

Office Building For Lease



CATON
COMMERCIAL
REAL ESTATE GROUP



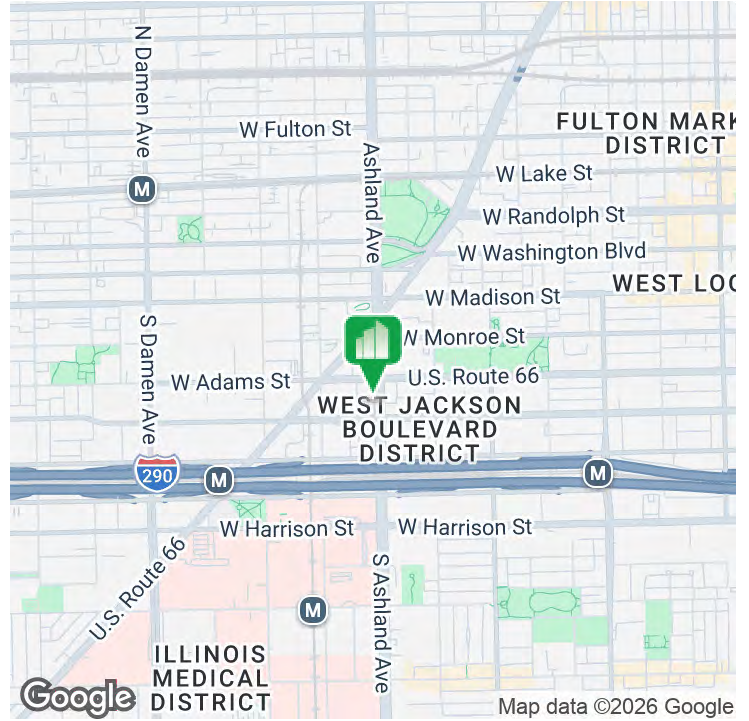
NEAR WEST SIDE OFFICE FOR LEASE

234 S ASHLAND AVE, CHICAGO, IL 60607

CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

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OFFERING SUMMARY

Available SF: 1,217 SF

Lease Rate: \$28 SF/yr (MG)

PROPERTY OVERVIEW

- Retail storefront/office available for lease in the bustling Near West Side
- Beautifully designed ground-floor space features large windows along Ashland
- Conveniently located near UIC, the Mexican Consulate, the Illinois Medical District, and the United Center
- Potential for a private outdoor patio
- Easily accessible via public transportation; just off the Eisenhower Expressway
- Former restaurant space with existing (sealed) black iron
- Tenant responsible for full build-out for restaurant use

LOCATION OVERVIEW

The Near West Side is a historic, dynamic community just west of the Loop, featuring diverse neighborhoods like the West Loop, famous for Michelin-starred dining, alongside cultural landmarks like Greektown and Little Italy. Anchored by University of Illinois Chicago (UIC), the Illinois Medical District, and the United Center, it blends culture, commerce, and entertainment.

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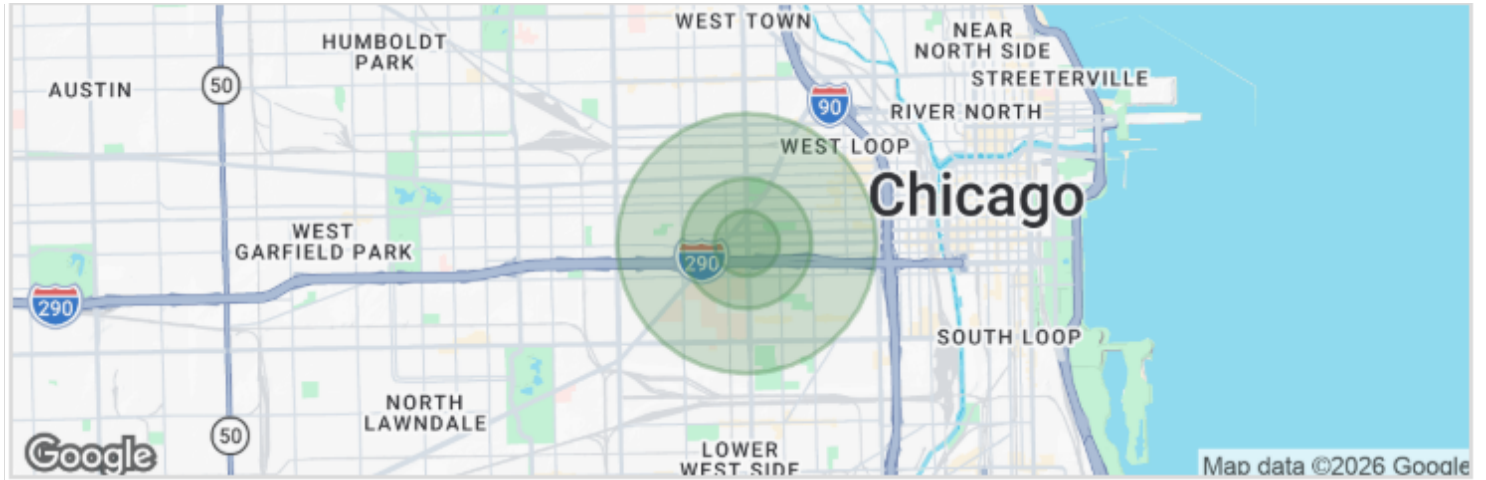
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1 mile



\$169,339

Median Household Income



2,031

Population



1,164

Households



37.7

Median Age



\$84,720

Median Disposable Income

3 miles



\$150,786

Median Household Income



6,995

Population



3,831

Households



36.0

Median Age



\$86,602

Median Disposable Income

5 miles



\$149,128

Median Household Income



35,801

Population



18,522

Households



34.3

Median Age



\$75,808

Median Disposable Income