

1940 SOUTH WESTERN AVENUE
CHICAGO, IL 60608

JAMESON.

FOR LEASE

WEST PILSEN
15,000 SF TRANSIT
ORIENTED
FURNISHED
OFFICE

ART COLLAZO
Broker Associate
(0) 773.551.5165 | acollazo@jameson.com

ROBERT E. THOMAS
Broker Associate
(0) 312.335.3246 | rthomas@jameson.com

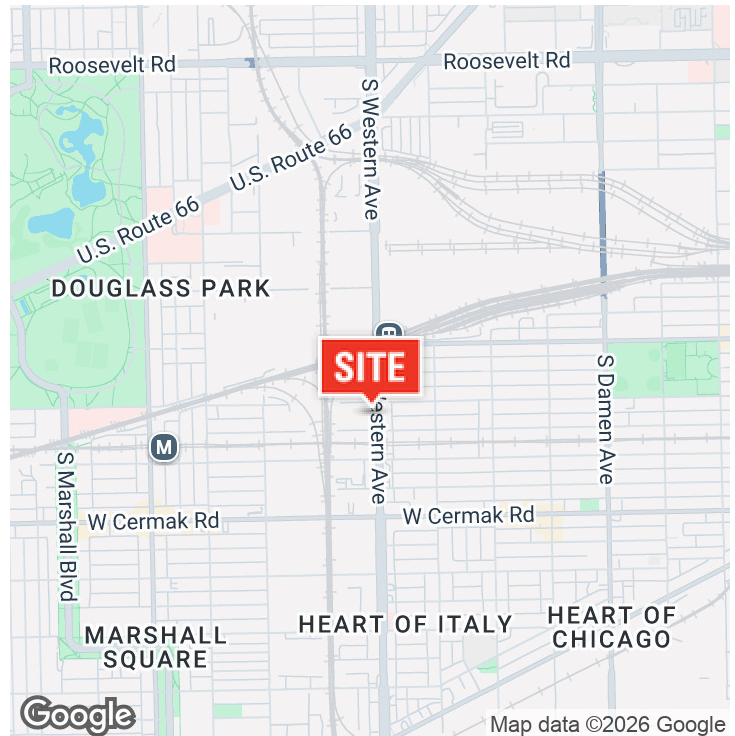
Jameson Commercial Real Estate
425 W. North Ave | Chicago, IL 60610
jamesoncommercial.com



FOR LEASE

JAMESON.

1940 SOUTH WESTERN AVENUE STE 205



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%

FOR LEASE | OFFICE

JAMESON.

1940 SOUTH WESTERN AVENUE STE 205



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

FOR LEASE | OFFICE

JAMESON.

1940 SOUTH WESTERN AVENUE STE 205



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.





FOR LEASE | OFFICE

1940 SOUTH WESTERN AVENUE STE 205

JAMESON.



FOR LEASE | OFFICE

1940 SOUTH WESTERN AVENUE STE 205



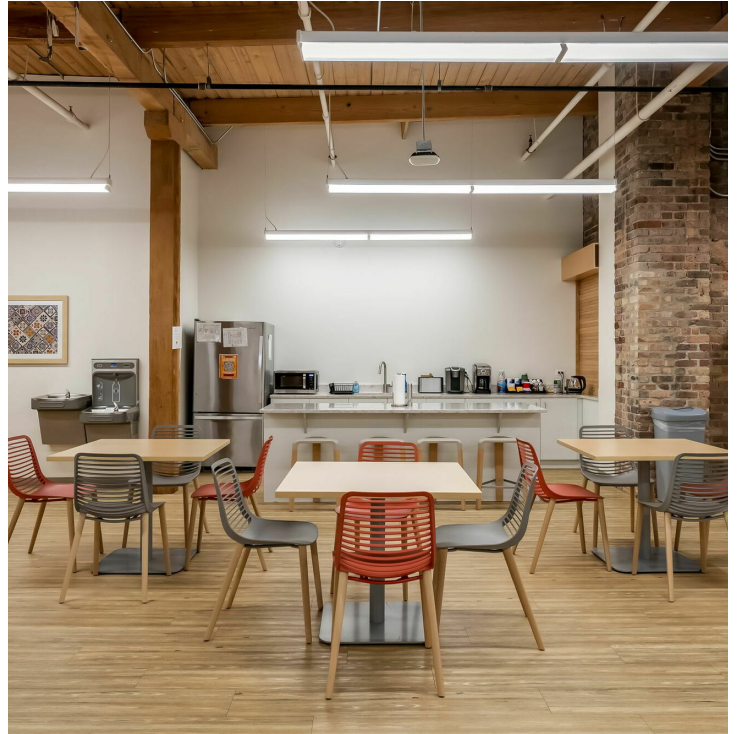
acollazo@jameson.com



FOR LEASE | OFFICE

JAMESON.

1940 SOUTH WESTERN AVENUE STE 205



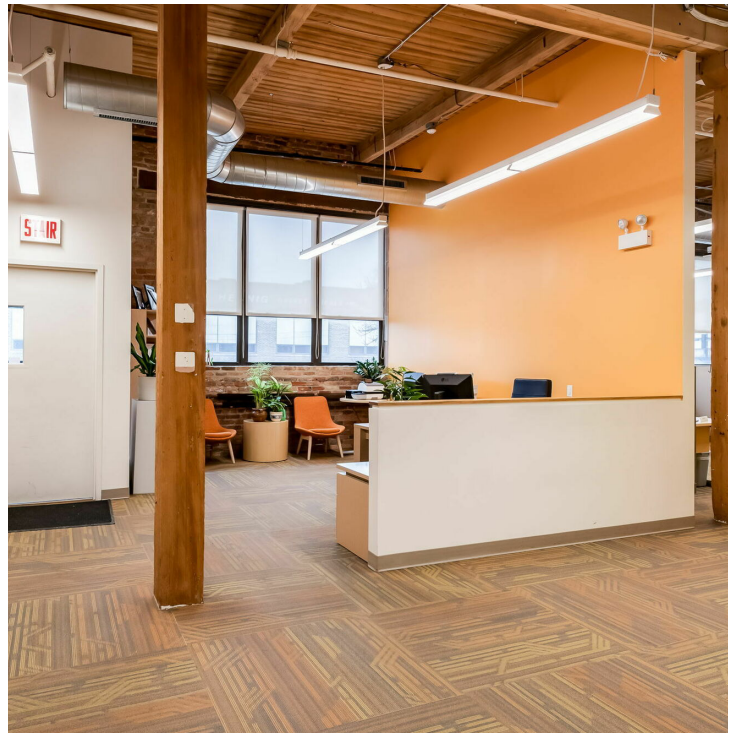
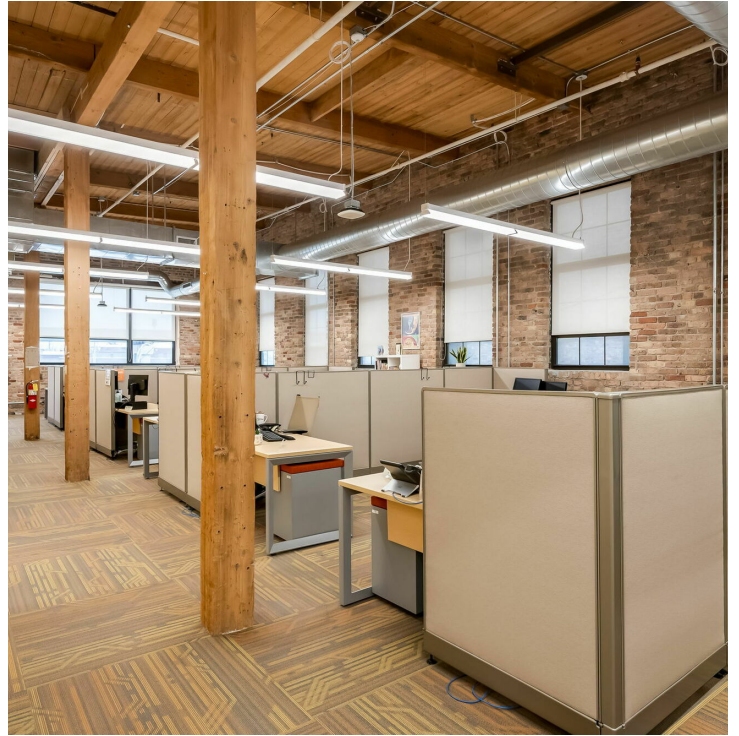
ROBERT E. THOMAS
Broker Associate
(P) 312.335.3246
rthomas@jameson.com

ART COLLAZO
Broker Associate
(P) 773.551.5165
acollazo@jameson.com

FOR LEASE | OFFICE

JAMESON.

1940 SOUTH WESTERN AVENUE STE 205



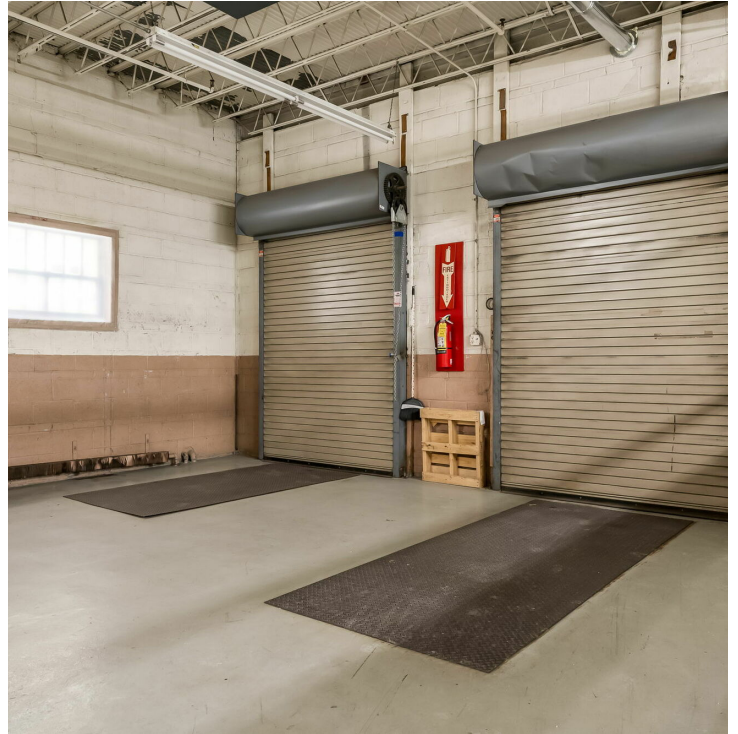
ROBERT E. THOMAS
Broker Associate
(P) 312.335.3246
rthomas@jameson.com

ART COLLAZO
Broker Associate
(P) 773.551.5165
acollazo@jameson.com

FOR LEASE | OFFICE

JAMESON.

1940 SOUTH WESTERN AVENUE STE 205



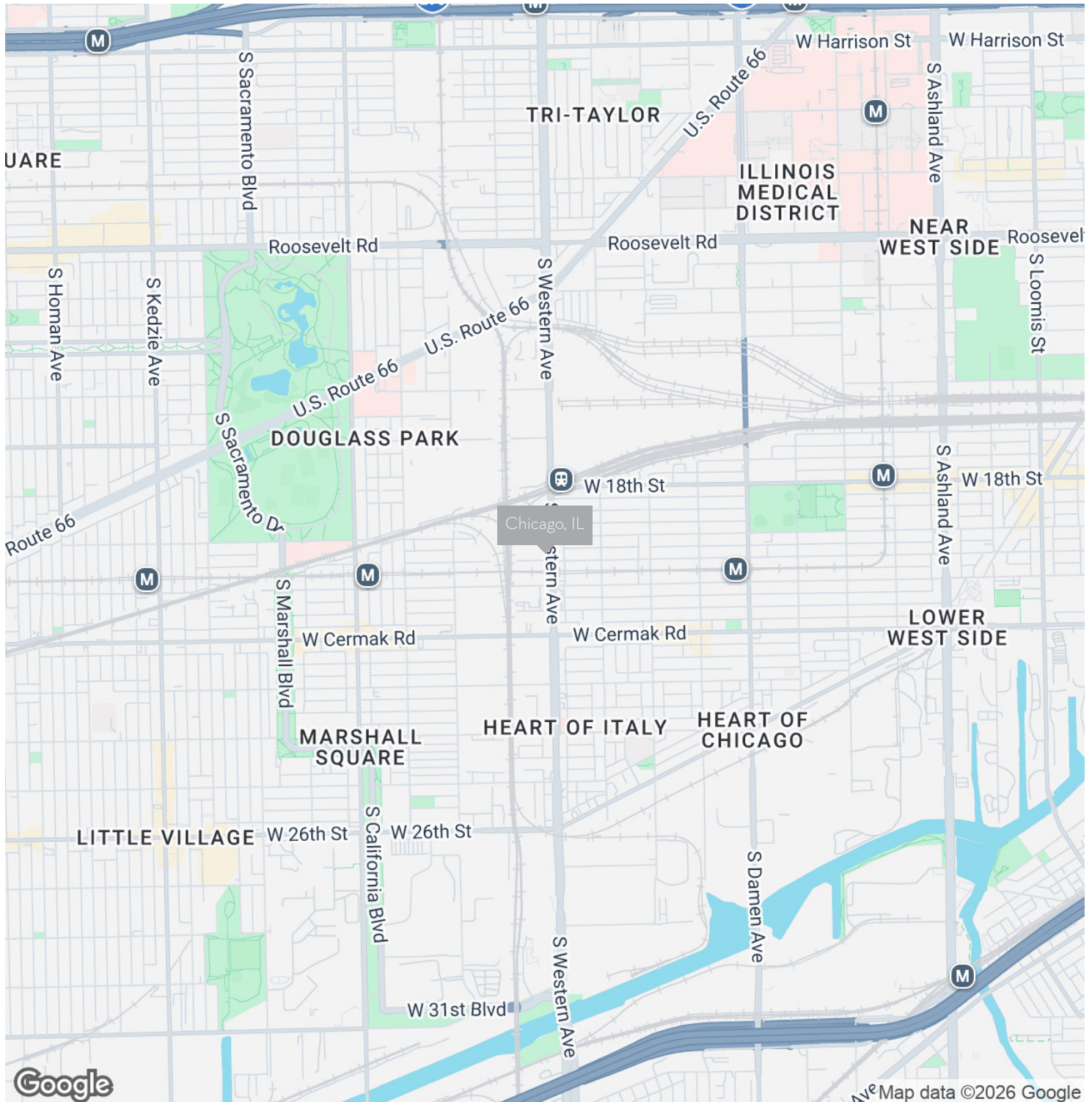
ROBERT E. THOMAS
Broker Associate
(P) 312.335.3246
rthomas@jameson.com

ART COLLAZO
Broker Associate
(P) 773.551.5165
acollazo@jameson.com

FOR LEASE | OFFICE

JAMESON.

1940 SOUTH WESTERN AVENUE STE 205



ROBERT E. THOMAS

Broker Associate

(P) 312.335.3246

rthomas@jameson.com

ART COLLAZO

Broker Associate

(P) 773.551.5165

acollazo@jameson.com

FOR LEASE | OFFICE

JAMESON.

1940 SOUTH WESTERN AVENUE STE 205



Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

ROBERT E. THOMAS

Broker Associate

(P) 312.335.3246

rthomas@jameson.com

ART COLLAZO

Broker Associate

(P) 773.551.5165

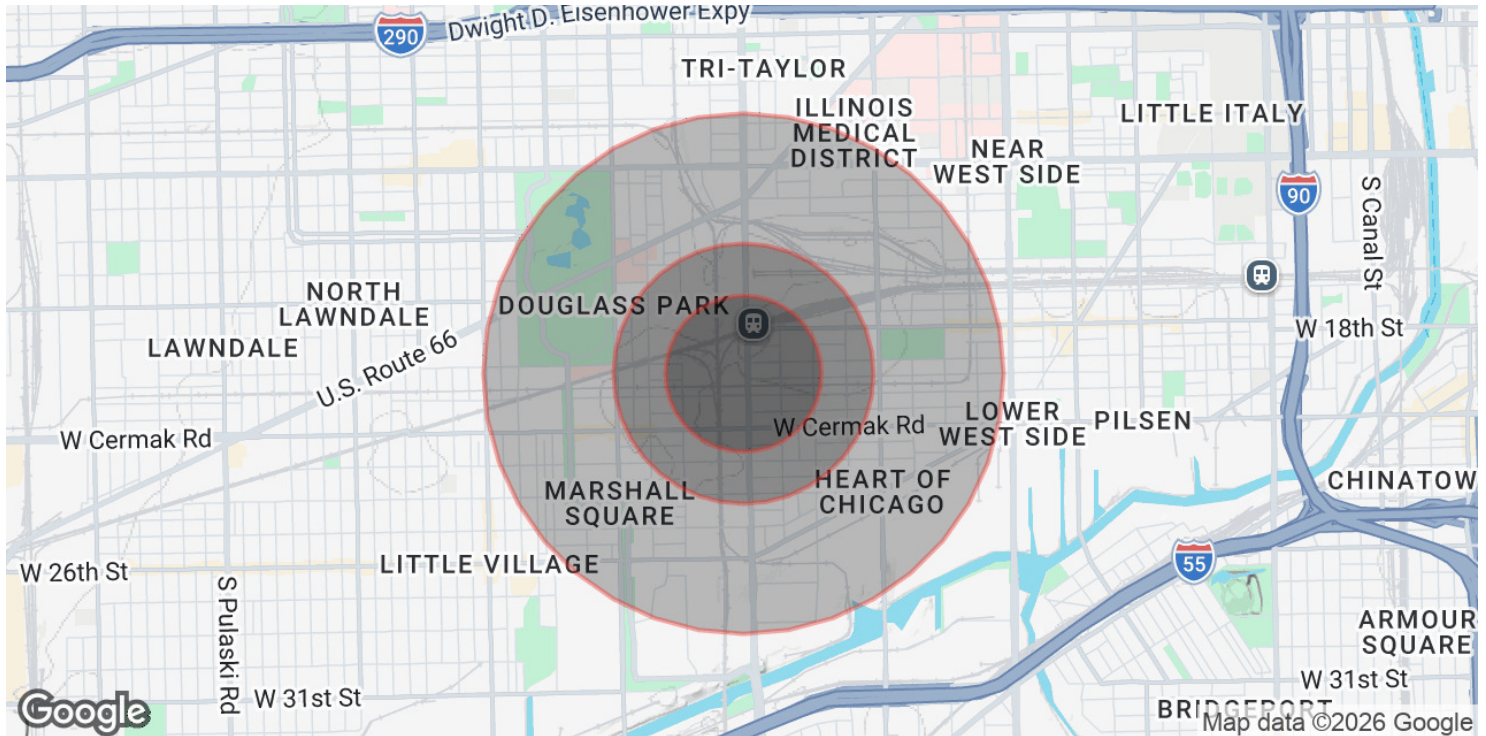
acollazo@jameson.com

 JAMESONCOMMERCIAL.COM

FOR LEASE | OFFICE

JAMESON.

1940 SOUTH WESTERN AVENUE STE 205



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)

ROBERT E. THOMAS
Broker Associate
(P) 312.335.3246
rthomas@jameson.com

ART COLLAZO
Broker Associate
(P) 773.551.5165
acollazo@jameson.com