



2032 N. Clybourn Avenue

CHICAGO, ILLINOIS

Rooftop Bar/Restaurant Space for Lease
Southwest block of Clybourn between Southport & Magnolia

FOR MORE INFORMATION, PLEASE CONTACT

ANTHONY CAMPAGNI • 847.651.8669
ac@canvasrealestate.com

ELAN RASANSKY • 414.380.1555
elan@canvasrealestate.com

QUINN THOMAS • 847.651.5589
qthomas@canvasrealestate.com

DEMOGRAPHICS



56.1k+

Total Population
1 Mile

9.59k+ 1.94k+
0.5 Miles 0.25 Miles



\$221k+

Average HH Income
1 Mile

\$269k+ \$274k+
0.5 Miles 0.25 Miles



58.2k+

Daytime Population
1 Mile

12.3k+ 3.12k+
0.5 Miles 0.25 Miles

LINCOLN PARK

- The Ludlow is a historic former typograph factory that was recently converted to 121 luxury apartments
- Available for lease is a brand new, fully built out rooftop bar/restaurant space with operable windows
- The space features two large outdoor patios with incredible views of Chicago's skyline
- The opportunity includes a dedicated tenant entrance and elevator separate from the residential

NEIGHBORING RETAILERS

Armitage Ale House, Building Blocks, Chicago Bagel Authority, Chipotle, Club Pilates, Cosmo Prof, Custom Ink, Dirk's Fish, Freeform, Kincade's, Koi Sushi, Kriser's Natural Pet, Noodles & Company, Pequod's Pizza, Physicians Immediate Care, Sherwin Williams, SPF, Spavia, The Container Store, Toms Price Home, Serai and many more.

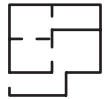


Tenant's Ground Floor Dedicated Entrance

CANVAS

FLOOR PLAN

SPACE AVAILABLE



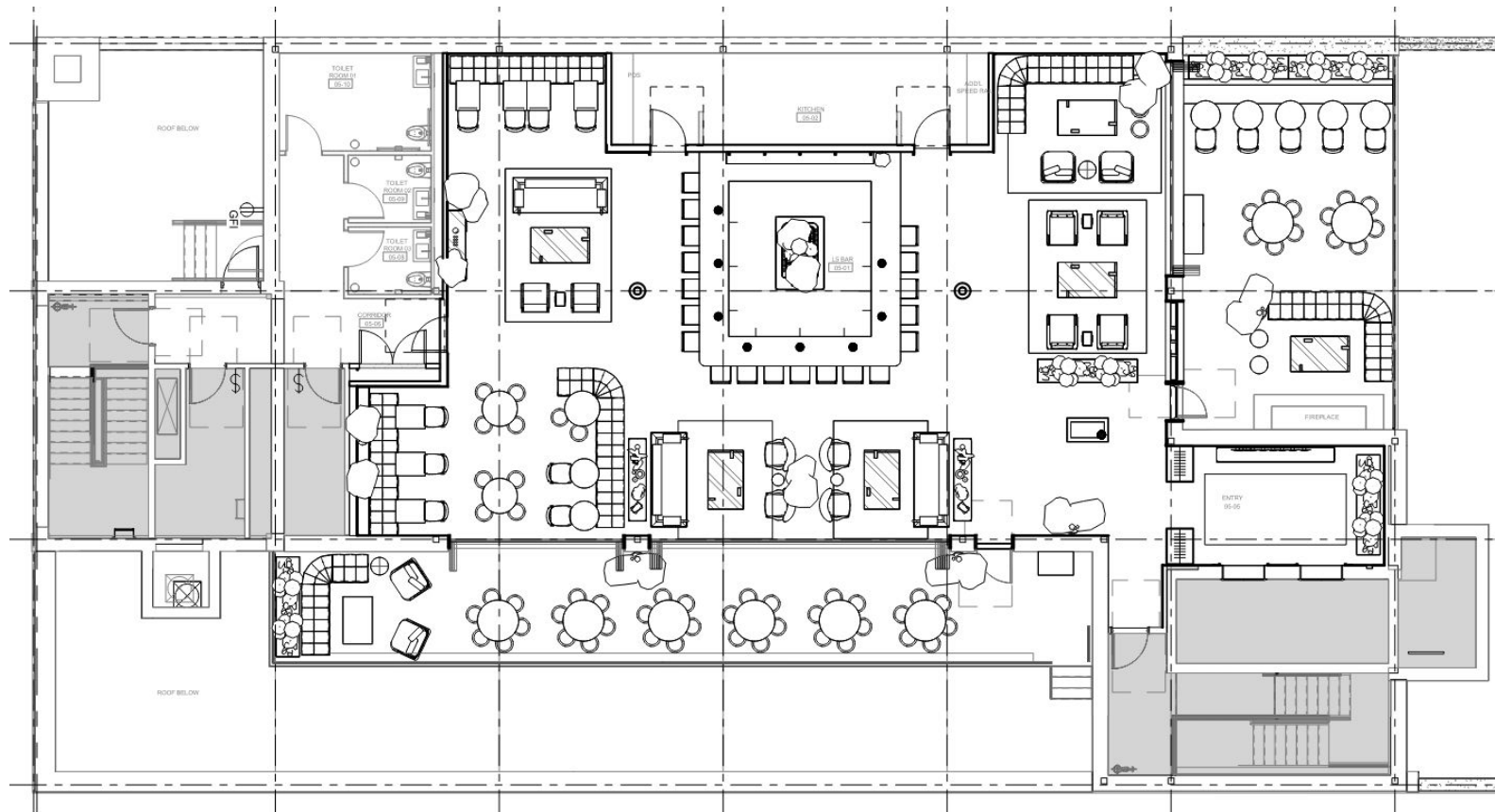
3,279 ^{sf}

Total



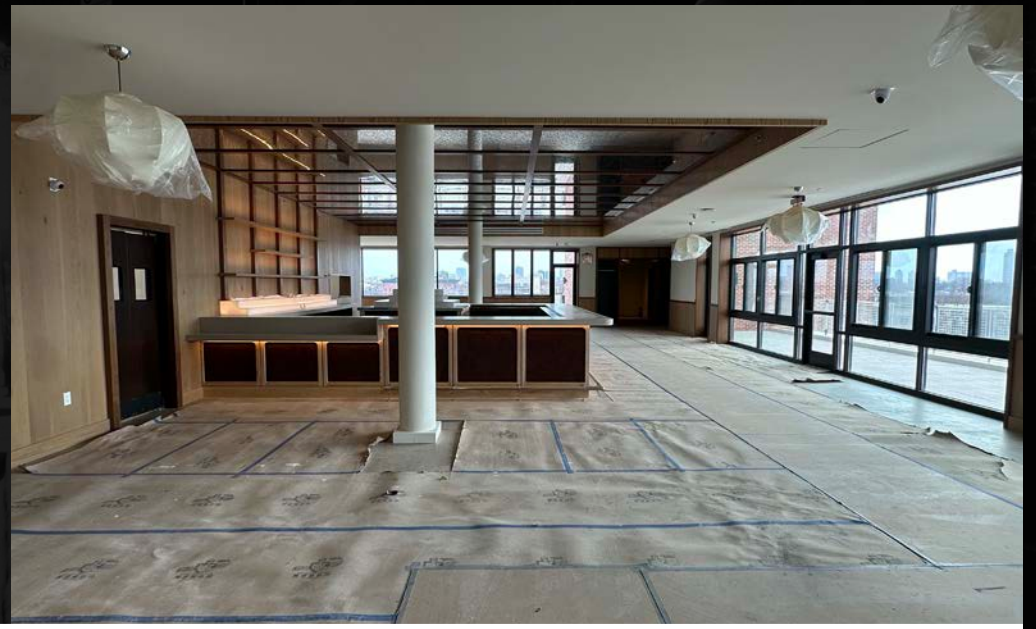
1,264 ^{sf}

Patio

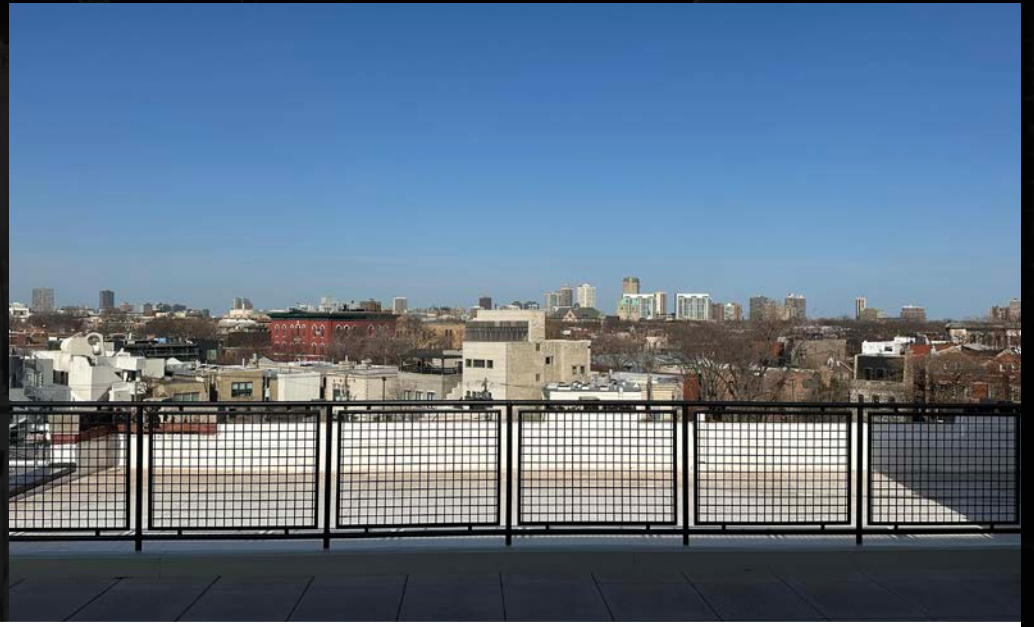
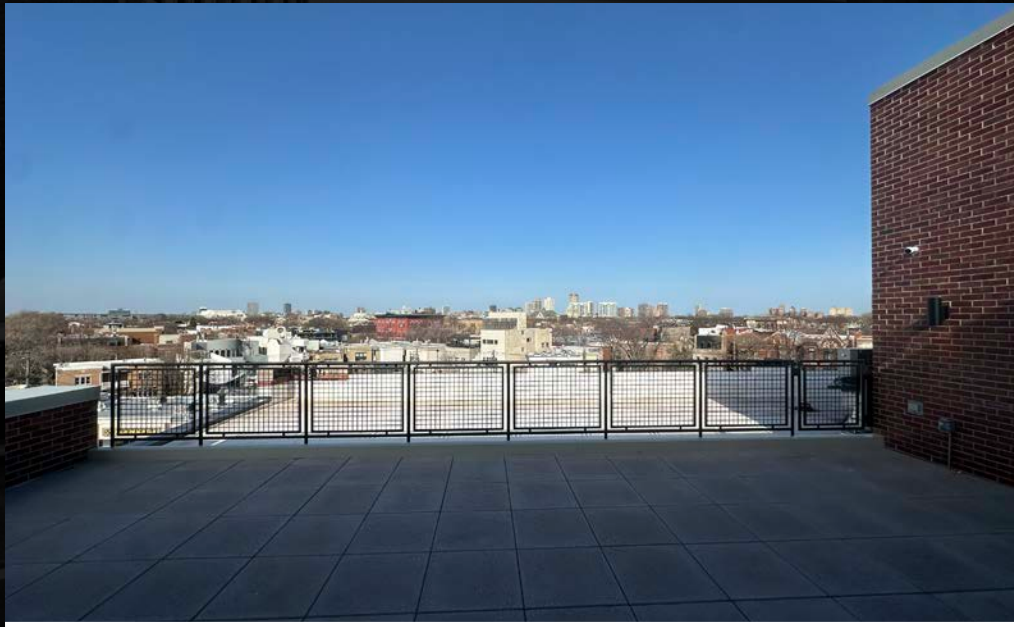
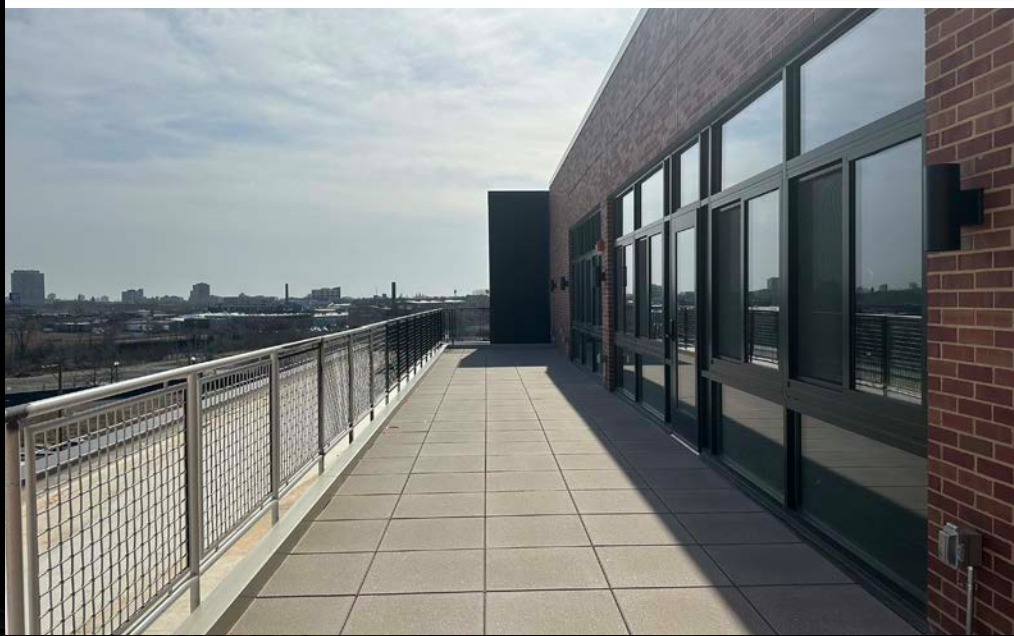


CANVAS





CANVAS



CANVAS

