



For Lease
+/- 1,500 SF Professional Office Space
Prime Location in Chicago's Beverly Neighborhood
2022-2026 W 95th St, Chicago, IL 60643

EXCLUSIVELY LISTED BY:



FIRST IN
REALTY
INCORPORATED

Move-In Ready Office Space in a Thriving Walkable District


This remodeled ±1,500 SF office offers a turnkey solution for professionals seeking a modern, efficient workspace. Featuring a private office, private bathroom, and open work area, the space is ideal for a variety of business uses. Located in a vibrant, walkable area, it's ready for immediate occupancy — saving you time and build-out costs.

Property Highlights

- ±1,500 SF Remodeled Office Space – Private office & bathroom include completely and move-in ready
- Beverly community is renowned for its historic charm, tree-lined streets, and strong community ties. The neighborhood boasts a diverse population that contributes to a supportive environment for local businesses.
- Prime Walkable Location Surrounded by local residents and businesses Steps from the Rock Island Metra District Line, offering easy access to Downtown Chicago and the South Suburbs
- High Visibility & Accessibility Close to established retail, restaurants, and community amenities



2022-2026 W 95th St,
Chicago, IL 60643
FOR LEASE
+/- 1,500 SF PROFESSIONAL OFFICE SPACE



W 95th St

95th St : +/- 23,540 VPD

Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com

EXTERIOR PHOTOS



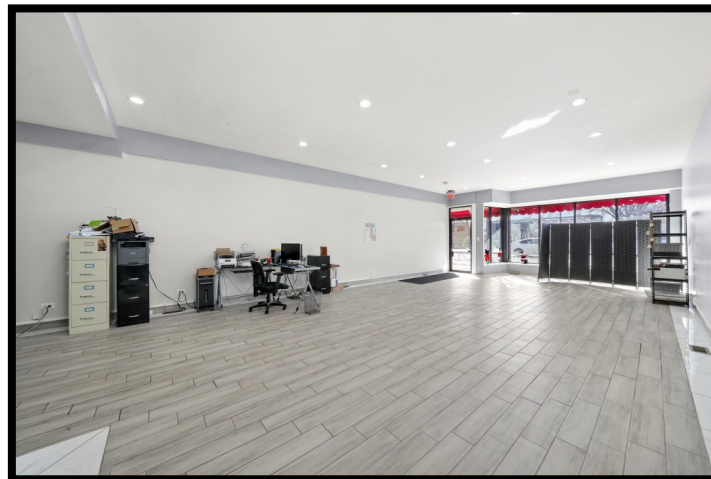
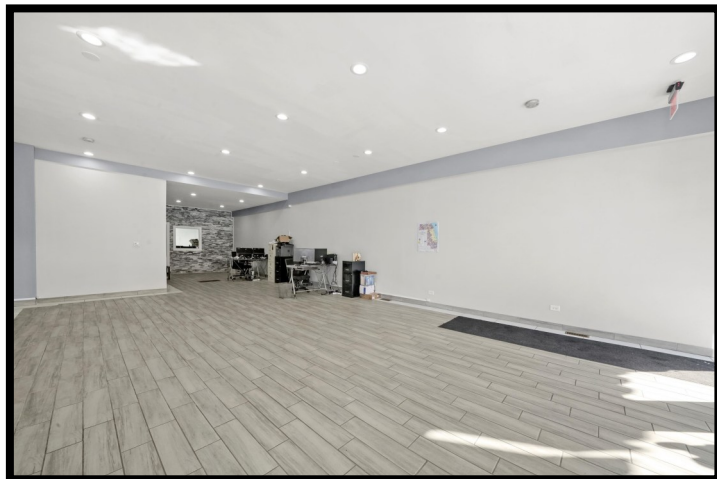
Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



**FIRST IN
REALTY**
INCORPORATED

For Lease
+/- 1,500 SF Professional Office Space
Prime Location in Chicago's Beverly Neighborhood
2022-2026 W 95th St, Chicago, IL 60643

INTERIOR OFFICE SPACE (+/- 1,500)



Information contained herein has been obtained by sources deemed reliable. First In Realty Executives, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com



**FIRST IN
REALTY**
INCORPORATED

For Lease

**+/- 1,500 SF Professional Office Space
Prime Location in Chicago's Beverly Neighborhood
2022-2026 W 95th St, Chicago, IL 60643**

AERIAL IMAGES



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com



**FIRST IN
REALTY**
INCORPORATED

For Lease

**+/- 1,500 SF Professional Office Space
Prime Location in Chicago's Beverly Neighborhood
2022-2026 W 95th St, Chicago, IL 60643**

AERIAL IMAGES



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com



**FIRST IN
REALTY**
INCORPORATED

For Lease

**+/- 1,500 SF Professional Office Space
Prime Location in Chicago's Beverly Neighborhood
2022-2026 W 95th St, Chicago, IL 60643**

ROCK ISLAND AVERAGE WEEKDAY RIDERSHIP



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com



**FIRST IN
REALTY**
INCORPORATED

For Lease

**+/- 1,500 SF Professional Office Space
Prime Location in Chicago's Beverly Neighborhood
2022-2026 W 95th St, Chicago, IL 60643**

NEIGHBORHOOD OVERVIEW

Chicago's Beverly Neighborhood

Chicago's Beverly neighborhood is a historic and vibrant community on the City's South Side, known for its tree-lined streets, distinctive architecture, and strong sense of community. With a mix of classic single-family homes and thriving local businesses, Beverly offers a suburban feel within the city, attracting families, professionals, and entrepreneurs alike. The neighborhood is home to great schools, parks, and cultural landmarks, as well as a lively dining and shopping scene along 95th Street. Its strong transportation links, including Metra's Rock Island serving downtown Chicago and South Suburban communities, make it a convenient location for commuters while maintaining a peaceful, residential atmosphere.



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.

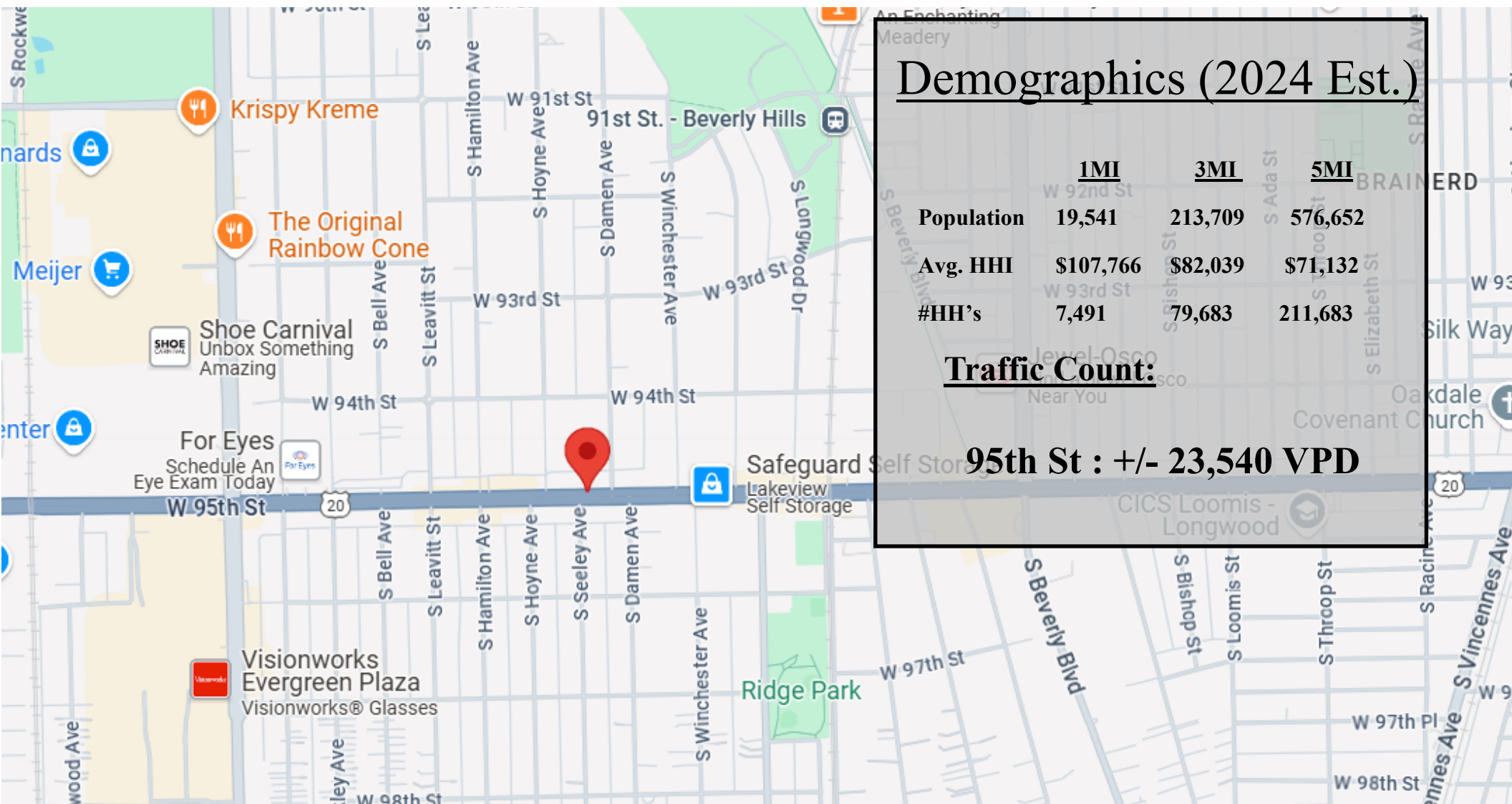
2409 W. 104th Street | Chicago, IL 60655 | Office: 773.779.3473 | Fax: 773.779.5702 | www.firstinrealty.com



**FIRST IN
REALTY**
INCORPORATED

For Lease
+/- 1,500 SF Professional Office Space
Prime Location in Chicago's Beverly Neighborhood
2022-2026 W 95th St, Chicago, IL 60643

DEMOGRAPHICS



Information contained herein has been obtained by sources deemed reliable. First In Realty, Inc has not verified the information and makes no representations, warranties, or guarantees. You and your advisors should conduct a careful and diligent review of the investment and information contained herein.



For Lease
+/- 1,500 SF Professional Office Space
Prime Location in Chicago's Beverly

**2022-2026 W 95th St,
Chicago, IL 60643**



Mark Mielnicki
Designated Managing Broker
773.779.3473 X101
Cell: 773-297-7718
mark@firstinrealty.com

Bob Fleckenstein
Associate Broker
773.779.3473 X102
Cell: 773-440-3805
fleck@firstinrealty.com

Brittany Villalobos
Associate Broker
773.779.3473 X114
Cell: 708-712-8221
brittany@firstinrealty.com