

FOR LEASE | FLEX INDUSTRIAL/RECREATIONAL SPORT/RETAIL

3800 N. Milwaukee Ave

CHICAGO, IL

3,200 - 10,000 SF AVAILABLE FOR LEASE



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PROPERTY DESCRIPTION

Prime opportunity to lease approximately 3,200 square feet & 10,000 square feet of versatile commercial space at 3800 Milwaukee Avenue in Chicago's high-traffic Irving Park/Old Irving corridor. This well-located property offers outstanding visibility along Milwaukee Avenue, a major north-south artery with strong daily vehicle counts and steady neighborhood foot traffic.

The space features an open, flexible layout ideal for retail, medical, fitness, showroom, creative office, or service-oriented users. High ceilings and expansive frontage provide excellent signage exposure and natural light, creating a bright and inviting environment for customers and employees alike.

Situated just minutes from I-90/94 (Kennedy Expressway) and served by both the CTA Blue Line and a Metra commuter rail station directly on the block, the property offers exceptional transit access to downtown Chicago and O'Hare International Airport. The surrounding area is densely populated and supported by a strong mix of residential housing, national retailers, and established local businesses.

HIGHLIGHTS

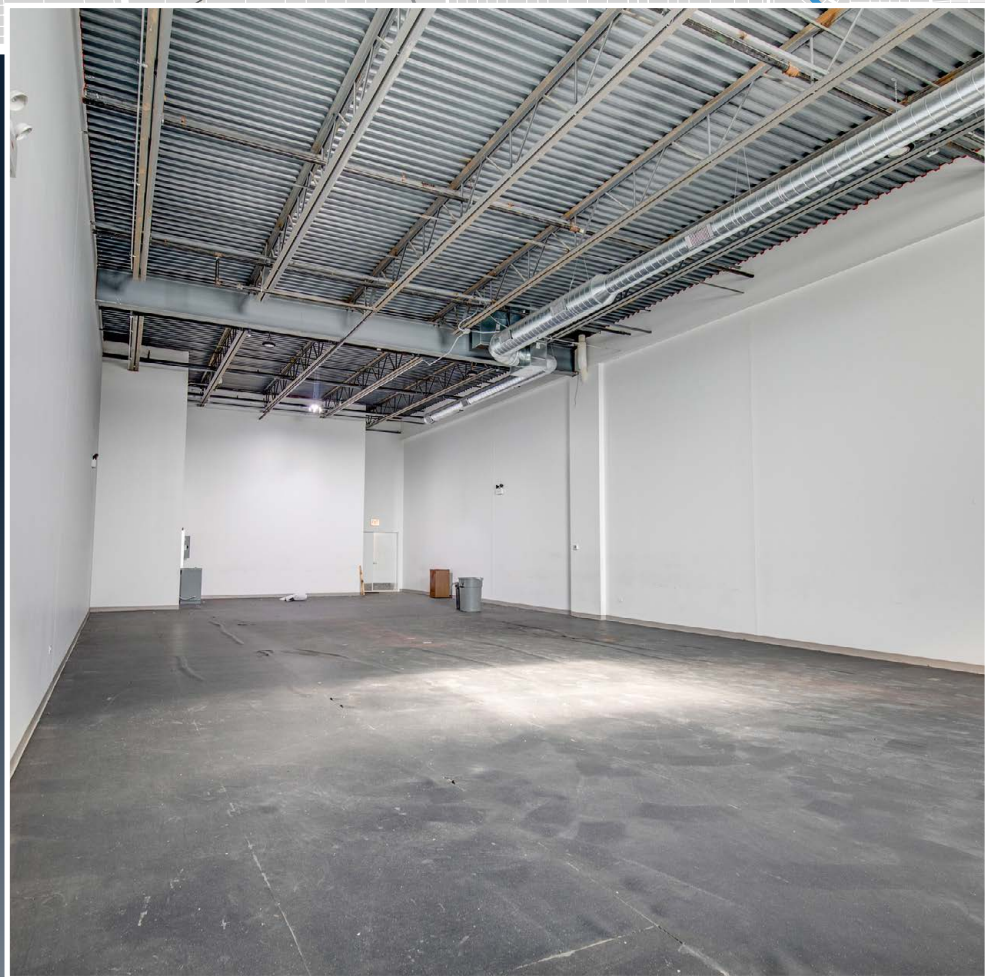
- ±3,200 SF and 10,000 SF available
- 20-23 foot ceiling heights, wide column spacing, and multiple loading options
- Excellent visibility and signage opportunity
- Flexible floor plan
- Strong traffic counts
- Convenient access to expressway and public transportation
- Dense residential trade area

LEASE RATE

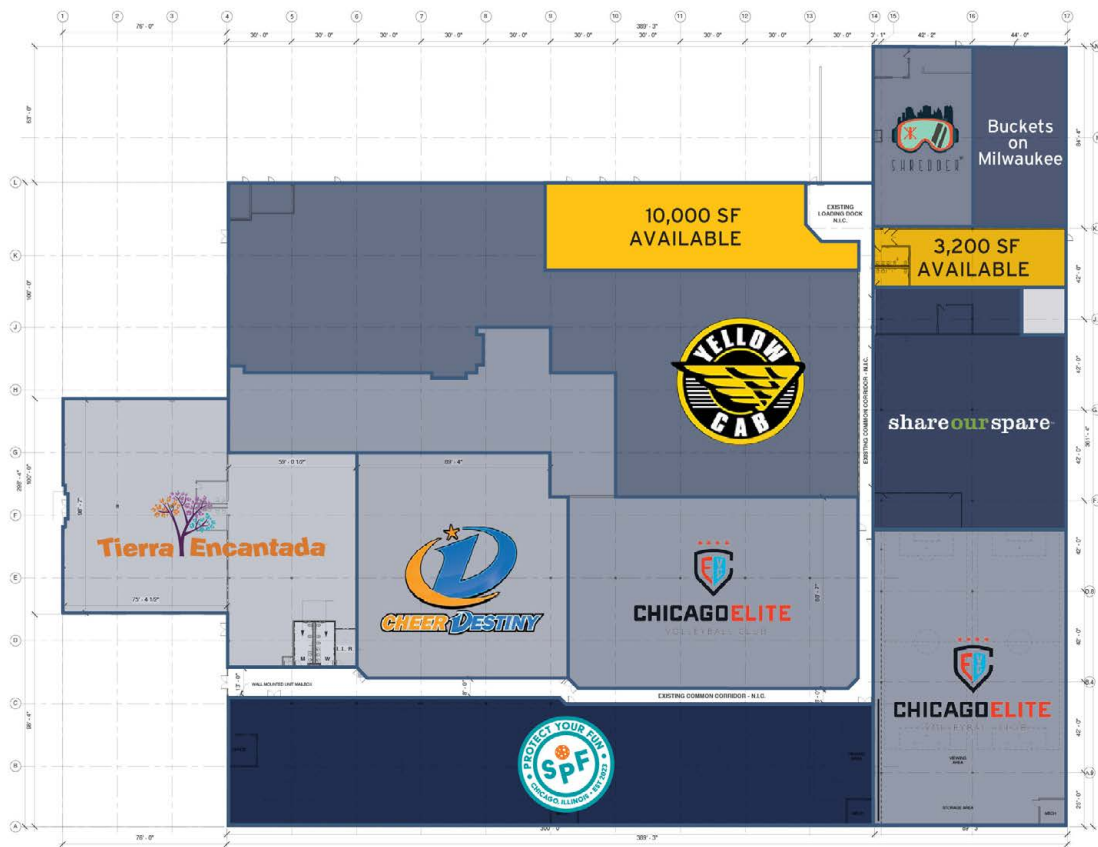
Negotiable

📍 3800 N Milwaukee Ave, Chicago, IL 60641

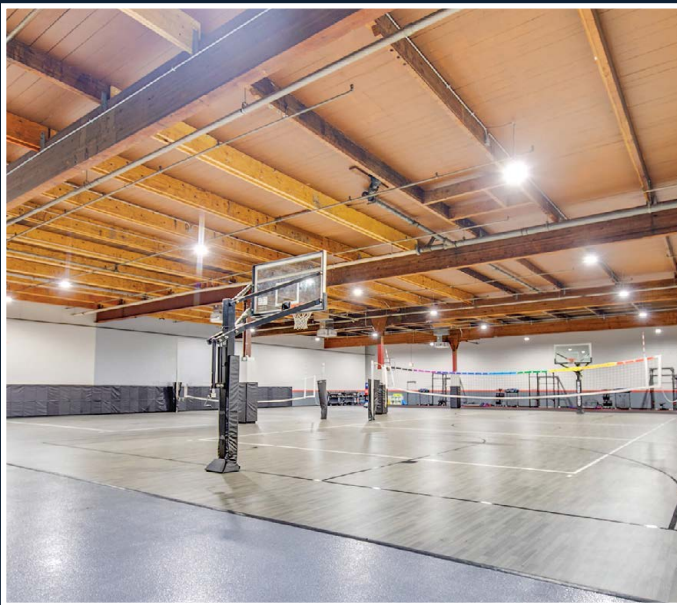
Ideal for tenants seeking high exposure in a dynamic and growing Northwest Chicago submarket.



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Disclaimer: Floor plans are not to scale and are provided for illustrative purposes only.



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