

Wicker Park - Chicago

RETAIL/OFFICE LEASE ON DIVISION STREET

WITH ALL NEW INTERIOR

2153 W. Division St. Chicago, IL 60622



566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	31,765	268,196	590,805
2015 Female Population	30,781	275,998	595,197
2015 Total Population	62,546	544,194	1,186,002
2015 Daytime Population	56,840	966,678	1,735,757

Income

2015 Median Household Income	\$72,474	\$64,616	\$55,018
2015 Per Capita Income	\$49,061	\$46,783	\$37,093
2015 Average Household Income	\$104,569	\$98,292	\$85,616

Nearby Businesses

Enoteca Roma	Fat Pour
Queen Mary	Presence Hospital
Folklore Argentine	Dunkin' Donuts
Nando Milano Trattoria	Pizano's Pizza

Description

Commercial condo with ALL NEW interior finishes including Oak plank floors, walls, high ceiling, lighting, electrical and HVAC. Clear span layout with floor to ceiling windows. Includes ADA bathroom and 650 SF basement.

Wicker Park

Located within the West Town community are. Boutiques, art galleries, theaters, restaurants, nightclubs and coffeehouses thrive amid the influence of the surrounding German, Scandinavian and Eastern European communities in this compact neighborhood. In the last decade business activity has increased, with many new bars, restaurants and stores opening to serve the influx of new residents. This has led to an increase in property value, making the neighborhood attractive to real estate investors.

2153 W. Division St. Chicago, IL 60641

Size	+/- 1,000 SF
Zoning	B3-2
Rental Rate	\$2,450 per Month (Gross)
Rental Type	Gross

For additional information or to schedule a showing contact:

Georg Simos
312.575.0480 Ext. 21
georg@kudangroup.com

Jarrett Fradin
312.575.0480 Ext. 15
jarrett@kudangroup.com

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 1044 09.01.2015

Map

Division, between Leavitt and Hoyne



2153 W. DIVISION ST. - LISTING INFO

Agent Responsible	Georg Simos Jarrett Fradin
Transaction Type	Retail/Office Lease
Real Estate included in price?	No
Property Data	
Address	2153 W. Division St.
City, Zip Code	Chicago, IL 60641
Area	Wicker Park
County	Cook
Rental Rate	\$2,450 per Month (Gross)
Yearly Adjustment	TBD
Security Deposit	Two month's rent due at lease execution
Stories	Mixed-use, three story building
Size	+/- 1,000 Square feet
Parking	Street
AC/Heat	New- Central Air
Zoning	B3-2
Alderman	Brian Hopkins 312-643-2299
Nearby Businesses	Enoteca Roma, Queen Mary, Folklore Argentine, Nando Milano Trattoria, Presence Hospital, Fat Pour, Dunkin' Donuts, Pizano's Pizza
Property Description	Commercial condo with ALL NEW interior finishes, Oak plank floors, walls, high ceiling, lighting, electrical and HVAC. Clear span layout with floor to ceiling windows. Includes ADA bathroom and 650 SF basement.
Location Description	Amazing Division Street commercial space for lease. Ideal for any Retail or Office Use. Steps from Presence Hospital, numerous restaurants, stores and spas, and more!
Cross Streets	Division between Leavitt and Hoyne

WINDOW SCHEDULE

TAG	ROUGH OPENING (W X H)	TYPE	LOCATION
W1	9'-6" x 6'-6"	DOUBLE-HUNG (3X)	FRONT ELEVATION
W2	5'-6" x 6'-6"	DOUBLE-HUNG (PAIR)	FRONT ELEVATION
W3	3'-0" x 5'-6"	DOUBLE CASEMENT	FRONT ELEVATION
W4	3'-4" x 6'-6"	DOUBLE-HUNG	
W5	6'-6" x 6'-6"	DOUBLE-HUNG (PAIR)	
W6	6'-6" x 5'-6"	DOUBLE-HUNG (PAIR)	
W7	4'-10" x 5'-6"	DOUBLE-HUNG (PAIR)	
W8	2'-6" x 4'-6"	DOUBLE-HUNG	
W9	5'-2" x 6'-2"	DOUBLE-SWING DOOR W/ TRANSOM	AT ALL JULIET BALCONY LOCATIONS
W10	5'-6" x 6'-6"	DOUBLE-HUNG (PAIR)	

DESCRIPTION (MARVIN OR EQUAL)
DOUBLE PANE, LOW-E, ARGON GAS FILLED
WINDOWS SHALL BE NON-CUSTOM SIZES. SELECT FINAL SIZE FROM CLOSEST STANDARD SIZE/PROFILE.

ALL WINDOWS SHALL HAVE MINIMUM U-VALUE = 0.34

DOOR TYPE SCHEDULE

DOOR TAG	TYPE	SIZE (W x H x THK)	MATL	FINISH	FRAME	FINISH	RATING	HARDWARE	LOCATION	NOTES
D1	SWING	3'-0" X 7'-0" X 1 3/4"	METAL	PT	METAL	PT	C	1	ENTRY DOORS	
D2	SWING	2'-0" X 6'-6" X 1 3/8"	WOOD	PT	WOOD	PT	NR	2	BEDROOMS	
D3	DBL. BLFOLD	2'-0" X 6'-6" X 1 3/8"	WOOD	PT	WOOD	PT	NR	3	CLOSET	SIZE INDICATED ON PLAN
D4	BLFOLD	2'-0" X 6'-6" X 1 3/8"	WOOD	PT	WOOD	PT	NR	3	CLOSET	
D5	DBL. SWING	5'-2" X 7'-0" X 1 3/8"	GLASS	CLR	ALUM.	PT	NR	11	BALCONY DOOR	GLASS LT. DOOR

HARDWARE SCHEDULE

- KEYED ENTRY W/ DEADBOLT LOCK KEYLESS IN THE DIRECTION OF EGRESS
- PRIVACY - W/ SURFACE MOUNTED CLOSER
- PASSAGE - W/ SURFACE MOUNTED CLOSER
- KEYED ENTRY WITH SURFACE MOUNTED CLOSER
- PANIC HARDWARE WITH SURFACE MOUNTED CLOSER
- PANIC HARDWARE WITH SURFACE MOUNTED CLOSER AND KEYED LOCK (KEYLESS IN DIRECTION OF EGRESS)
- SECURITY GATE W/ SURFACE MOUNTED CLOSER
- SECURITY INTERCOM SYSTEM AND KEY LOCK KEYLESS IN THE DIRECTION OF EGRESS.
- STEEL ROLLUP GARAGE DOOR HARDWARE
- DEADBOLT LOCK
- KEYED ENTRY W/ DEADBOLT LOCK
- AUTOMATIC SLIDING GLASS DOOR HARDWARE
- PASSAGE - U TYPE HANDLE
- KEYED ENTRY
- SURFACE MOUNTED 1" DIAMETER ALUM. KNOBS

HARDWARE NOTES

- TYPICAL DOOR MANUFACTURER TO BE DETERMINED BY CONTRACTOR. LEVER HANDLES IN BRUSHED CHROME WITH BRUSHED CHROME SQUARE OR ROUND EGGED HINGES (1-1/2" PAIR).
 - ALL EXIT DOORS ARE KEYLESS IN DIRECTION OF EGRESS.
 - ALL BATHROOM DOORS TO HAVE PRIVACY LOCKS.
 - STAIRWELL DOORS TO HAVE LEVER HANDLE, PANIC HARDWARE AND SURFACE MOUNTED CLOSERS. (IF APPLICABLE)
 - COORDINATE ALL KEYING WITH TENANT & OWNER.
 - ALL HARDWARE TO COMPLY WITH ADA STATE AND FEDERAL CODES.
- DOOR NOTES**
- ALL DOORS TO BE NEW.
 - SEE PLANS FOR DOOR MARK, LOCATIONS, AND SWING AS SHOWN.
 - ALL NEW DOORS TO MATCH EX. UNLESS NOTED OTHERWISE. VERIFY ALL SIZES IN FIELD.
 - BUILDING EXTERIOR ENTRY DOORS TO BE HOLLOW METAL. COLOR TO BE APPROVED BY OWNER.
 - ALL DOOR CLOSERS SHALL BE SET TO PROVIDE A MAXIMUM DOOR OPENING FORCE (PUSH/PULL) OF 5 LBS. ON INTERIOR DOORS AND 8.5 LBS. ON EXTERIOR DOORS. (IF APPLICABLE)
 - ALL STAIRWELL DOORS TO BE HOLLOW METAL & LABEL DOORS UNLESS OTHERWISE NOTED. (IF APPLICABLE)
 - ALL GLASS DOORS TO HAVE TEMPERED SAFETY GLASS. (IF APPLICABLE)

INTERIOR FINISHES:

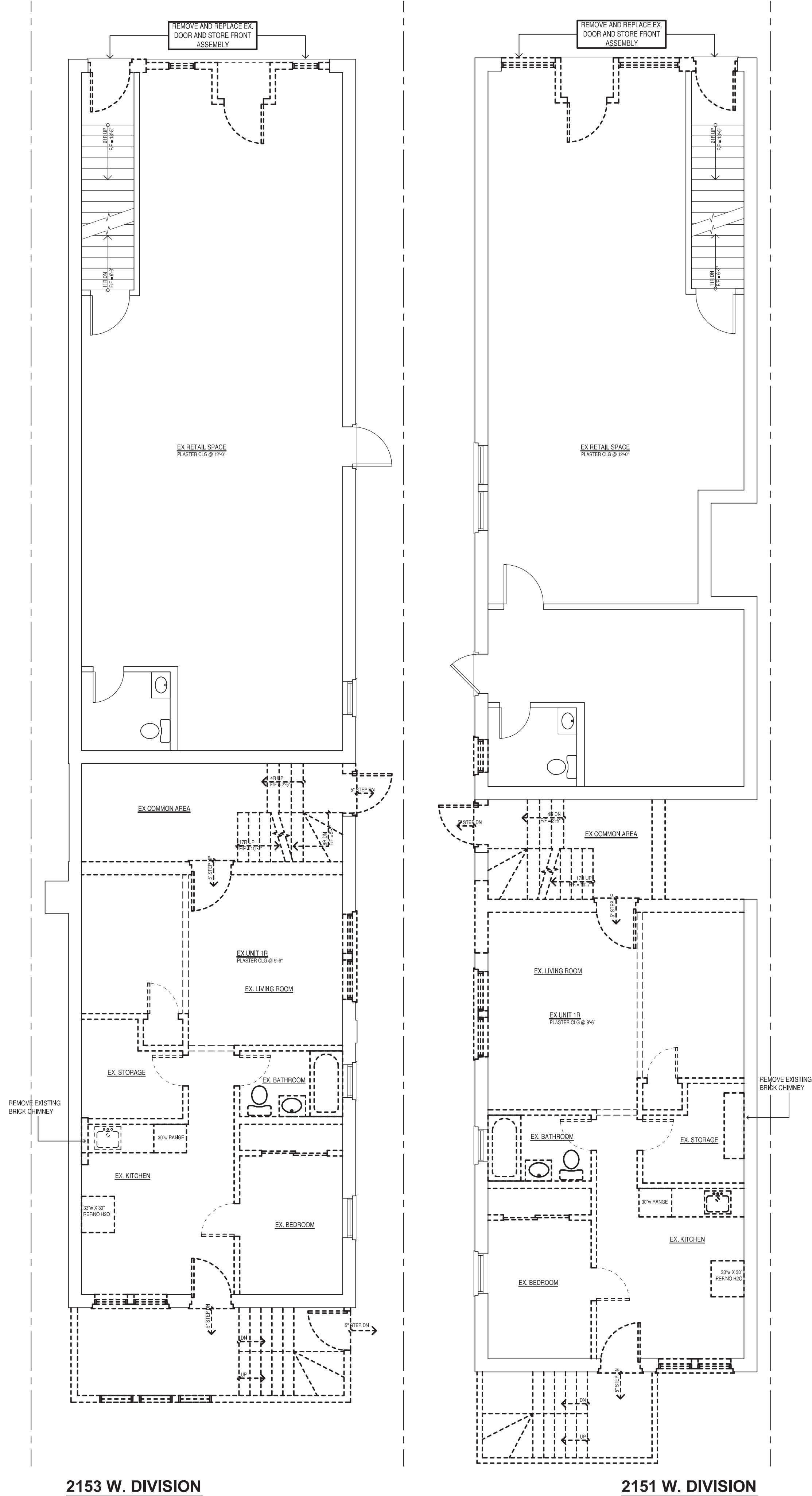
WALLS : CLASS 1, 0-25 F.S.R.
CEILING : CLASS 1, 0-25 F.S.R.
FLOOR : CLASS 1, 0-25 F.S.R.
SMOKE DEVELOPED : 200
INTERIOR TRIM : CLASS 1

GENERAL CONTRACTOR NOTE:
REMOVE ALL WALLS, DOORS, WINDOWS AND FIXTURES SHOWN DASHED.

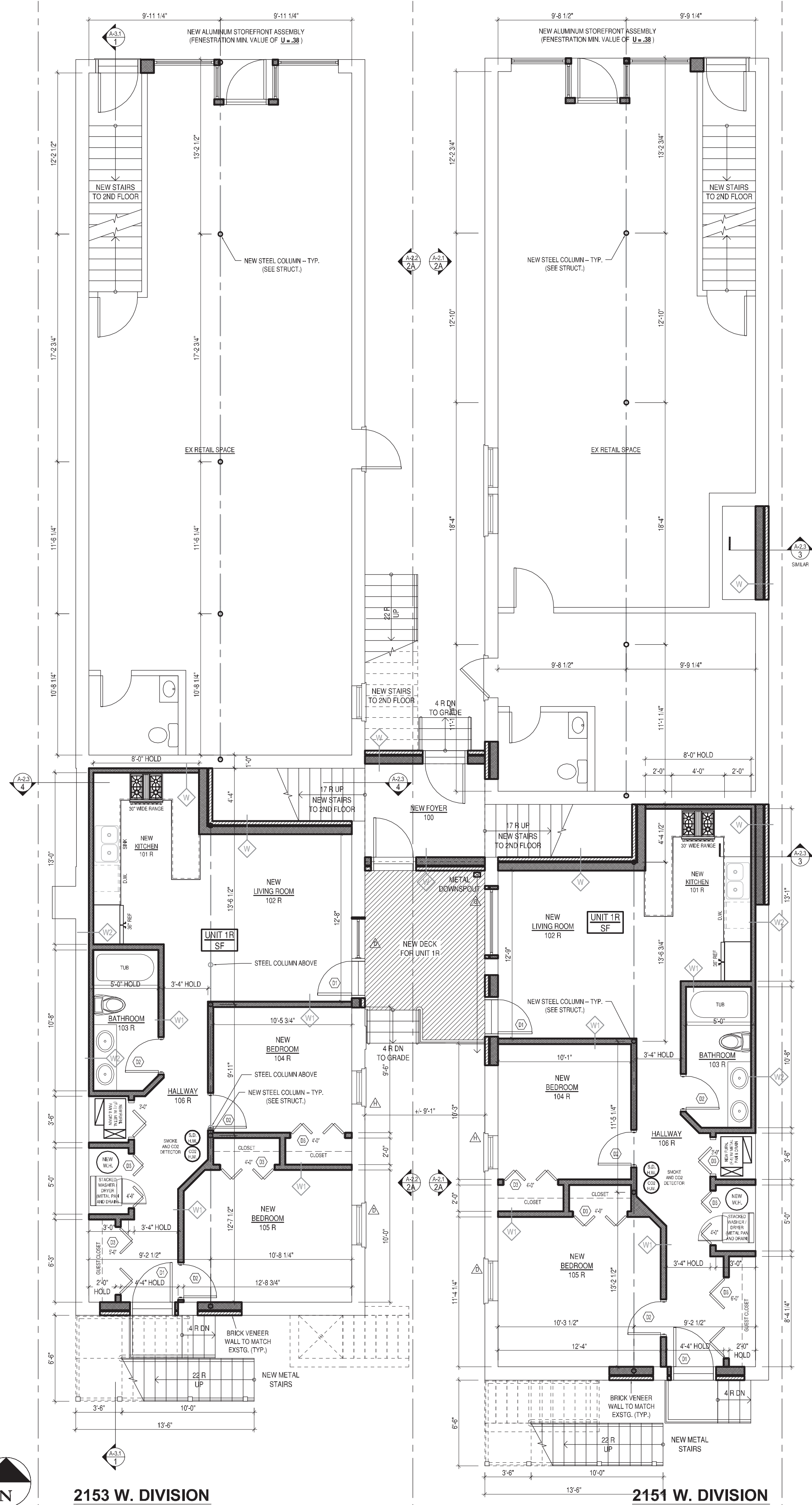
SHORE SECURELY AND ADEQUATELY ALL AREAS OF DEMOLITION AND BREAKTHROUGHS BEFORE AND DURING CONSTRUCTION.

GENERAL CONTRACTOR SHALL VERIFY IF WALLS THAT ARE TO BE REMOVED ARE LOAD BEARING OR NOT. IF WALL APPEARS TO BE LOAD BEARING, INFORM ARCHITECT BEFORE DEMOLISHING WALL.

- DEMOLITION NOTES**
- DEMOLITION CONTRACTOR SHALL COMPLY WITH ALL LOCAL, ORDINANCES, STANDARDS, RULES AND REGULATIONS FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGES, INJURY OR LOSS. DEMOLITION CONTRACTOR SHALL ERECT AND MAINTAIN ALL REASONABLE SAFEGUARDS FOR THE SAFETY AND PROTECTION OF THE PUBLIC INCLUDING THE POSTING OF DANGER AND OTHER WARNING SIGNS AGAINST HAZARDS.
 - DEMOLITION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS FOR THE DURATION OF THE DEMOLITION PHASE. CONTRACTOR SHALL ALSO PROVIDE A CURRENT CERTIFICATE OF INSURANCE TO COVER GENERAL LIABILITY AND WORKMAN'S COMPENSATION.
 - DEMOLITION SHALL BE ACCOMPLISHED WITH APPROPRIATE TOOLS AND OR EQUIPMENT SO AS NOT TO CREATE DAMAGE TO AREAS THAT ARE INTENDED TO REMAIN INTACT. ANY DAMAGE CAUSED BY DEMOLITION SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
 - IN THE EVENT OF THE REMOVAL OF ANY LOAD BEARING PARTITION OR STRUCTURE, APPROPRIATE SHORING SHALL BE PROVIDED AS REQUIRED TO SUPPORT THE ADJACENT LOADS OF STRUCTURE. SHORING SHALL BE DESIGNED TO SUPPORT THE FULL LOADS SUPERIMPOSED WITH THE APPROPRIATE SAFETY FACTORS. EQUIPMENT USED SHALL BE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR- ALL SHORING SHALL COMPLY WITH LOCAL, STATE AND FEDERAL STANDARDS.
 - THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF STRUCTURAL, MECHANICAL, ELECTRICAL, AND OTHER TRADES.
 - CONTRACTOR'S ATTENTION IS CALLED TO VARIOUS UNDERGROUND UTILITIES ON THE SITE WHICH SHALL REMAIN INTACT.
 - CONTACT UTILITY COMPANIES AND OBTAIN INFORMATION FOR THE EXACT LOCATION OF CABLES, CONDUITS, PIPES, ETC.
 - ALL OPENINGS MADE IN EXTERIOR WALLS DURING DEMOLITION ARE TO BE COVERED BY SAFETY BARRIERS AS REQUIRED BY CODE, AND TO BE SECURED AGAINST FORCED ENTRY THROUGHOUT THE PERIOD THAT OPENINGS ARE UNDER CONSTRUCTION.
 - CUTTING OF METAL PIPES WITH OXYGEN TORCH IS TO TAKE PLACE AFTER ALL GAS SERVICES HAVE BEEN SHUT OFF. CONTRACTOR SHALL NOTIFY GAS UTILITY COMPANY TO DISCONNECT SERVICE AND OBTAIN WRITTEN NOTIFICATION OF SAME.
 - SALVAGE MATERIALS SHALL BE THE PROPERTY OF THE OWNER UNLESS NOTED OTHERWISE IN THE CONTRACT AGREEMENT BETWEEN OWNER & DEMOLITION CONTRACTOR.



1 1ST FLOOR PLAN (- DEMOLITION WORK -)
SCALE: 3/16" = 1'-0"



2 1ST FLOOR PLAN (- PROPOSED NEW WORK -)
SCALE: 3/16" = 1'-0"

REM Architecture, Inc.
DESIGN PLANNING ARCHITECTURE
6324 N. AVERS STREET
CHICAGO, IL 60659
Tel: (773) 463-4462
Fax: (773) 463-4352
R.E.M.Architecture.com design@REMArchitecture.com
Professional Design Firm Registration No: 184-005788

PERMIT USE ONLY

CONTRACTOR NOTE:

CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND REVIEWING ALL PLANS AND SPECIFICATIONS, AS WELL AS ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE BEFORE BEGINNING CONSTRUCTION OR FABRICATING ANY WORK. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS, CONFLICTS, OR DISCREPANCIES.

DO NOT SCALE THESE DRAWINGS. PRINTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF PROPERLY SIZED AND LOADED SYSTEMS. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL ON CONFORMITY TO ARCHITECTURAL DESIGN INTENT.

KEEP THE SITE CLEAN. ALL DEBRIS TO GO IN DESIGNATED AREA. ALL TRADESMEN TO CLEAN SITE DAILY.

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NOTES: WALL LEGEND

- CONCRETE FORMED FOUNDATION. REFER TO STRUCTURAL DRAWINGS FOR THICKNESS AND SIZING
- 2X4 STUDS WITH 2" RIGID INSULATION, WITH 5/8" Gypsum Drywall on Interior side
- 2X4 STUDS @ 16" o.c. w/ 5/8" TYPE "X" Gypsum Drywall on EACH SIDE - ALL INTERIOR WALLS 4-3/4" TYP. WIDTH
- 8" BLOCK CMU WALL-TYPE B-4 CMU BLOCK (UL# U 901 - 4-HR RATED WALL)
- EXISTING WALL TO BE REMOVED
- EXISTING WALLS TO REMAIN

PROPOSED REHABILITATION PROJECT OF AN EXISTING 3-STORY MASONRY BUILDING (EXSTG. 10 RESIDENTIAL UNITS)

2151-53 W. DIVISION ST. CHICAGO, IL 60622

MCZ URBAN, LLC

ISSUE DATES	NOTES
SITE MEASURE	JAN. 14, 2015
SCHEMATIC DESIGN	FEB. 3, 2015
DESIGN DEVELOPMENT	FEB. 20, 2015
SCHEMATIC DESIGN	MAR. 11, 2015
STRUCTURAL REVIEW	APRIL 3, 2015
PERMIT SUBMITTAL	JULY 15, 2015

SHEET CONTENTS	
1ST FLOOR PLAN	
DEMOLITION WORK & PROPOSED NEW WORK	

DATE:	JULY 17, 2015
PROJECT NUMBER:	14-160
DRAWN BY:	R.A.S.R.
SHEET NUMBER:	A-1.1