



2430 N Halsted St

Chicago, IL 60614

Kevin J. O'Donnell
Managing Broker
630.444.0444
kevin@odcre.com

Meredith L. Klug
Broker
630.444.0444
meredith@odcre.com

PROPERTY
HIGHLIGHTS

2430 N Halsted St

Chicago, IL 60614

Medical Office For Lease



PROPERTY HIGHLIGHTS

- **Exceptional Visibility & Access:** Located on bustling Halsted Street with high pedestrian and vehicle traffic, just steps from DePaul University, public transit, and Armitage CTA station. Just **north of the Fullerton/Halsted/Lincoln intersection.**
- **Affluent Patient Base:** Lincoln Park boasts a dense, well-insured population ideal for private practices, specialty clinics, and outpatient care.
- **Proximity to Major Hospitals:** Minutes from Advocate Illinois Masonic, Northwestern Medicine, Presence Saint Joseph Hospital, and other top-tier healthcare facilities—ideal for referral relationships and professional networking.
- **Convenient Transportation and Parking:** Easy access to Lake Shore Drive and I-90/94. **The building boasts 51 onsite underground covered parking spaces and a 10 space surface parking lot.** In addition, there is ample street parking and nearby garage parking options available for patients and staff.
- **Ideal for Healthcare Use:** Flexible medical office build-outs available, with options for exam rooms, private offices, and ADA-compliant layouts.
- **Turnkey or Custom Build-Outs:** Landlord willing to accommodate specific clinical requirements to support a seamless transition and operation. **Aggressive tenant improvements for long term deals.**
- **Modern Infrastructure:** High-speed connectivity, upgraded mechanical systems, and secure entry—perfect for HIPAA-compliant operations. The building boasts independent and upgraded tenant heating and cooling with **outside/non-recirculated air**, lab exhaust, emergency generator power, purified water system with reverse osmosis, natural gas lines, lab compressed air, triplex lab vacuum pump, and floor vibration system.
- **Nearby Amenities:** Surrounded by upscale dining, cafes, wellness centers, and retail—creating a comfortable and convenient destination for patients and staff alike.
- **Signage/Branding:** Signage opportunities include top of building signage, exterior monument signage, as well as lobby and entry plaque signage.

for more information contact:

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 - 96,049 SF with maximum contiguous of 49,803 SF on Floors 4 & 5	Lease Rate:	\$33.50 - \$40 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Floor 1	Available	3,000 - 16,009 SF	NNN	\$40.00 SF/yr	Flexible medical office build-outs available, with options for exam rooms, private offices, and ADA-compliant layouts. Landlord willing to accommodate specific clinical requirements to support a seamless transition and operation. Aggressive tenant improvements for long term deals!
Floor 2	Available	3,000 - 30,237 SF	NNN	\$33.50 SF/yr	Flexible medical office build-outs available, with options for exam rooms, private offices, and ADA-compliant layouts. Landlord willing to accommodate specific clinical requirements to support a seamless transition and operation. Aggressive tenant improvements for long term deals!
Floor 3	-	29,571 SF	NNN	Negotiable	Lease in place.
Floor 4	Available	29,571 - 49,803 SF	NNN	\$33.50 SF/yr	Flexible medical office build-outs available, with options for exam rooms, private offices, and ADA-compliant layouts. Landlord willing to accommodate specific clinical requirements to support a seamless transition and operation. Aggressive tenant improvements for long term deals!
Floor 5	Available	20,232 - 49,803 SF	NNN	\$33.50 SF/yr	Flexible medical office build-outs available, with options for exam rooms, private offices, and ADA-compliant layouts. Landlord willing to accommodate specific clinical requirements to support a seamless transition and operation. Aggressive tenant improvements for long term deals!

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PROPERTY DESCRIPTION

Position your practice in the heart of Lincoln Park, one of Chicago's most vibrant and affluent neighborhoods. 2430 N. Halsted offers a premier location for medical groups seeking high visibility, excellent demographics, and strong patient access in a medically underserved corridor.

LOCATION DESCRIPTION

Exceptional Visibility & Access: Located on bustling Halsted Street with high pedestrian and vehicle traffic, just steps from DePaul University, public transit, and Armitage CTA station.

In the heart of Lincoln Park:

Just north of the Fullerton/Halsted/Lincoln intersection.

One block to Fullerton Red/Brown/Purple Line "L" Station.

One-half block to DePaul University Campus.

15 minute drive to The Loop.

Easy access to all major hospitals in the area.

One minute walk to Lincoln Commons.

Five minute drive to I-90/I-94.



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Accommodated Systems



HVAC

- Two AHU per floor – allows tenants to have independent and customizable control
- 10 -22 ACH per floor



ELECTRICAL

- Normal Power | 12 W/SF per floor
- Emergency Power power | 6W/SF per floor (House generator system)



LAB COMPRESSED AIR

- Duplex air compressor with two 20 HP compressors



TENANT COOLING

- Stubbed cold condenser water



PURIFIED WATER

- Reverse osmosis system with 1,000-gallon storage tank with minimum dispersement of 1.2 gpm



VACUUM

- Triplex lab vacuum pump with three 10-HP pumps in basement mechanical room
- 3" risers



LAB EXHAUST

- Installed with 10 ACH per floor with ranging



NATURAL GAS LINES

- 2" riser



FLOOR VIBRATION

- 2,000 ups – 100,000 ups



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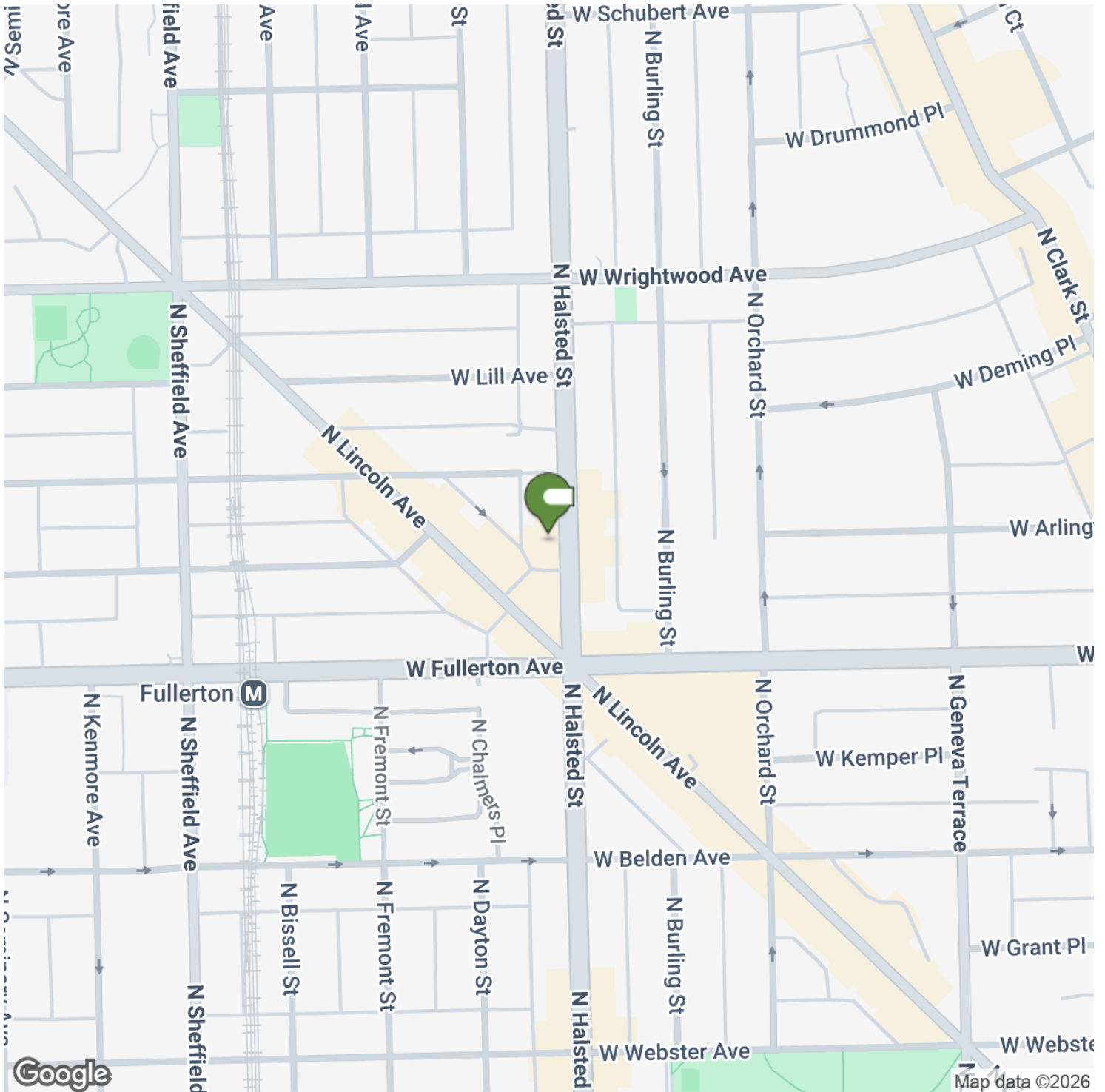
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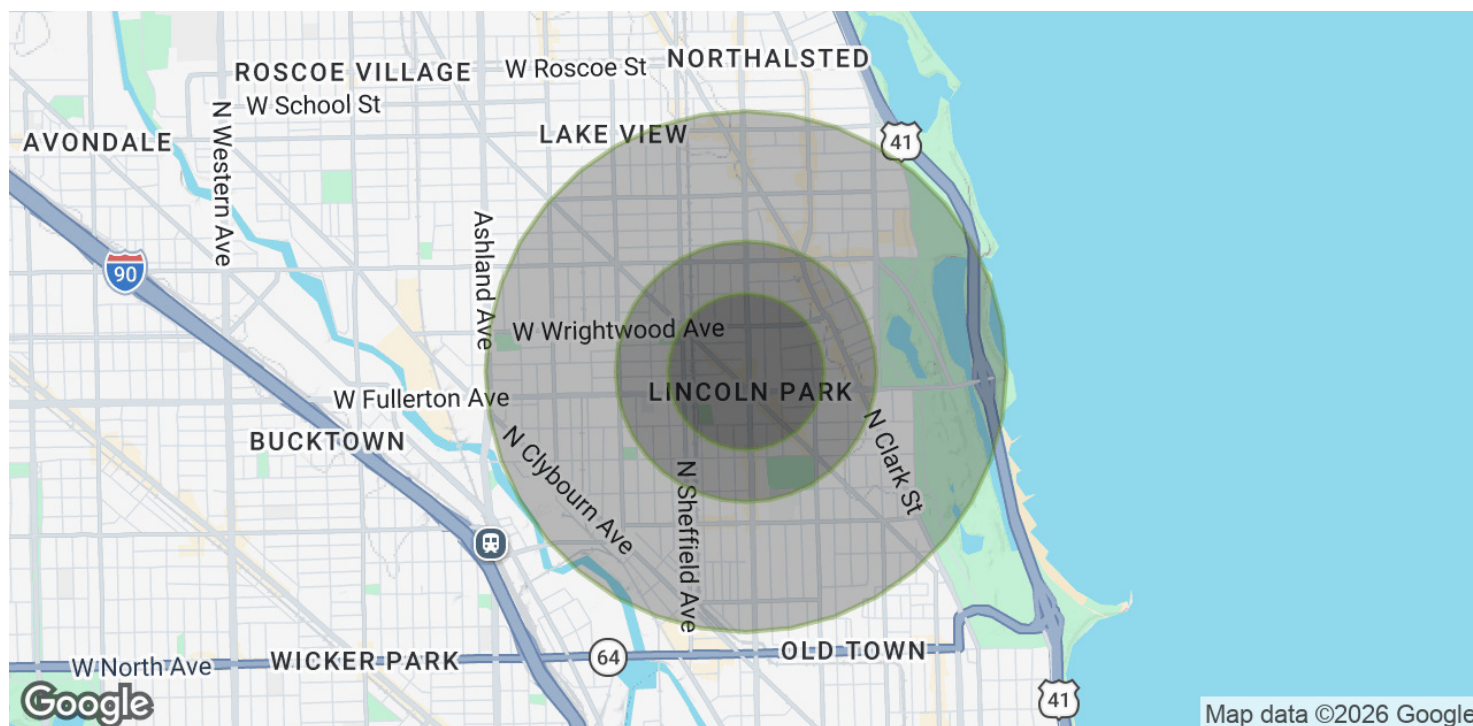
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,122	24,921	84,699
Average Age	28.6	30.1	32.2
Average Age (Male)	28.9	31.0	33.4
Average Age (Female)	28.1	29.3	32.1

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,940	12,311	43,989
# of Persons per HH	2.1	2.0	1.9
Average HH Income	\$203,076	\$210,463	\$205,424
Average House Value	\$892,869	\$967,504	\$856,816

2023 American Community Survey (ACS)

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