



4827-4831 W Irving Park Rd

4827-4831 W Irving Park Rd, Chicago, IL 60641



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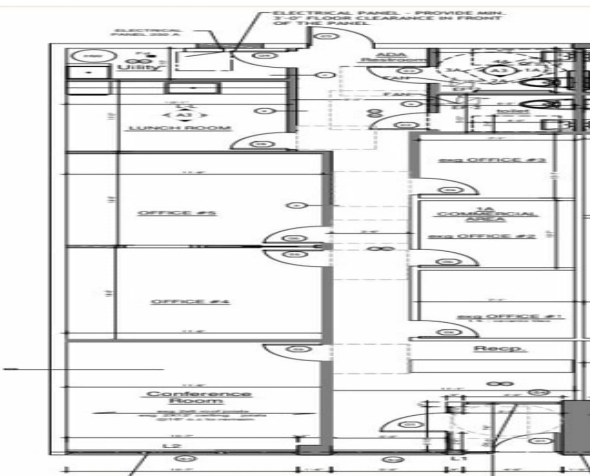


4827-4831 W Irving Park Rd

\$20.00 /SF/YR

Strategically located just west of Milwaukee Avenue on Irving Park Road, the property ensures easy accessibility alongside high visibility in a well-trafficked corridor. Tenants benefit from on-site parking with five reserved spaces and additional nearby options, enhancing convenience for staff and visitors. The single-story brick construction promises ease of access without vertical circulation concerns, and robust utilities—central air conditioning and forced-air heating—support a comfortable operating environment. The surrounding neighborhood offers a strong mix of residential and commercial activity within Chicago’s Northwest...

- Turnkey medical or general office space with an efficient, functional layout.
- Location along W Irving Park Road near Milwaukee Avenue offers excellent accessibility.
- Ample parking with five dedicated spaces plus nearby lot and street options.
- Solid brick exterior construction with central air conditioning and modern utilities.



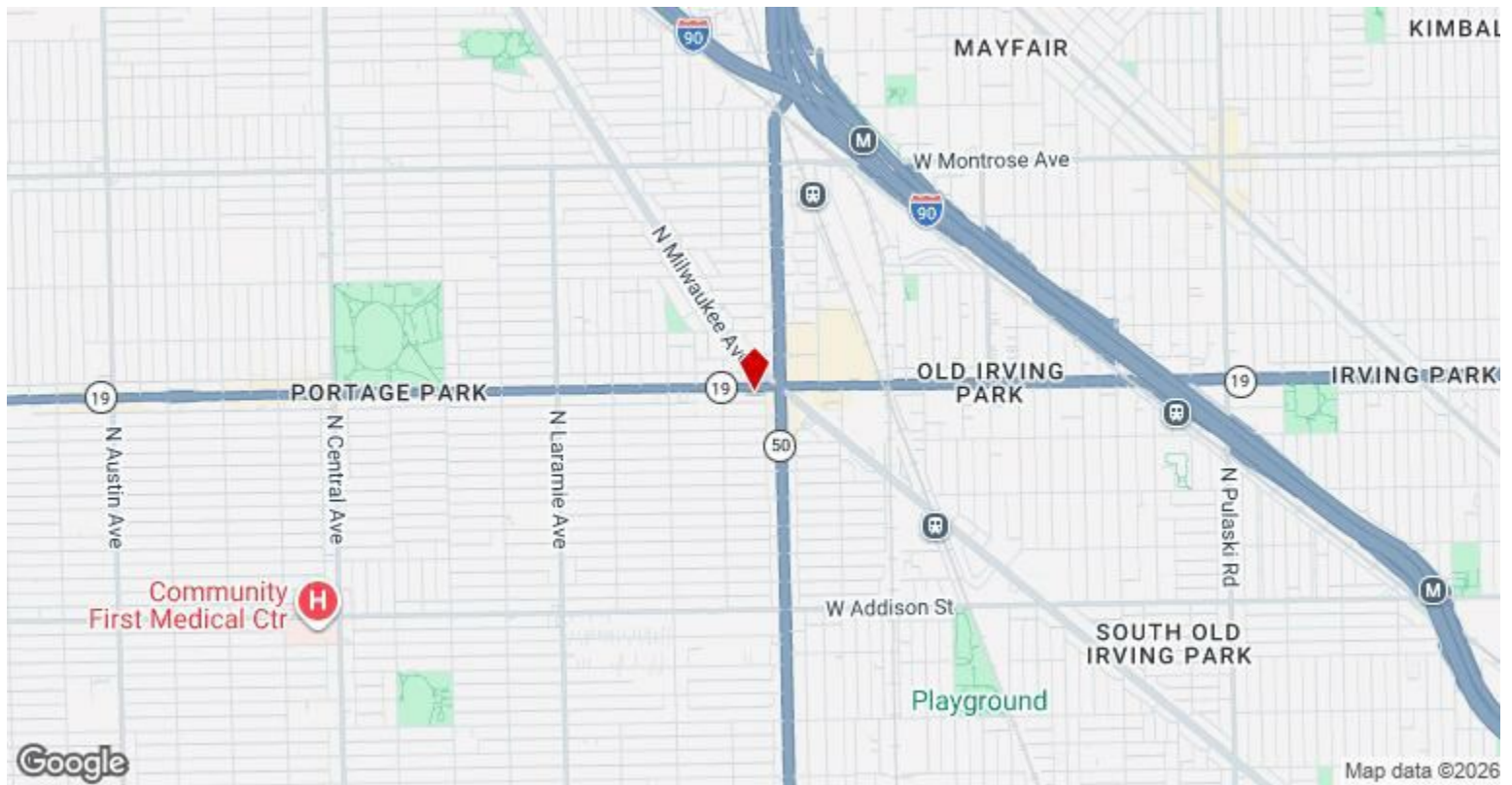
Rental Rate:	\$20.00 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area:	4,200 SF
Year Built:	1991
Walk Score ®:	90 (Exceptionally friendly)
Transit Score ®:	80 (Very friendly)
Rental Rate Mo:	\$1.67 /SF/MO

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1st Floor

Space Available	2,000 SF
Rental Rate	\$20.00 /SF/YR
Date Available	30 Days
Service Type	Full Service
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

This well-maintained, fully built-out office space is designed for immediate use, accommodating medical, dental, physical therapy, or general office operations with minimal modification. The layout includes a welcoming lobby/reception area, glass conference room, three private offices, two bathrooms, and multiple storage options, providing both functionality and comfort.



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The surrounding neighborhood offers a strong mix of residential and commercial activity within Chicago's Northwest region, complemented by proximity to major transit routes and amenities. This flexible space minimizes build-out costs and is optimized for businesses seeking efficiency and practical usability in a competitive market.