

**5531-5533 N
BROADWAY, UPTOWN
CHICAGO, IL 60640**

**3,976 SF | 2ND FLOOR
OFFICE/PERFORMANCE
ZONING: B2-5/C1-5
(PEDESTRIAN-FRIENDLY)**

ASKING RATE: \$23 SF NNN

HISTORIC BROADWAY BUILDING WITH NATURAL LIGHT

**TRANSIT-ORIENTED
DEVELOPMENT - RED LINE
ADJACENT (1/2 BLOCK
FROM BRYN MAWR
STATION)**

50+ RESTAURANTS & BARS NEARBY

**TWO OF THE CITY'S MOST
POPULAR CONCERT
VENUES JUST A FEW
STEPS AWAY**

**PERFECT FOR THEATER,
MUSIC, PERFORMANCE,
GALLERY**



CONTACT US:
ANASTASIA LOZHKINA
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ANASTASIA@LOZHKINACRE.COM



PRIME LOCATION

*Where Timeline Theater and
Chicago's vibrant arts
community have established
their home.*

BROADWAY CULTURAL CORRIDOR



ART-ORIENTED RESIDENTS...
HIGH DENSITY

WEEKLY FOOT TRAFFIC...
CONCERT-BASED

PERFORMANCE VENUE
3+

THEATER ATTENDANCE
25,000+

AGE POPULATION (25-44)
0.45

SITE

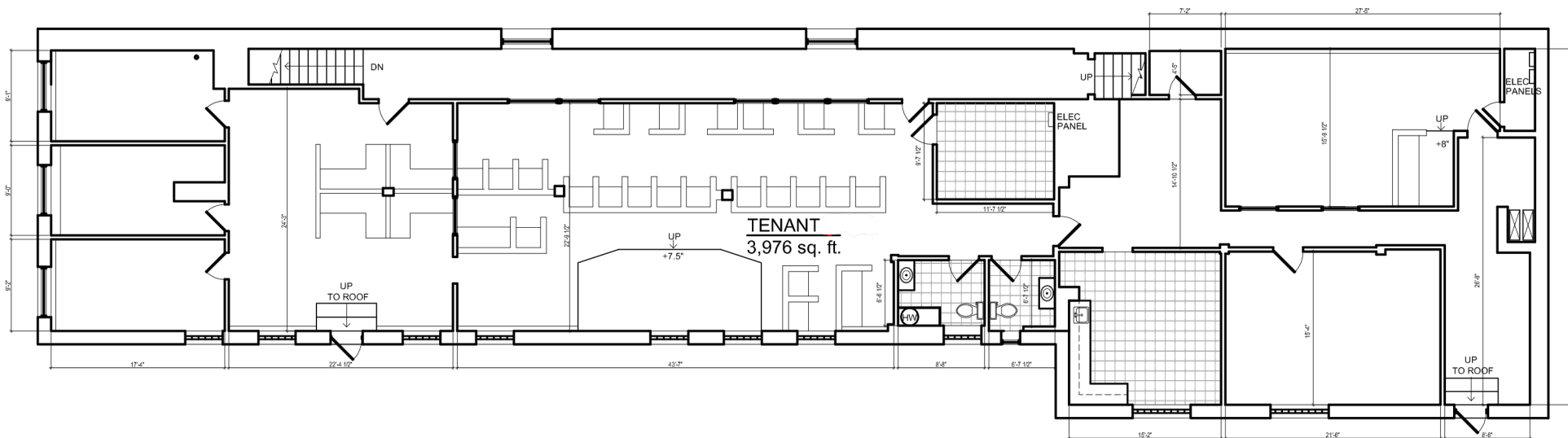
THE PERFORMANCE/CULTURE
SPACE SITS IN THE ONLY
BROADWAY CORRIDOR IN
CHICAGO WITH THIS
CONCENTRATION OF
THEATERS, MUSIC VENUES,
AND ARTS-FOCUSED
AUDIENCES



**SCHEDULE YOUR TOUR TODAY - SEE WHY
PROFESSIONAL FIRMS ARE CHOOSING
TRANSIT-ACCESSIBLE UPTOWN**

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berealty
COMMERCIAL



SECOND FLOOR PLAN

5543-5537 N. BROADWAY

SCALE 1/16"=1'-0" 