



MEDICAL OFFICE SPACE **FOR LEASE**

2400 N ASHLAND AVE · CHICAGO, IL · LINCOLN PARK

LEASE RATE

\$30.00 SF/yr (NNN)

AVAILABLE SF

2,268 SF

BUILDING SIZE

6,613 SF

LEASE TERM

60 to 120 months

PRIME LINCOLN PARK OPPORTUNITY

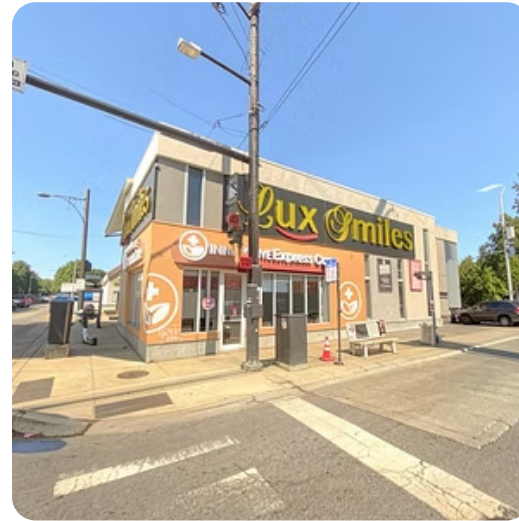
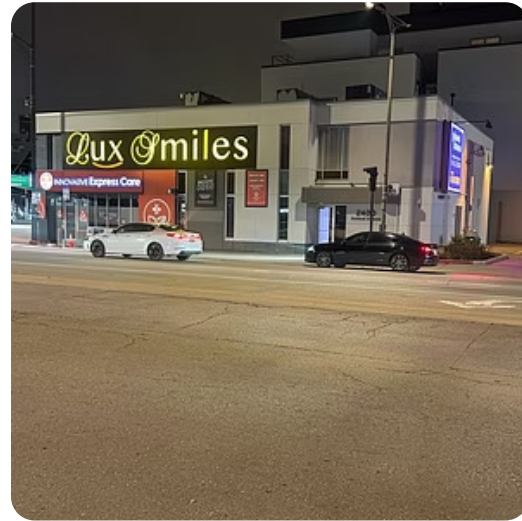
A fully built-out, turn-key Med Spa space in exceptional condition – ideal for **medical, wellness, retail, or office use**. The contemporary property features an expansive storefront, high ceilings, and abundant natural light, creating a bright, inviting environment designed to enhance client experience and business visibility.

The location combines strong foot traffic with excellent accessibility via public transit and major roadways, with close proximity to boutique shops, popular restaurants, and nearby healthcare providers.

WHY THIS SPACE?

- Turn-key Med Spa build-out
- High ceilings & natural light
- Expansive storefront presence
- Strong foot traffic corridor
- Transit & highway accessible

EXTERIOR & NEIGHBORHOOD



2400 N Ashland Ave sits at a high-visibility corner in Lincoln Park, with prominent street-level signage, dedicated parking, and a modern facade that commands attention from all directions.

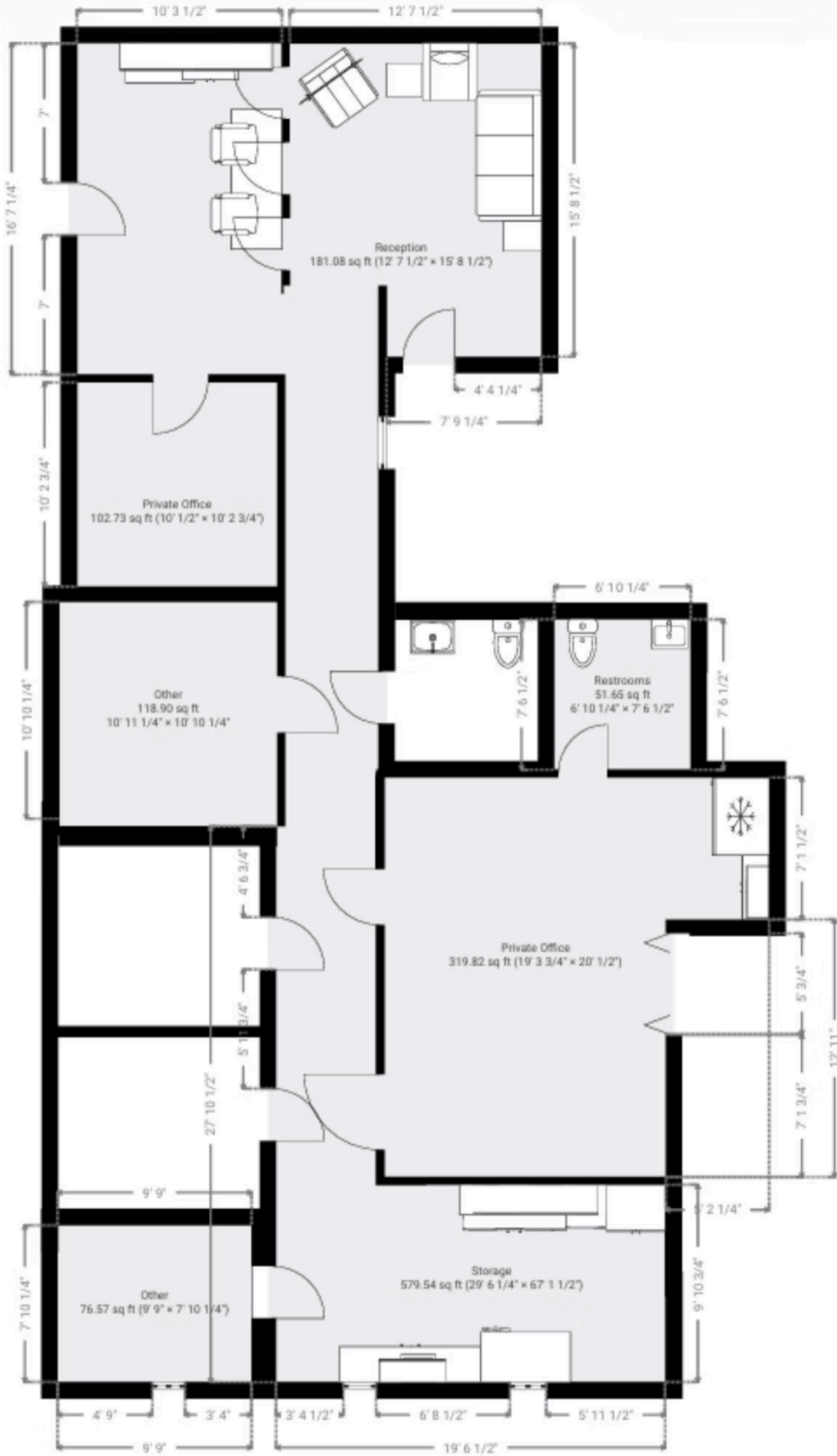
INTERIOR HIGHLIGHTS



The fully built-out interior features a designer elevator lobby, dedicated relaxation and treatment rooms, private offices, and a welcoming reception area — all finished to a high standard and ready for immediate occupancy.



FLOOR PLAN



2400 N Ashland Ave - Fullerton-Ashland Building - Office
 For Lease | 1 Space | \$35.00 | 2,268 SF Avail | 2,268 SF Max Contig

PRIVATE OFFICE (SM)

102.73 sq ft

OFFICE

118.90 sq ft

RESTROOMS

51.65 sq ft

PRIVATE OFFICE (LG)

319.82 sq ft

OTHER

76.57 sq ft

STORAGE

579.54 sq ft

DEMOGRAPHICS: POPULATION

Strong, dense residential base surrounds 2400 N Ashland Ave – a key indicator of sustained consumer demand. *Data derived from 2020 ACS – U.S. Census.*

55,208

TOTAL POPULATION

Within 1 mile · 547K at 3 mi · 1.05M at 5 mi

34

AVERAGE AGE

1-mile radius · 37 at 3 mi · 38 at 5 mi

24,112

TOTAL HOUSEHOLDS

Within 1 mile · 280K at 3 mi · 508K at 5 mi

2.3

PERSONS PER HH

1-mile radius · 2.0 at 3 mi · 2.1 at 5 mi

DEMOGRAPHICS: INCOME & HOME VALUE

The 1-mile trade area boasts exceptionally high household income and home values – an affluent, health-conscious consumer base ideal for medical and wellness businesses.

\$230K

AVG. HH INCOME

1-mile radius · \$161K at 3 mi · \$137K at 5 mi

\$998K

AVG. HOME VALUE

1-mile radius · \$726K at 3 mi · \$600K at 5 mi

SECURE YOUR SPACE AT **2400** **N ASHLAND AVE**

Seize this opportunity to establish or expand your business in one of Chicago's most sought-after corridors.



RATE

\$30.00 SF/yr (NNN)



SIZE

2,268 SF Available



TERM

60-120 Months



USE

Medical · Wellness · Retail · Office

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