



5840 N LINCOLN AVENUE

Chicago, IL 60659 | Commercial Space For Lease

+/- 3,276 SF | 11 On-Site Parking Spaces | B3-2 Zoning

PROPERTY HIGHLIGHTS

ASKING RATE

\$22.00/SF/YR

LEASE TYPE

Modified Gross

AVAILABLE

Immediately

LEASE TERM

5+ Years

Versatile commercial property along N Lincoln Avenue featuring an existing professional office layout, multiple private rooms, rear storage and dedicated on-site parking. The flexible configuration is well suited for professional or executive office, medical/dental, retail, service-oriented businesses and other commercial users, subject to applicable zoning and approvals.

5840 N LINCOLN AVENUE

Property Details & Leasing Information

BUILDING DETAILS

BUILDING SIZE

+/- 3,276 SF

LOT SIZE

+/- 7,560 SF

PARKING

11 dedicated on-site spaces

ZONING

B3-2 Community Shopping District

LEASE STRUCTURE

Modified Gross

ASKING RATE

\$22.00/SF/year

APPROX. MONTHLY RENT

\$6,006

SPACE FEATURES

- Existing professional office buildout
- Multiple private offices / rooms
- Flexible open work or reception areas
- Two restrooms
- Utility and storage rooms
- Rear storage area
- Separate rear access / back exit
- High-visibility Lincoln Avenue location
- Dedicated parking for staff and visitors

POTENTIAL USES

Professional office | Executive office | Medical / dental | Retail | Service businesses | Other commercial uses permitted under B3-2 zoning

Potential uses are subject to applicable zoning, licensing, permitting and tenant requirements.

LEASING CONTACT

Sami Massih | Property Manager

Prudential Realty Co.

847-673-2340 | samimassih@gmail.com

Information deemed reliable but not guaranteed. +/- denotes approximate measurements.