



FOR LEASE

ONLY REMAINING VACANCY IN THE CENTER

BUCKTOWN / ELSTON CORRIDOR · CHICAGO

North Elston Plaza

1731-1749 N. Elston Avenue, Chicago, Illinois 60642



\$19.00

PER SF · NNN

3,072 SF · BUILD-TO-SUIT

THE OPPORTUNITY

The final remaining vacancy in a fully occupied multi-tenant building of roughly 85,300 square feet. Ownership will deliver the space built to suit, allowing a tenant to shape the layout around its own operation.

HIGHLIGHTS

- Landlord build-to-suit. Suitable for office, medical, showroom, studio, fitness or service retail.
- Two levels with restrooms, kitchenette and private offices in place, reducing tenant build-out cost and delivery time.
- Exposed bow truss wood ceilings, skylights and strong natural light.
- 110+ on-site parking spaces including covered parking, uncommon along the Elston corridor.
- Shared loading dock at the rear plus a loading zone directly in front of the space.
- Tenant mix includes medical, fitness, pet care and childcare users, producing steady weekday and weekend traffic.
- Adjacent to the Foundry Park redevelopment of the former Lincoln Yards site, approved by City Council in February 2026.
- Direct access to the Kennedy Expressway at Armitage and Damen, roughly ten minutes from the Loop.

SPACE SUMMARY

Available Space	3,072 SF
Rental Rate	\$19.00 / SF NNN
Configuration	Two levels
Delivery	Build-to-suit by Landlord
Lease Term	Negotiable
Availability	Immediate

THE BUILDING

Building Size	± 85,300 SF
Year Built	1923
Parking	110+ spaces, covered
Loading	Shared rear dock
Ceilings	Exposed bow truss
Submarket	Bucktown / Elston



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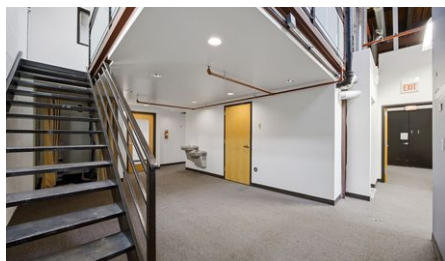


North Elston Plaza

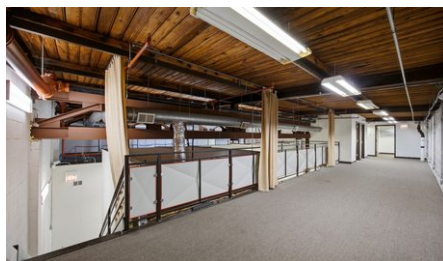
1731-1749 N. ELSTON AVENUE · CHICAGO, IL 60642

\$19.00 / SF NNN · 3,072 SF

THE SPACE



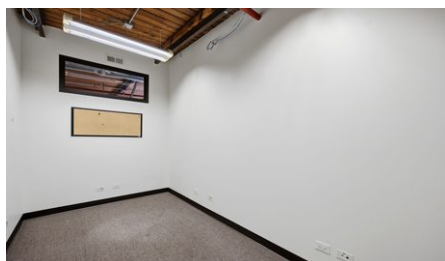
ENTRY AND OPEN STAIR



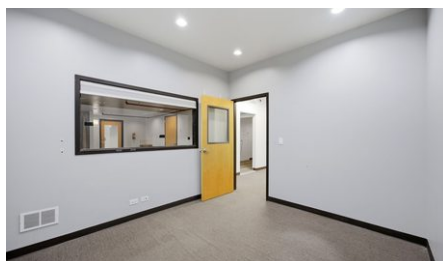
UPPER LEVEL · BOW TRUSS CEILING



INTERIOR CIRCULATION



PRIVATE OFFICE



RECEPTION AND PASS-THROUGH

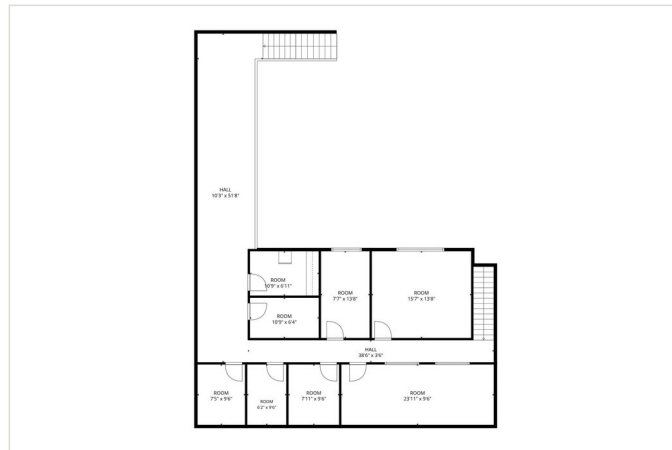


REAR ACCESS · OVERHEAD DOOR

FLOOR PLANS · EXISTING CONDITION



FIRST FLOOR



SECOND FLOOR

Landlord will demise and build to suit. Layout shown reflects existing improvements and is subject to change.

BEST SUITED FOR

Medical and dental practices, physical therapy, veterinary, creative and design studios, fitness and recreation, showroom and light assembly, professional office, and trade or service businesses seeking parking and highway access on the North Side.

Square footage is approximate and should be independently verified. A third-party scan of the existing improvements reports a larger gross area than the marketed rentable area shown herein; measurements are deemed reliable but not guaranteed. All zoning, use, permitting and licensing approvals must be confirmed with the City of Chicago. Rental rate, availability, delivery condition and landlord build-out are subject to change and to final lease negotiation. Information herein is from sources believed reliable but is not warranted by broker. Have all documents reviewed by counsel.



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