



2nd Generation Office Space Located
in the Heart of North Center

For Lease



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Leasing Overview

2015
W Irving Park Rd

SPACE AVAILABLE:

SUITE 2R | 6,150 SF

Immediately Available

SUITE 2F-A | 2,195 SF

Available 9/30/2026

SUITE 1A | 600 SF

Immediately Available

ELEVATOR:

PASSENGER

ZONING:

B3-1

ASKING RENT:

\$25/SF MG

CONDITION:

2ND GENERATION

DATE AVAILABLE:

IMMEDIATE

SUB-MARKET:

NORTH CENTER

ALDERMANIC WARD:

47 | MARTIN

Leasing Highlights

2015
W Irving Park Rd

- 8,345 SF 2nd floor office suite (divisible to 2,195 SF) with passenger elevator access and 600 SF ground floor office suite located in the heart of North Center.
- 2nd floor corner office suite features expansive windows fronting Irving Park Road, multiple open work areas, 1 conference room, 10 private offices, a kitchenette, and unique bow-truss construction.
- Ground floor office suite features 2 private offices, reception area and break room area.
- Nearby national retailers include Trader Joe's, Club Pilates, Starbucks, CVS and more.
- Excellent building co-tenancy includes medical office users Affinity Dental, VSx Veterinary and Always Best Care Senior Services.
- Located just one block west of the six-corner intersection of Irving Park, Damen, & Lincoln and easily accessible to the CTA Irving Park Brown Line Station and multiple CTA bus stations.
- Dense residential population of ~60,000 people with affluent average household income of over \$210,000 within a 1-mile radius.

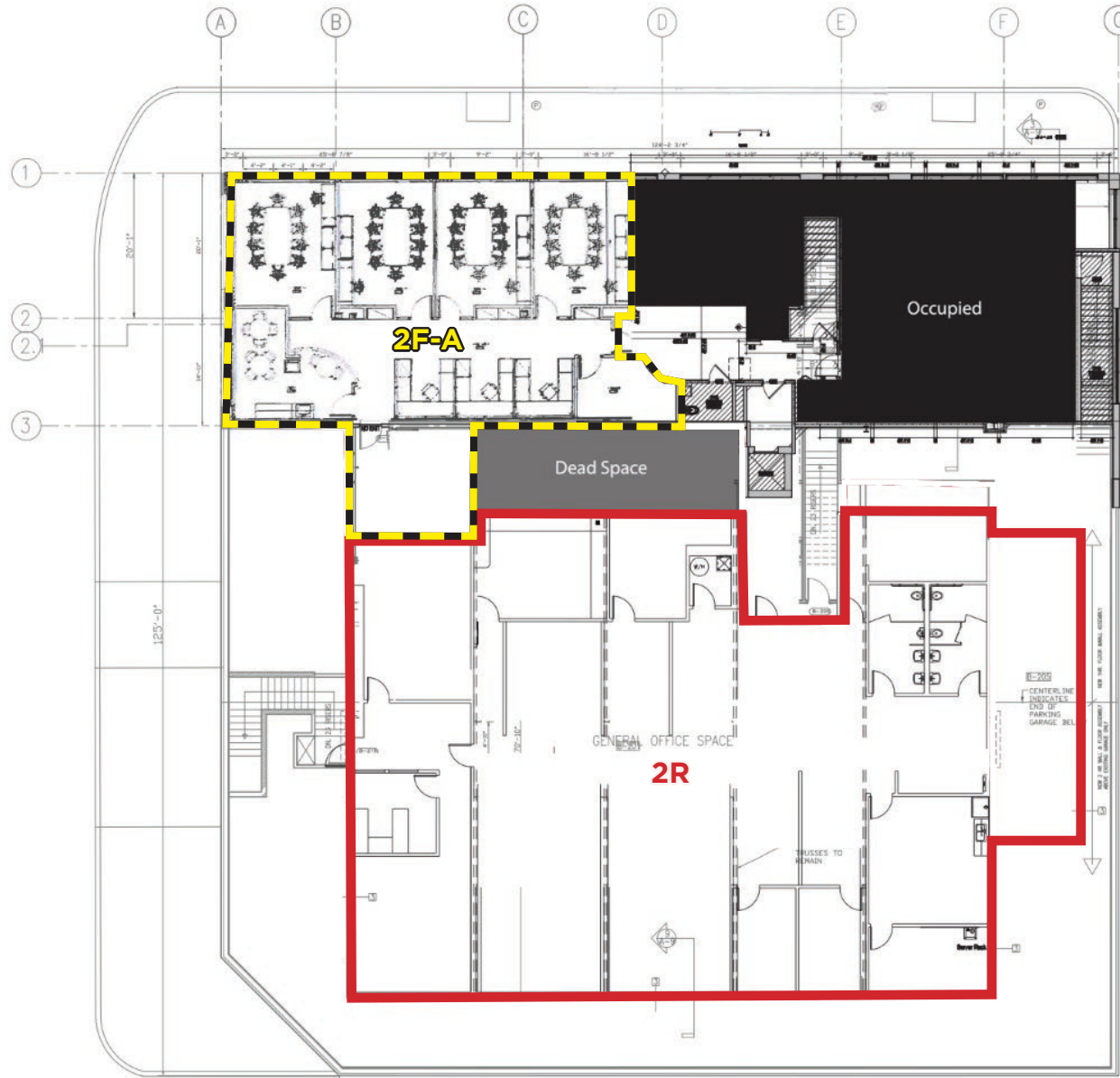


Additional Photos



Floor Plan - 2nd Floor

2015
W Irving Park Rd



Market Overview



Area Drivers



CLUB PILATES



T-Mobile



Bank of America



O'DONOVAN'S PUB AND RESTAURANT



PET SUPPLIES PLUS

ups THE UPS STORE

1-Mile Demographics

Median Age

34.5



Est. Population

59,109



Average HH Income

\$210,368



Est. Daytime Population

29,951



Monthly HH Consumer Expenditure

\$10,850



Nearby Public Transportation

#80 Bus (0.03 mi.)

Montrose Blue Line (0.5 mi)



North Center delivers boutique office positioning in one of Chicago's most stable and desirable North Side neighborhoods. Framed by Lincoln Avenue, Irving Park Road, and Damen Avenue, the area blends character-rich loft spaces, professional office buildings, and mixed-use corridors surrounded by strong residential density and affluent households. Tenants benefit from walkable amenities— independent cafés, fitness studios, neighborhood dining, and green space—creating an environment that supports productivity and employee satisfaction. For professional services, creative firms, medical users, and boutique operators, North Center offers an address that feels established, community-driven, and distinctly local.

Connectivity and cost efficiency further strengthen the leasing story. The CTA Brown Line, multiple bus routes, and quick access to I-90/94 provide seamless access to downtown and surrounding North Side submarkets, while smaller floor plates and flexible layouts allow tenants to right-size their footprint without paying CBD pricing. In today's flight-to-quality, neighborhood-focused office landscape, North Center stands out as a strategic alternative, offering accessibility, identity, and long-term stability in a proven Chicago submarket.

2015

W Irving Park Rd



CHICAGO COMMERCIAL - **URBAN TEAM**

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