

3306 W. Peterson Ave., Chicago, IL

\$500-\$2,500/mo



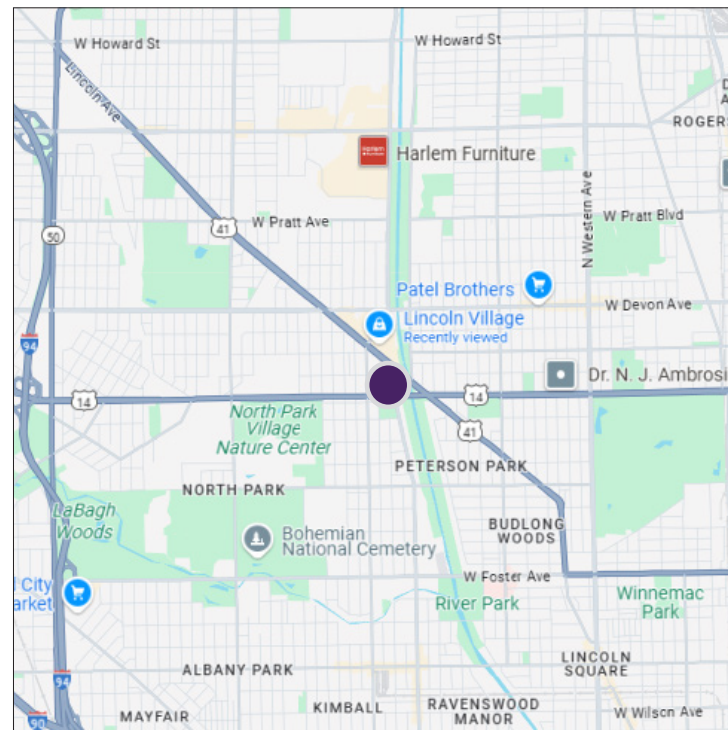
Property Highlights

- 1,800 SF office building plus basement
- Individual office opportunities
- Flexible terms available
- Space features entry reception area, eight private offices, conference room, kitchen and two full bathrooms
- Three parking spaces
- Perfect for accounting, insurance or real estate office
- Easy access to Lincoln Avenue and I-94 expressway
- Retailers in the area: ALDI, Home Depot, Starbucks, Bath & Body-works, Panera, Five Below, TJ Maxx, Culver's and more
- Traffic count: 21,781 vehicles daily
- Land area: 2,614 SF
- Zoning: B1-2
- Taxes (2025): \$11,927.94

Property Overview

Available for lease is a single tenant office building on Peterson Avenue in Chicago, IL. The space is 1,800 square feet plus additional storage in the basement and is available for lease to a single user or shared office opportunities are available. This unit offers a reception area, secretary space, eight private offices, conference room, kitchen and two full baths. Perfect for an accountant, insurance agent, real estate business or other small office uses. This space benefits from a strategic location on heavily-trafficked and easy access to I-94 expressway, Lincoln Avenue and public transportation.

The subject property is situated on Peterson Avenue in the North Park neighborhood of the Northwest side of Chicago. This location is one of the prime commercial arteries with a recent surge in development in the area.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	41,064	406,002	907,777
Households	13,946	167,302	382,718
Average Income	\$87,549	\$98,147	\$106,004

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