

SECOND-FLOOR OFFICE SUITES FOR LEASE

5531 N. Broadway

Three flexible office suites — lease separately or combine the full floor

EDGEWATER · CHICAGO

5531 N. Broadway, Chicago, IL 60640

~3,600 SF total · 2nd-floor walk-up

1 block to CTA Red Line

3
OFFICE SUITES

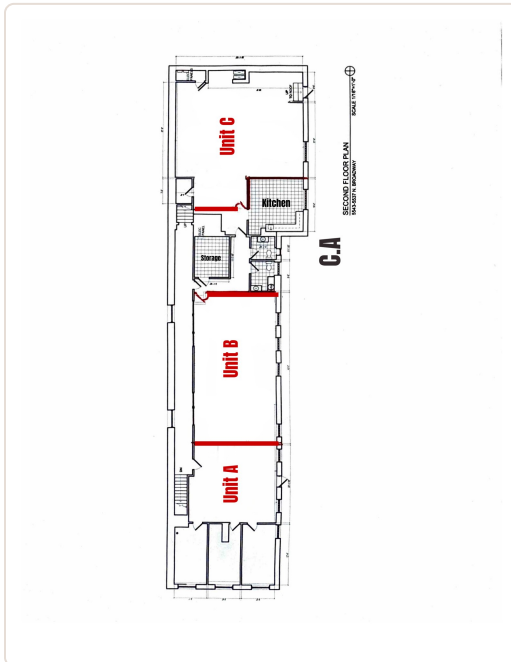
~3,600
TOTAL SF

2
RESTROOMS

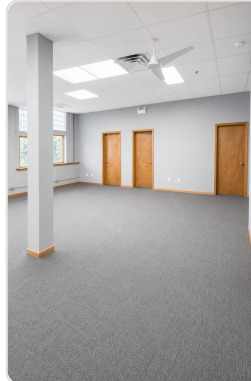
1
FULL KITCHEN

+
STORAGE

SECOND FLOOR PLAN



- Units A, B & C — available separately
- Shared common area: kitchen, 2 baths & storage



Unit A — Private-Office Suite

~1,250 SF

Three enclosed private rooms plus shared common-area access — built for professionals who need quiet, confidential space. Ideal for attorneys, accountants, tax & insurance offices, therapists, and boutique consulting firms. Bright, sun-filled, and move-in ready.



Unit B — Open-Plan Creative Office

~1,000 SF

An open floor plan washed in natural light through expansive windows — a true blank canvas. Perfect for design studios, marketing & creative agencies, tech startups, photographers, and growing teams. Fully reconfigurable for desks, collaboration zones, or co-working.



Unit C — Open Conference-Style Suite

~1,350 SF

The largest, most expansive suite — a wide-open, conference-room-style floor plan with room to scale. Ideal for team headquarters, training & events, workshops, or a flagship co-working hub.

PRIME EDGEWATER LOCATION

- High-visibility N. Broadway corridor
- 1 block to CTA Red Line & bus routes
- Walkable to restaurants, cafes & retail
- Dense mixed-use Edgewater / Uptown

PARKING & ACCESS

Ample street parking — spots typically right out front of the building — plus a public parking garage just ~0.2 miles away. Strong daytime and evening foot traffic in a transit-rich, walkable district.

IDEAL FOR

Co-working operators, attorneys, architects, accountants, creative & marketing agencies, design and photography studios, tech startups, and nonprofits.