

For LEASE \$22 psf MG

## Professional Office Building

### Outstanding View of the Chicago Skyline

Amenities:

- 450 – 5,500 Sq. Ft. Available
- Half of a Block Away From the I-94 (Edens Expressway)
- Ample Parking – Covered, Uncovered and Private Garage
- Located ½ Block Away from Whole Foods Market
- Public Transportation to Property with #54-A Bus Stop
- 1 Mile from Metra North Line Stop at Forest Glen
- Ideal Niche Between Downtown and the NorthShore
- Prime High Visibility I-94 Location
- Population of Over 285,000 in a 3 mile radius
- Median Household Income of \$92,522 in a 1 mile radius

### Premier Building off Edens Expressway: 6160 N. Cicero Avenue & 6200 N. Hiawatha



### 6160 N. Cicero Ave & 6200 N. Hiawatha Chicago, IL 60646

**Features Include:** Both are 7-story office building available for lease in Chicago located conveniently in the Sauganash neighborhood overlooking the Edens Expressway (I-94) providing quick access via the Peterson Avenue interchange. Ample parking (covered, uncovered and underground), unobstructed views, numerous retailers (1 block to Whole Foods) make this an ideal location for businesses looking to be located in Chicago without the parking and commuter traffic found downtown.



4747 W. Peterson Ave.,  
Chicago, IL 60646  
P: 773-736-4100  
E: [info@imperialrealtyco.com](mailto:info@imperialrealtyco.com)  
[www.imperialrealtyco.com](http://www.imperialrealtyco.com)

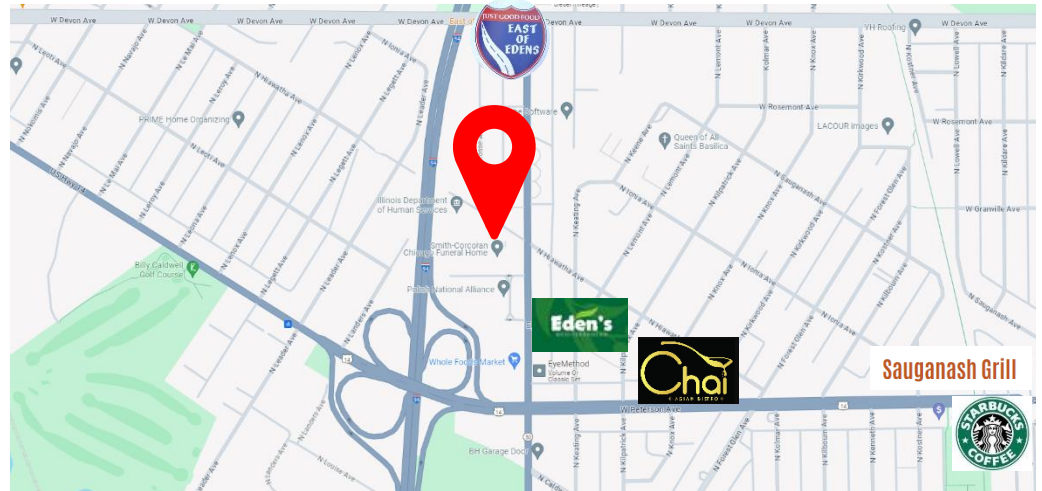
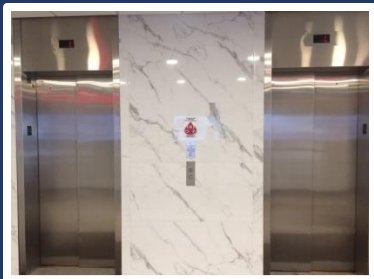
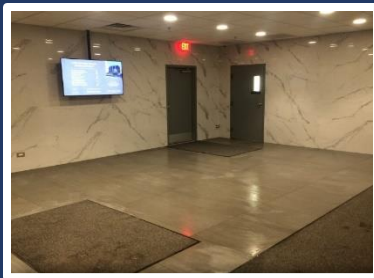
Please call to arrange a private viewing: 773-736-4100 [info@imperialrealtyco.com](mailto:info@imperialrealtyco.com)

The information herein has been gathered from sources deemed reliable. We have no reason to doubt its accuracy but we do not guarantee it.

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450 – 5,500 Sq. Ft. of Office Space Available

*Nestled In One of Chicago's Most Desired Neighborhoods*



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Chicago, IL 60646

**Additional Information:** Edens East is nestled in the heart of one of Chicago's most desirable neighborhoods, Sauganash. This outstanding space offers a multitude of features and benefits that position it as a prime choice for businesses seeking a superior office environment. The properties proximity to major transportation routes, including convenient access to highways and public transportation, ensures seamless connectivity for employees and clients. The 3-mile radius has a population of 286,779 with a median household income of \$55,059 (\$92,522 in 1 mile).



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