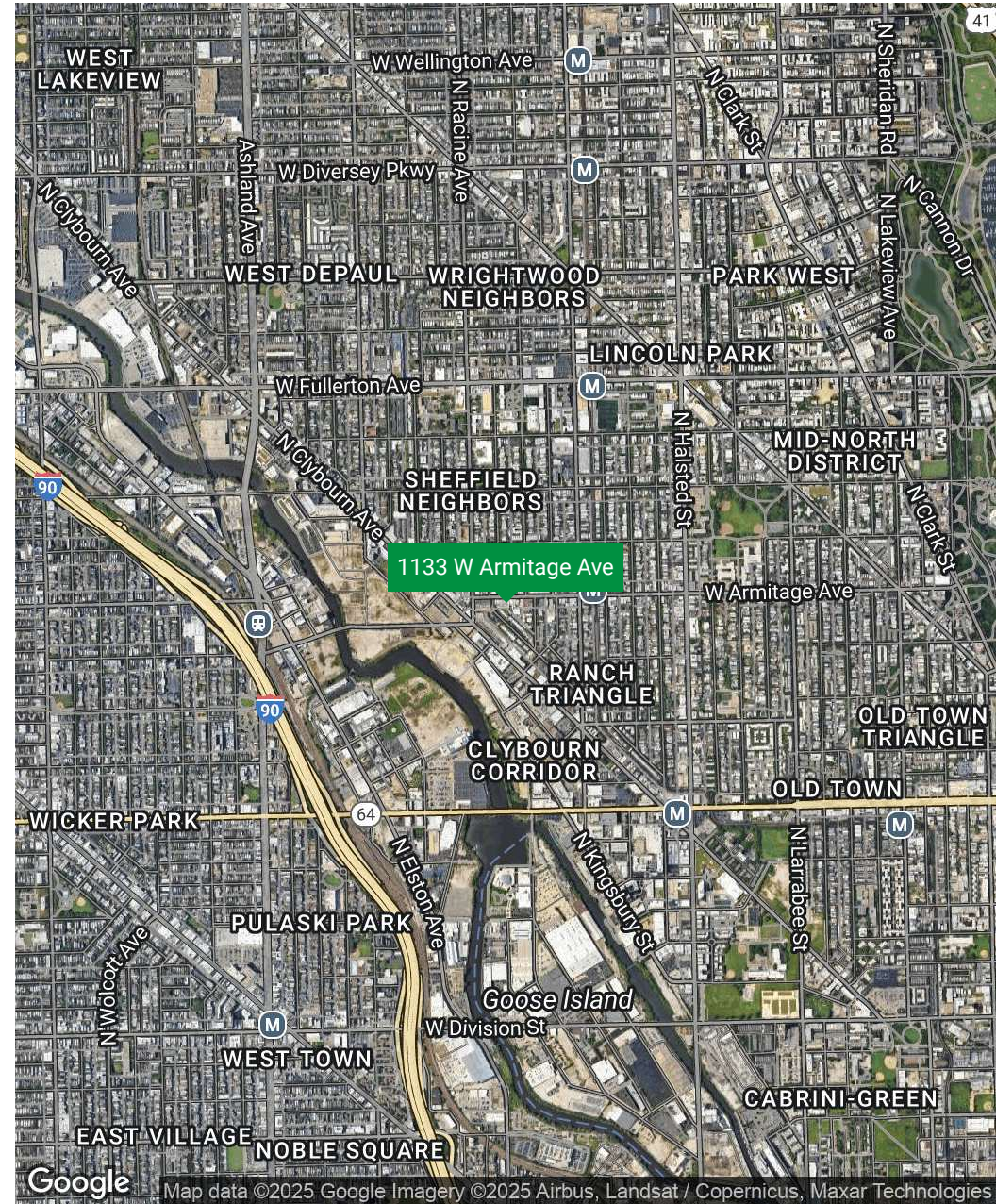
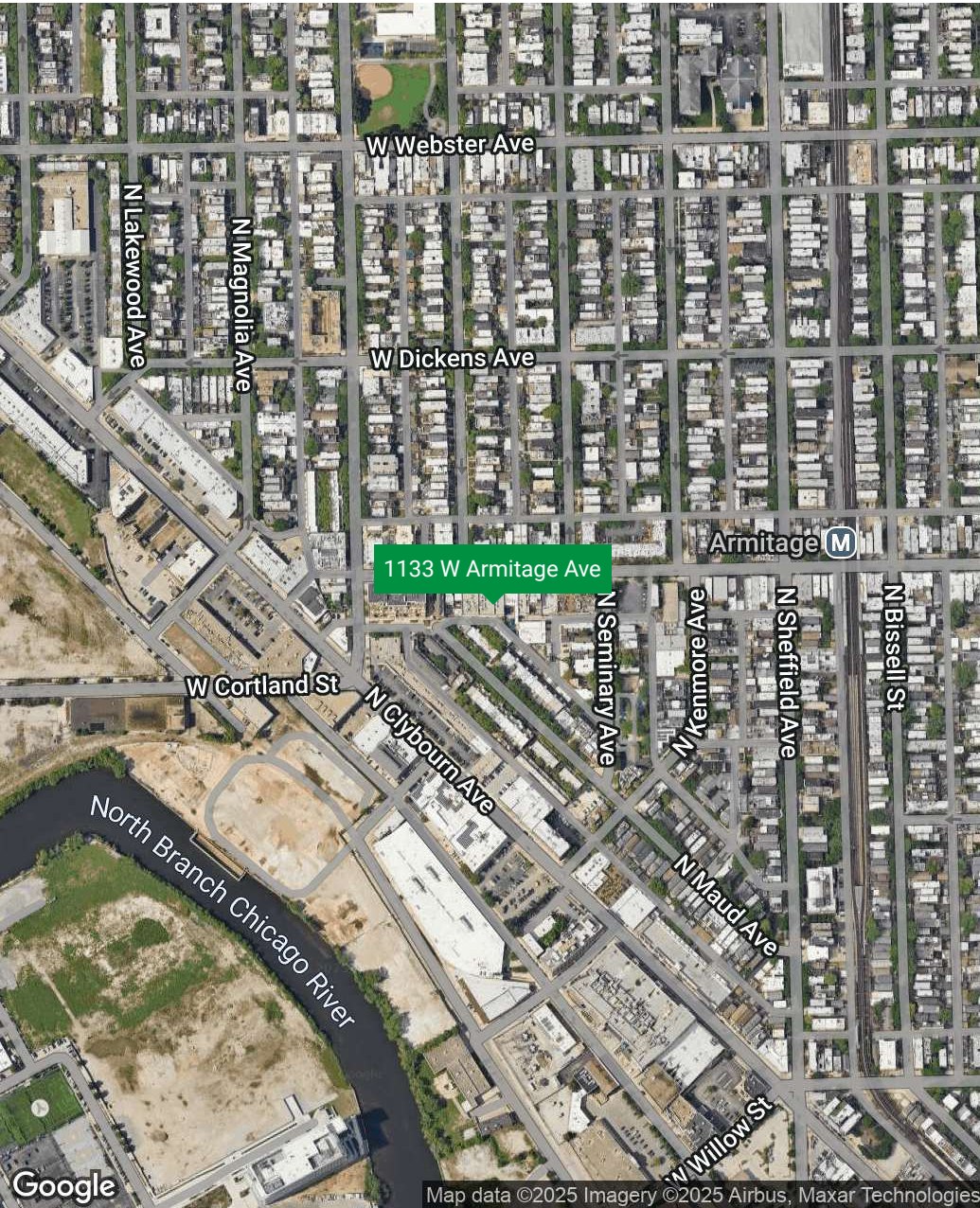
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# FOR LEASE | 1133 W ARMITAGE AVE

LOCATION MAP



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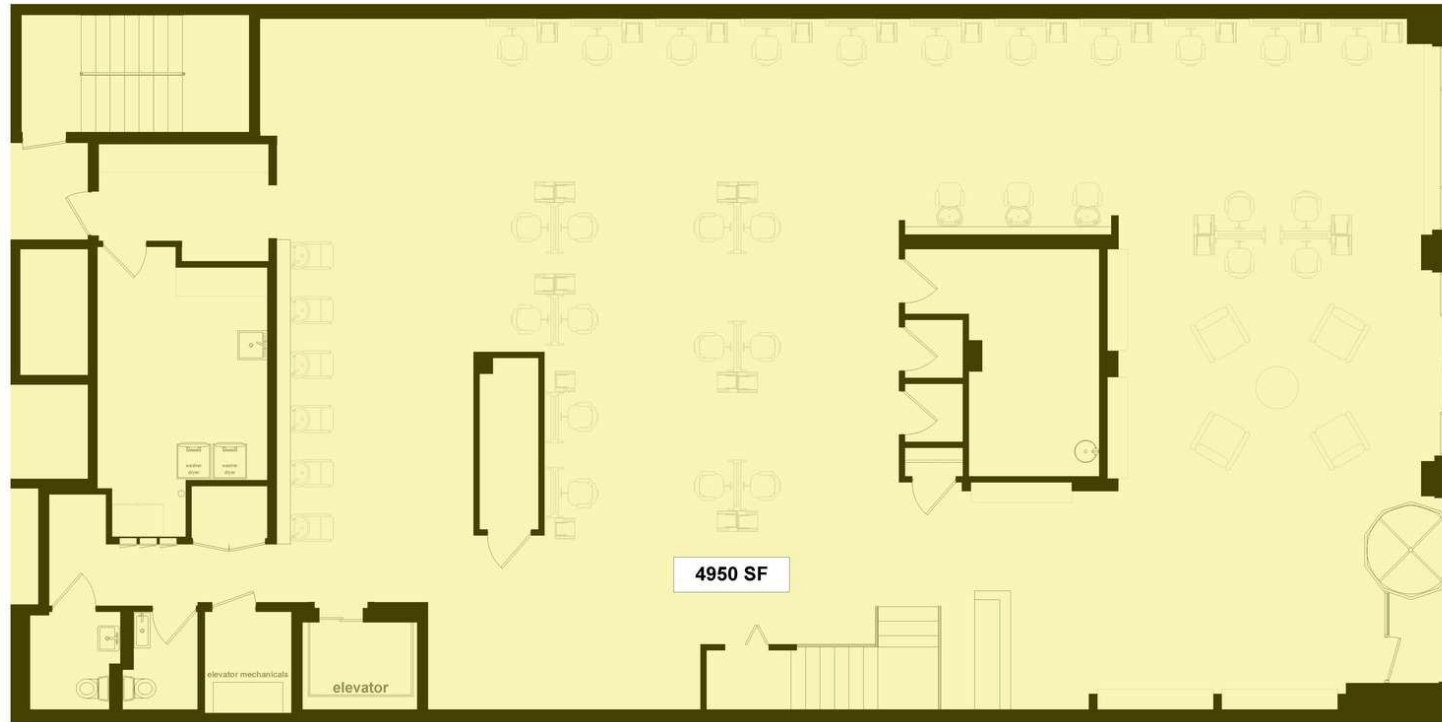
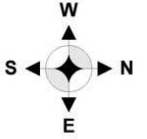
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# FOR LEASE | 1133 W ARMITAGE AVE - FIRST FLOOR

## FLOOR PLAN (FIRST FLOOR)

The accuracy of the information is neither expressly or implicitly warranted and is subject to alteration, additions, and/or withdrawal without further notice.



4950 SF

1133 West Armitage Avenue Chicago IL 60614		DATE	FORM NO.	DRAWN BY	REV.
OWNER	Just Floorplans, Inc - Chicago	SCALE	1/8" = 1'-0"	PROJECT	5 OF 6
ISSUED			First Floor		



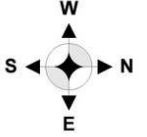
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<b>1133 West Armitage Avenue Chicago IL 60614</b>			
DATE	FIGURE NO.	WORKING	REV.
08/20	1st x 1-0"	Second Floor	6 OF 6

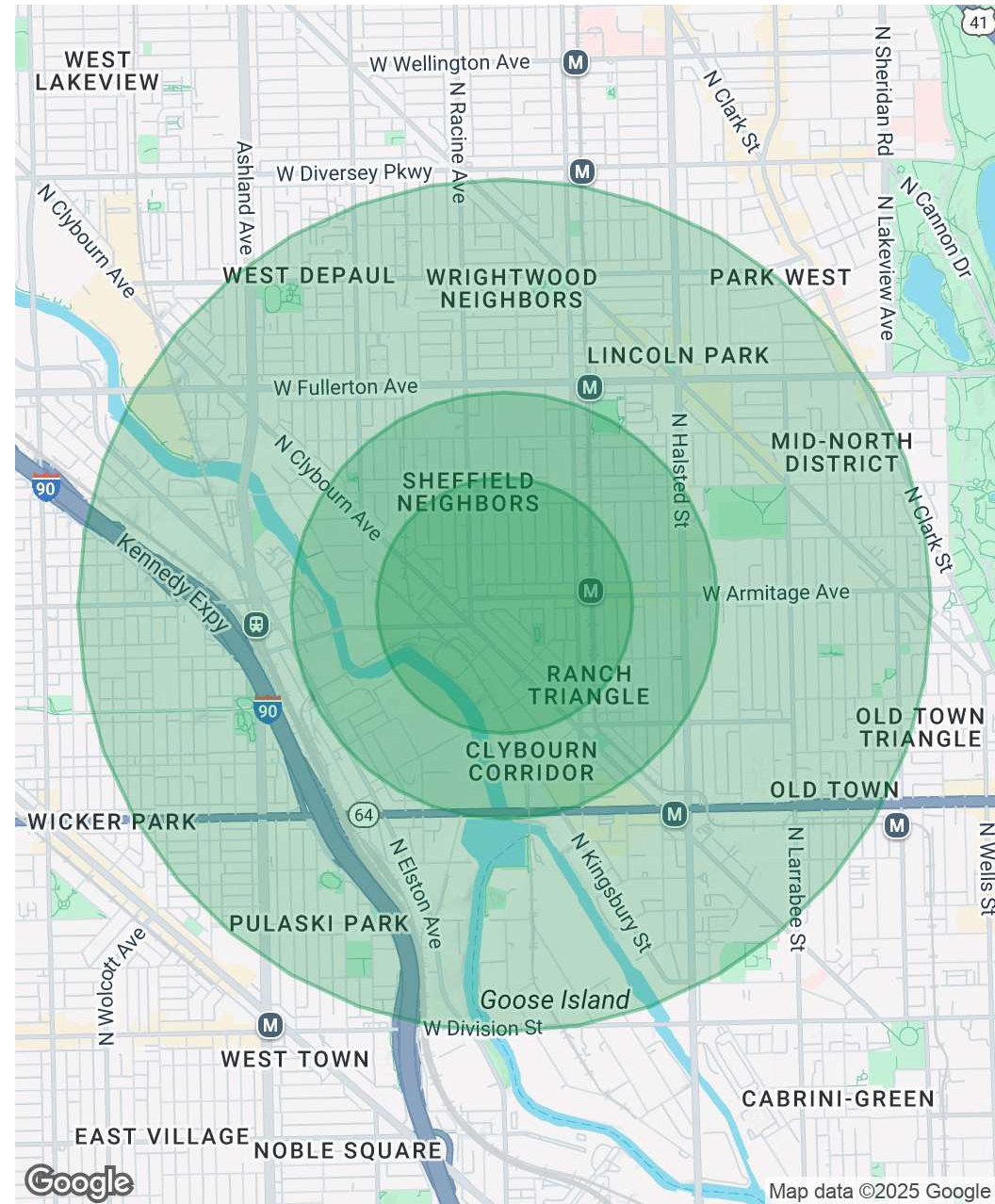


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	5,117	13,046	58,890
Average Age	34	32	35
Average Age (Male)	34	33	35
Average Age (Female)	34	32	35

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	2,294	5,053	28,004
# of Persons per HH	2.2	2.6	2.1
Average HH Income	\$254,093	\$254,312	\$210,572
Average House Value	\$1,159,927	\$1,175,500	\$997,632

Demographics data derived from AlphaMap

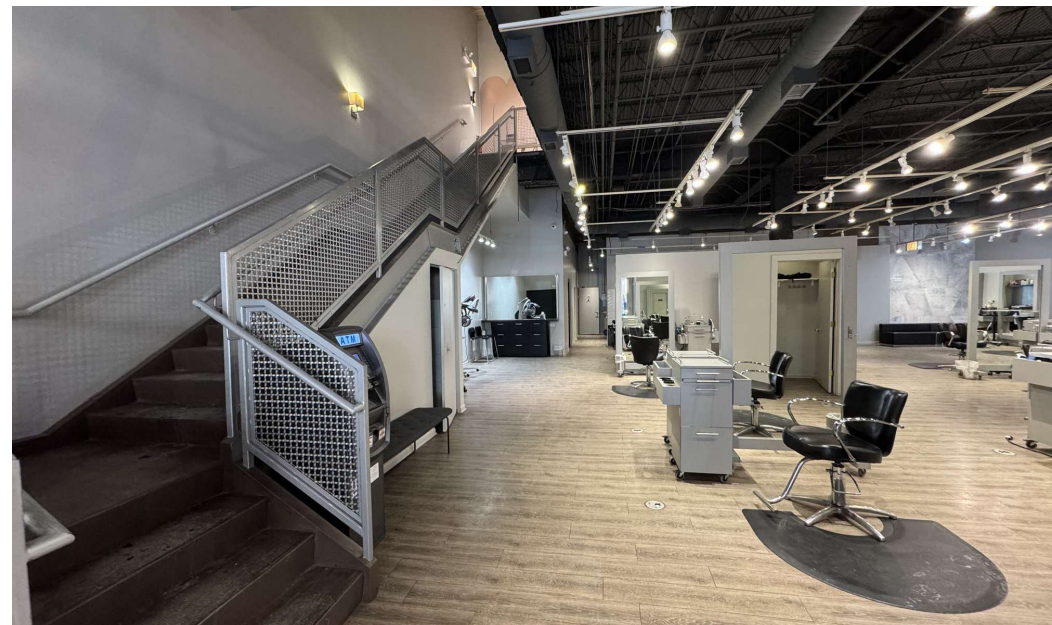
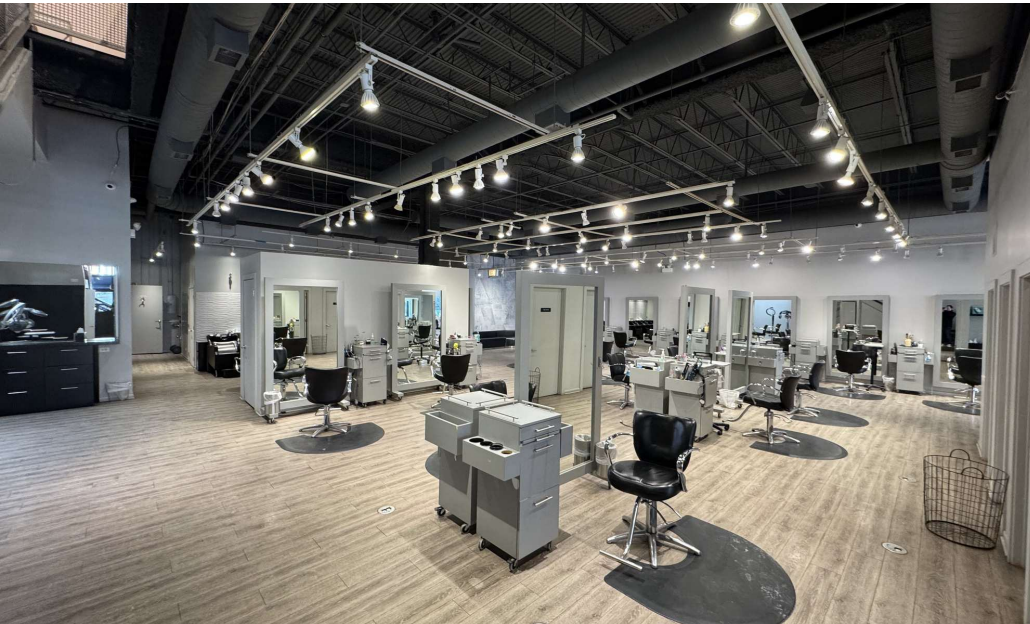


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