



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$12.40 PSF
Available SF:	9,920 SF
Lease Expiration:	5/31/2034
Year Built:	2018
Zoning:	C1-2
Submarket:	West Englewood
Traffic Count:	Approx. 14,900 VPD

Property Overview

Opportunity to sublease a 9,920 SF freestanding building at 946 W. 63rd Street in Chicago's West Englewood neighborhood. Formerly occupied by Fresenius, the property features existing medical infrastructure, making it well-suited for a variety of healthcare uses, including medical office, outpatient services, urgent care, dental or specialty practices. The property includes (24) patient rooms, (4) private offices, an employee break room, (2) nurse stations along with a 32-space surface level parking lot. The site also provides convenient access to the Halsted "L" station (green line) and is less than a half mile west of the Dan Ryan Expressway. The building is also adjacent to the newly developed Thrive Englewood (2026), a six-story 59-unit residential building and is two blocks from Kennedy-King College.

Property Highlights

- 9,920 SF freestanding building available for sublease through May 31, 2034
- Medical build-out with infrastructure in-place, providing an excellent opportunity for various medical office tenants
- Access to a 32-space surface-level parking lot
- Ideal for healthcare users (urgent care, dental, specialty medical) or conversion to daycare, educational, or service oriented retail uses

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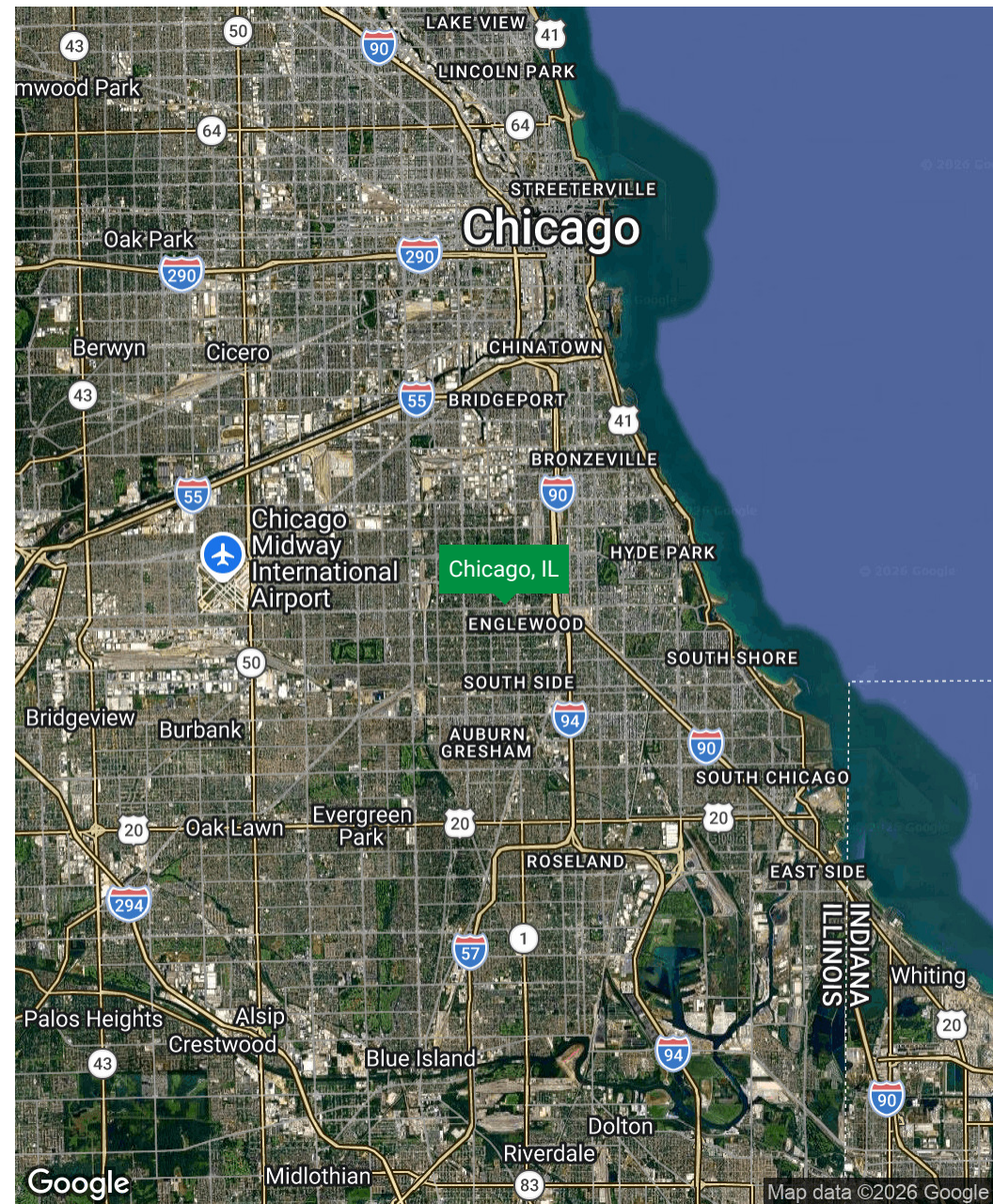
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REGIONAL MAP



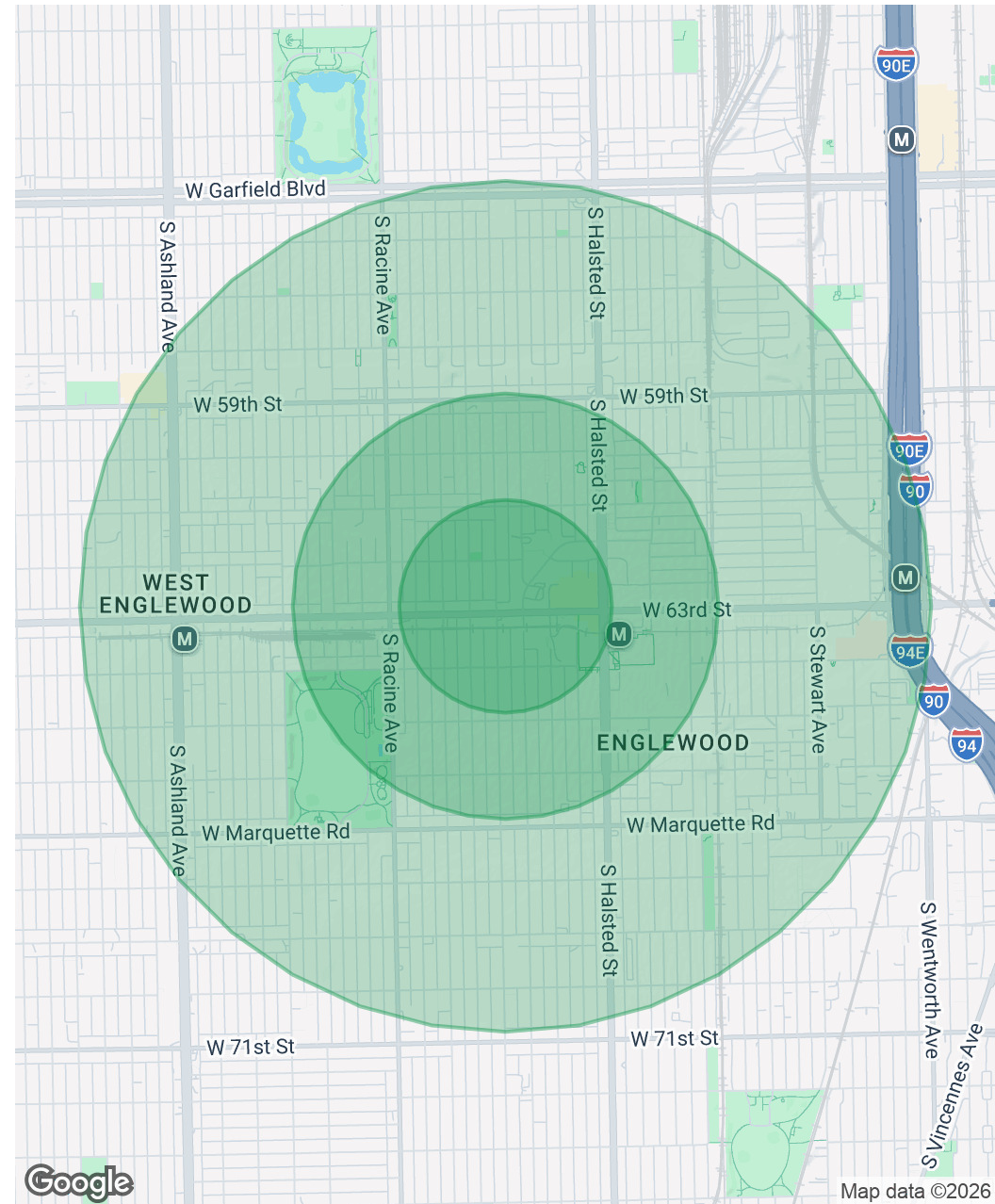
FOR LEASE | 946 W 63RD STREET

DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,470	6,425	23,791
Average Age	39.9	37.4	40.0
Average Age (Male)	32.3	33.8	37.9
Average Age (Female)	49.0	41.6	42.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	789	2,904	10,331
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$31,561	\$39,642	\$42,746
Average House Value	\$66,739	\$127,526	\$140,798

2026 American Community Survey (ACS)



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