

1940 SOUTH WESTERN AVENUE
CHICAGO, IL 60608

JAMESON.

FOR LEASE

WEST PILSEN
15,000 SF TRANSIT
ORIENTED
FURNISHED
OFFICE

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FOR LEASE

1940 SOUTH WESTERN AVENUE STE 205

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SUBLEASE SUMMARY

Available Premises:	14,869 RSF
Term Through:	November 2030
Office Conversion:	2019
Fully Buildout & Furnished:	2020
Ceiling Heights:	12' to 15'

Esperanza Health Centers is relocating its administrative offices to a new headquarters building. The premises are in immaculate condition and very nicely furnished with full amenities.

ECONOMICS

- \$19.25 Modified Gross per RSF
- Base Rent Escalation 3%
- 2026 Estimate Cam: \$1.14 per RSF
- 2026 Estimated Taxes: \$1.79 per RSF
- Prorata Share: 23.8%

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PROPERTY SUMMARY

Property Size:	63,000 SF
Freight Elevators:	2 (1 is ADA compliant)
Loading Docks:	2
Parking:	Visitor Parking Available

TRANSIT

- One Block to the Pink Line
- Two Blocks to Metra
- 24 Hour Western Avenue Bus Service

IMPROVEMENTS

- Reception;
- Open kitchen with seating for 24;
- Open lounge;
- 10 Position Call Center; 42 Workstations; 12 Private Offices; 3 Conference Rooms; Classroom/Event Space; HR Department with 2 Interview Rooms
- 4 Phone booths;
- File Room;
- Storeroom

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PROPERTY HIGHLIGHTS

- Fully furnished, move-in-ready office sublease available through November 30, 2030 (longer term possible).
- Renovated in 2020 from industrial to modern office space; in excellent condition.
- Features 42 workstations, 12 private offices, 3 conference rooms, phone booths, event space, and ample collaboration areas.
- Two freight elevators with access to a 2-bay loading dock (one ADA compliant).
- \$19.25 MG (includes CAM and real estate taxes).
- Steps from Pink Line Western and Metra Western stations.



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NOT TO SCALE

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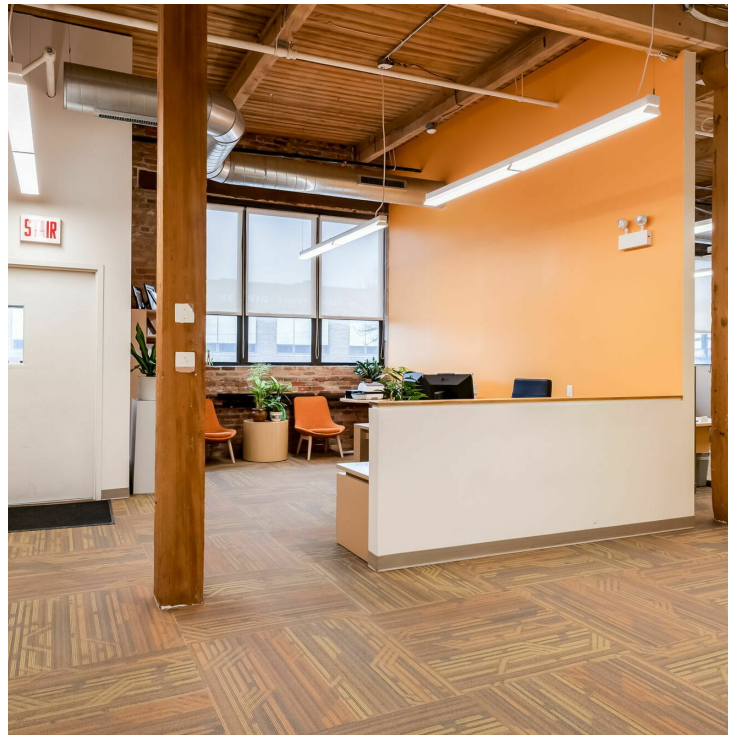
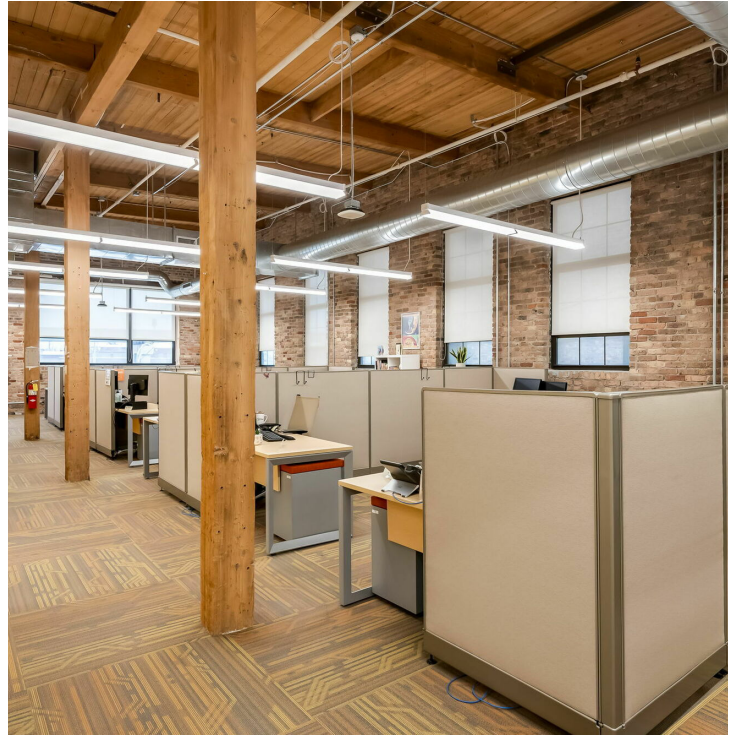
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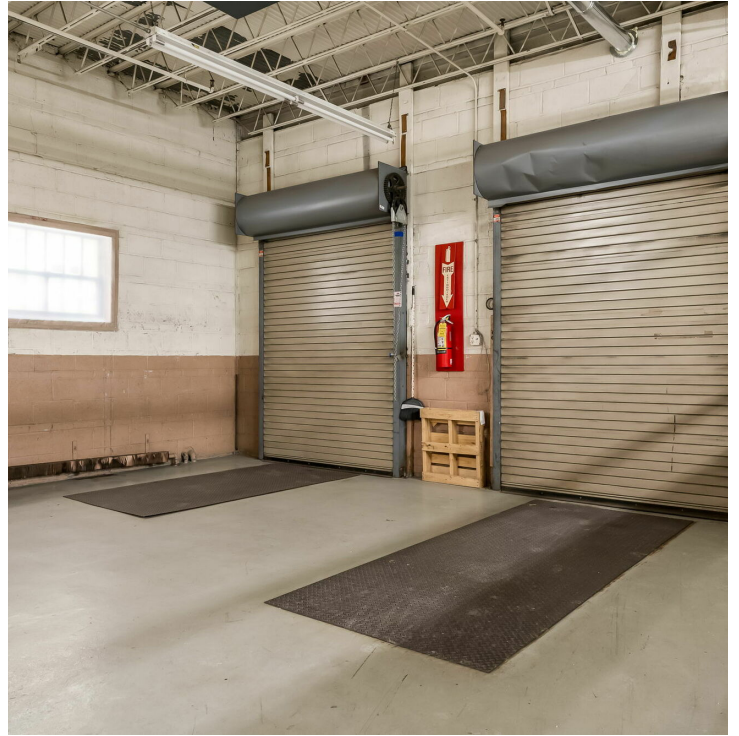
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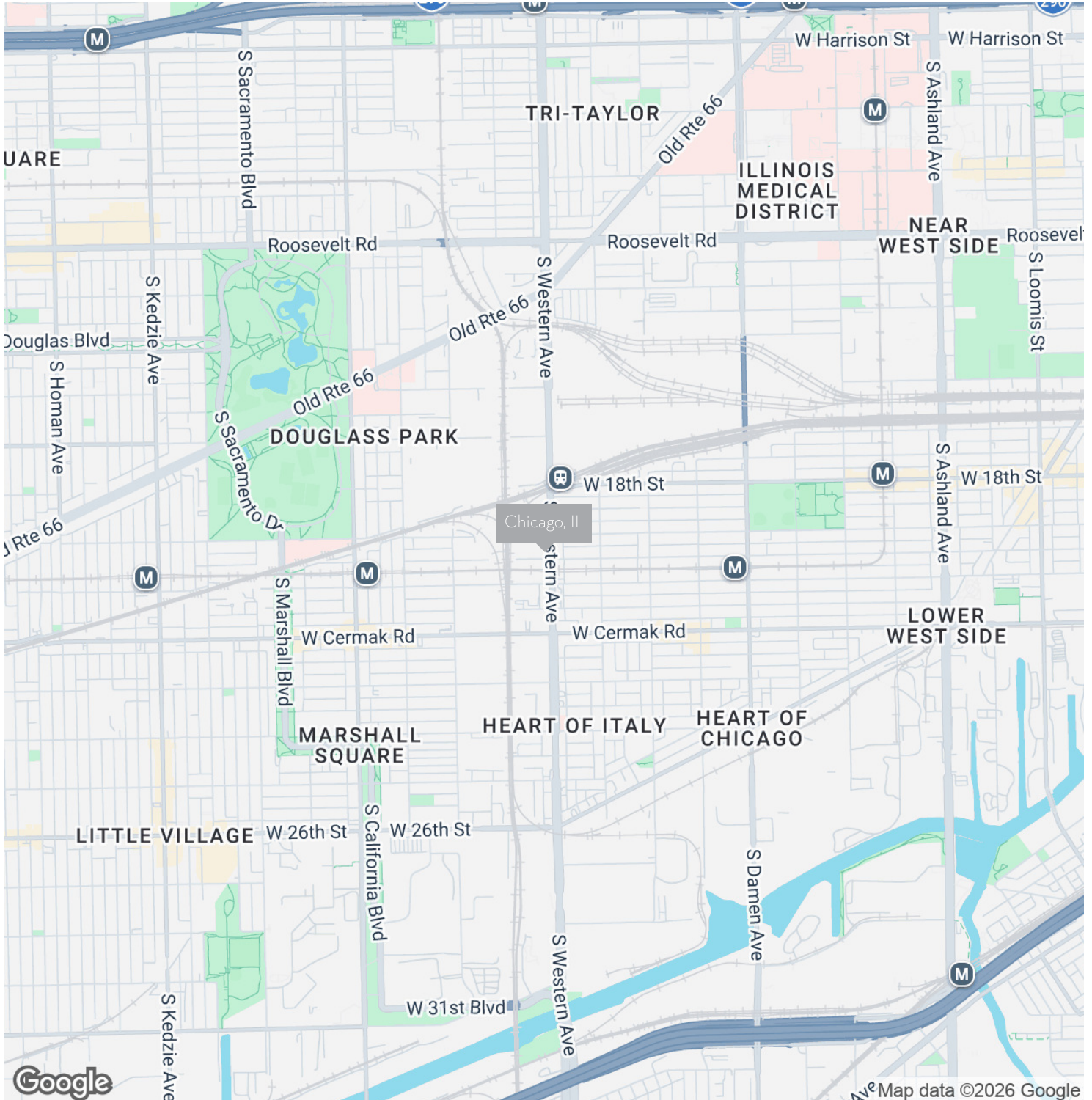
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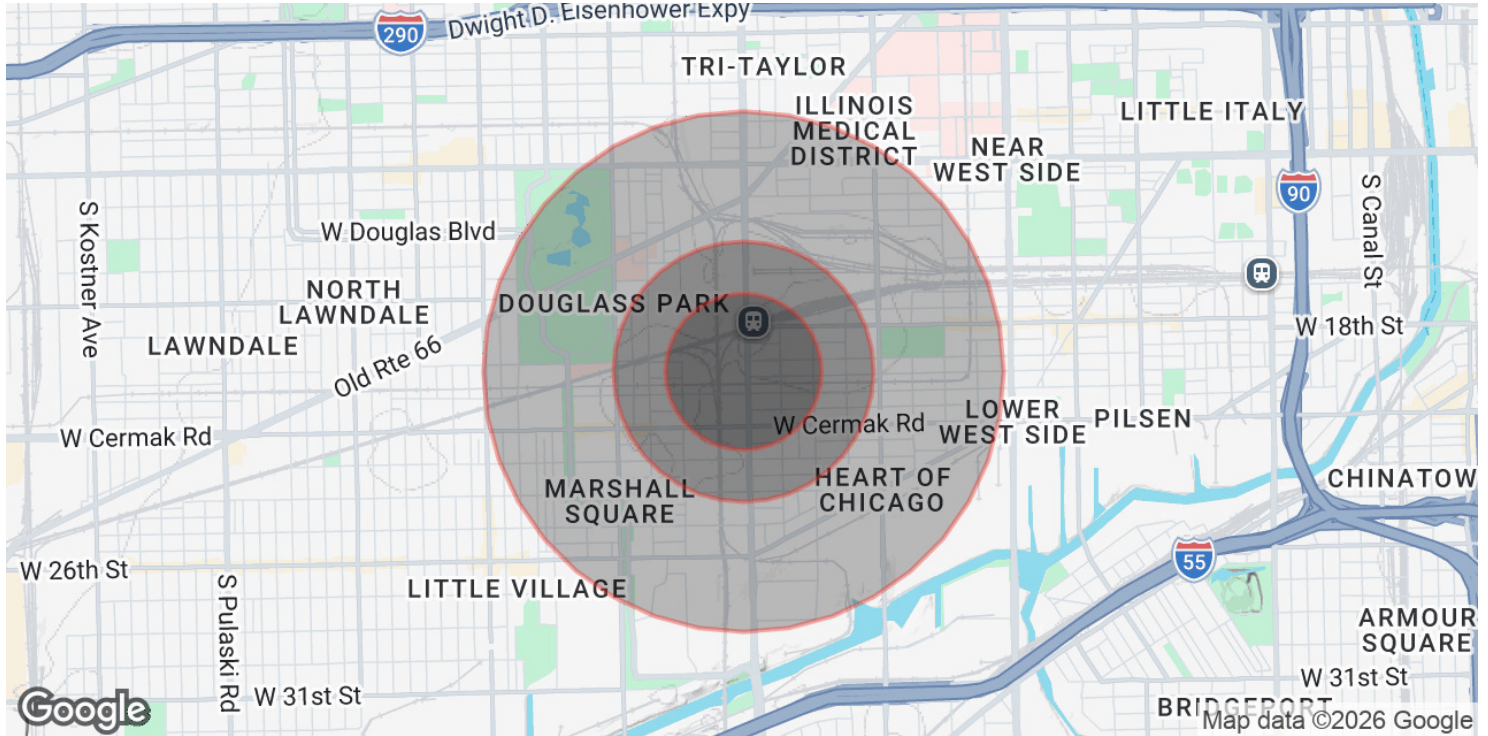
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,766	13,018	40,176
Average Age	35.0	35.3	35.5
Average Age (Male)	33.6	34.1	35.3
Average Age (Female)	36.1	35.7	35.4

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,796	5,011	15,231
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$83,363	\$86,421	\$81,484
Average House Value	\$138,082	\$239,726	\$254,511

2023 American Community Survey (ACS)

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