

4251 NORTH WESTERN AVENUE
CHICAGO, IL 60618

JAMESON.

FOR
LEASE

\$15.00
SF/YR
(NN)

JASON P. HILLER
Real Estate Sales & Development
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4251 NORTH WESTERN AVENUE

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PROPERTY DESCRIPTION

Lease this highly versatile 2,650 SF commercial property in the heart of North Center's commercial corridor. Zoned B3-3, the property offers an ideal mix of retail, service, and light warehouse capabilities for both visibility and functionality. The space features a 10' x 12' office/retail storefront, paired with a larger warehouse area ideal for storage, distribution, light industrial operations or a wide range of services. With 25 feet of frontage, the property commands solid street presence and excellent signage potential.

Highlights include 12' x 16' drive-in bay doors on both ends of the building, providing seamless vehicle access, efficient loading/unloading, and flexible operational flow. The layout efficiently balances front-facing customer space with back-of-house warehouse functionality, making it perfect for contractors, service providers, e-commerce operations, and hybrid businesses. Located amid dense residential neighborhoods, established retailers, and popular dining destinations, this property benefits from built-in foot traffic and excellent access to major roadways and public transportation. A rare leasing opportunity for a flexible, high-visibility commercial space in one of Chicago's most dynamic neighborhoods.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NN)
Available SF:	2,650 SF
Building Size:	2,650 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,544	6,111	27,037
Total Population	3,658	13,956	58,373
Average HH Income	\$215,163	\$188,674	\$158,782

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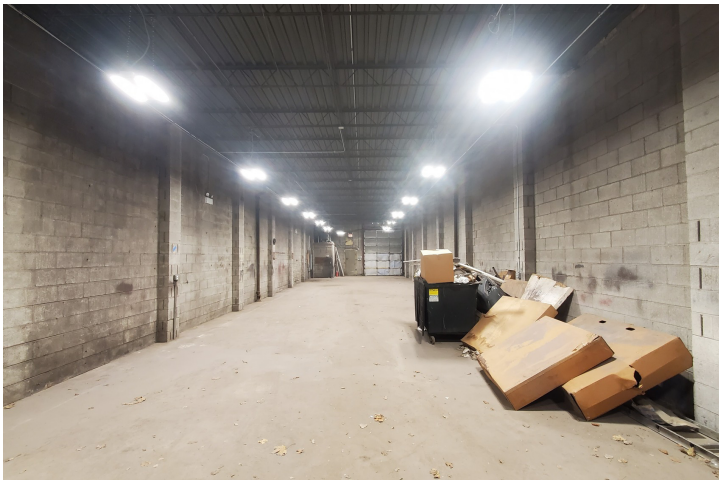
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PROPERTY HIGHLIGHTS

- 2,650 SF commercial space in North Center's busy corridor
- Zoned B3-3 (retail, service, light warehouse use)
- Includes small storefront (10' x 12') + large warehouse area
- 25 ft frontage with strong visibility and signage potential
- Two 12' x 16' drive-in doors for easy loading/unloading
- New 2025 Lennox high-efficiency commercial gas heater
- Ideal for contractors, e-commerce, and service businesses
- Located near dense residential, retail, and dining areas
- High foot traffic with access to major roads & transit
- Taxes PSF: \$6
- CAM: \$0



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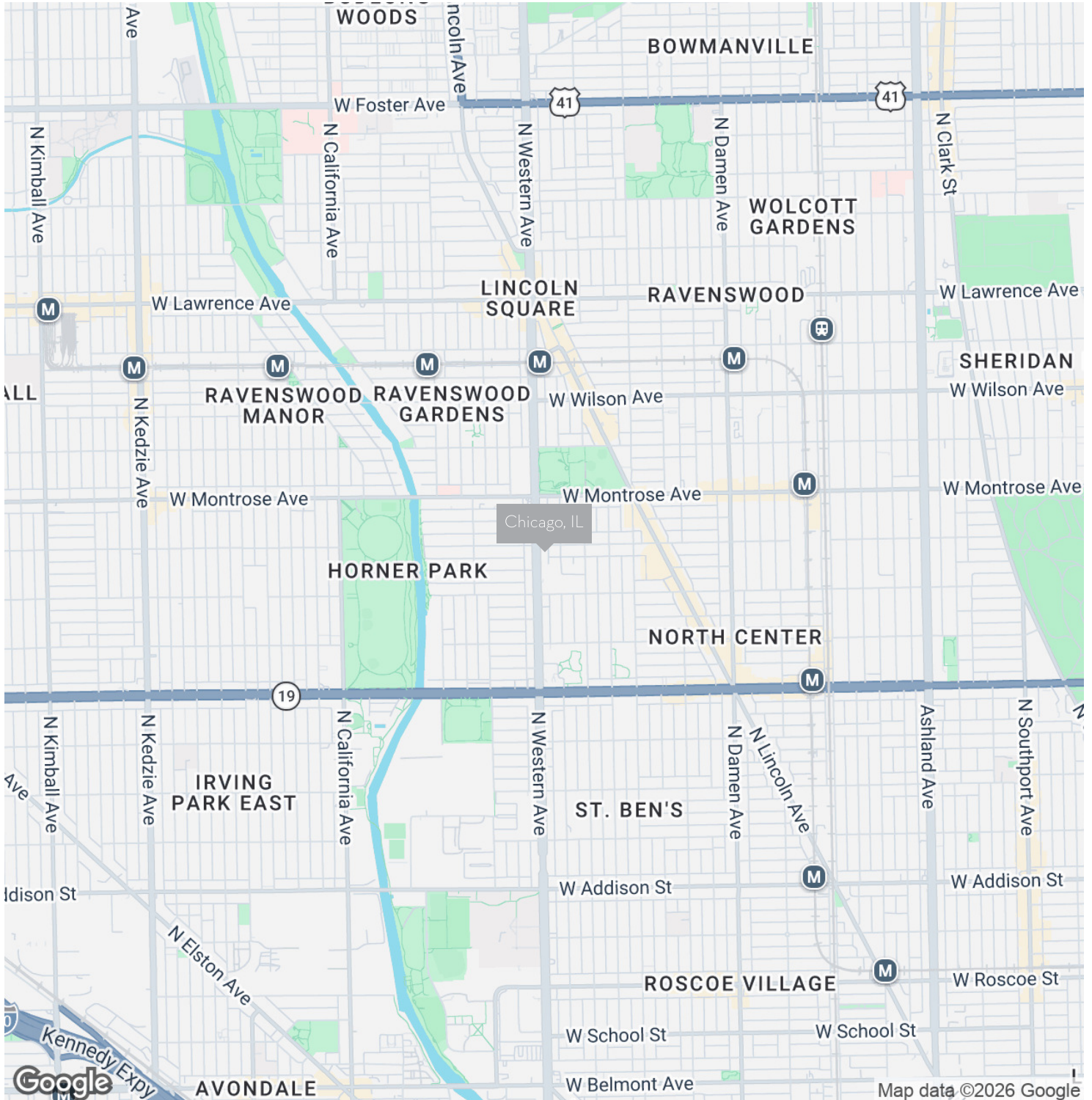
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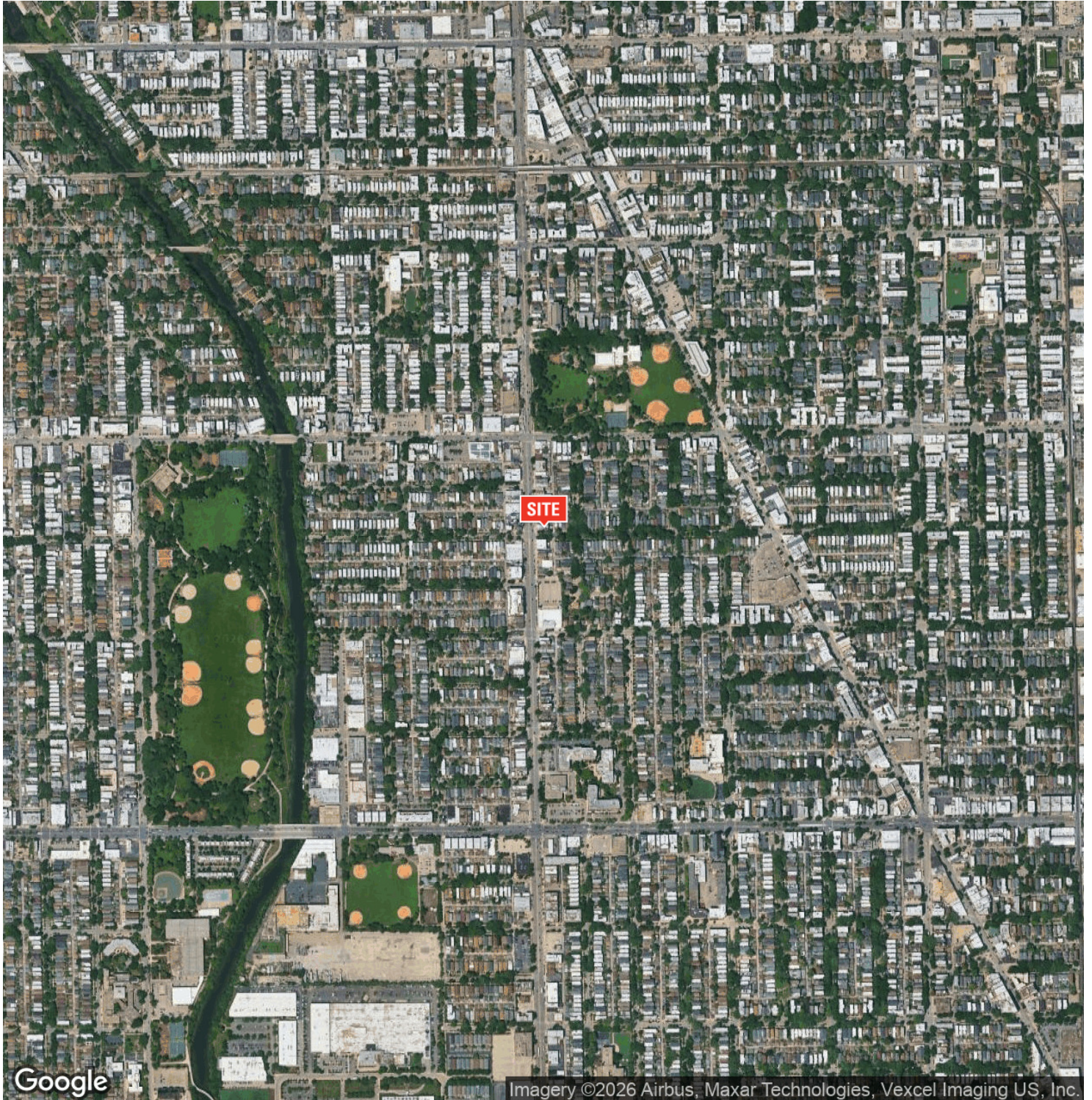
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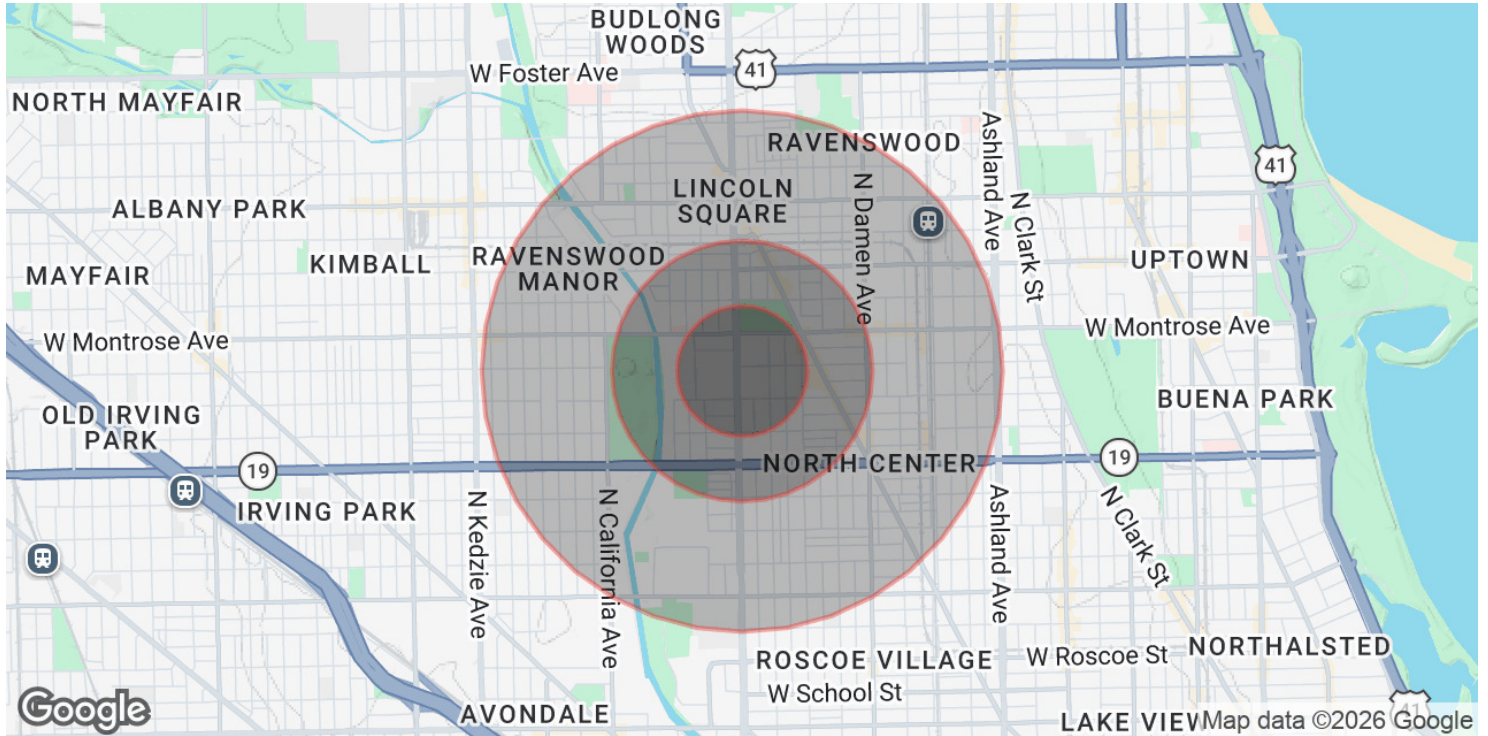


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,658	13,956	58,373
Average Age	41.4	38.8	37.0
Average Age (Male)	37.0	37.7	36.4
Average Age (Female)	43.5	40.1	38.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,544	6,111	27,037
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$215,163	\$188,674	\$158,782
Average House Value	\$754,172	\$727,034	\$638,559

2023 American Community Survey (ACS)

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PROFESSIONAL BACKGROUND

Armed with seasoned market knowledge, a wealth of cutting edge technology and a vast industry network, Jason helps clients navigate the competitive bidding process and strategically positions and markets properties to maximize sales results. His relentless drive for innovation, creative solutions and complete client satisfaction empowers Jason to succeed in a constantly changing real estate environment.

Having successfully established and managed multiple businesses throughout several industries since 1998, Jason embodies the entrepreneurial spirit and has the skills to manage complex projects with great attention to detail while working under tight deadlines. With a history of partnering with customers from small business owners to CEOs of Fortune 500 companies, Jason knows what it takes to make sure each client gets the best service and experience possible, customized to their individual needs. His dedication to his clients is unparalleled, and is exemplified by the impressive track record of referrals and recommendations he receives.

Jason's sales and marketing background lends expertise to both the commercial and residential sides of his real estate business. His finely honed skills in communication, negotiation and analysis enable him to successfully navigate the market and close on prime opportunities. Calling on his extensive network of resources to ensure the gamut of financing, marketing and sale options, he can assess a client's situation along with current market conditions to find properties that, otherwise, would be difficult to attain. True to his full-service ethic, he offers practical and creative ideas to maximize his client's investment.

Jason lives in Old Town and has extensive knowledge of the distinct neighborhoods that make up Chicago's north side. He grew up in Glenview and Park Ridge and has his B.S. in Geology and Environmental Science with a minor in Photography from Northern Arizona University. Jason's other passions include the culinary arts, leading him to attend the Scottsdale Culinary Institute, a Le Cordon Bleu culinary program; snowboarding, which included a short stint as an instructor and a semi-professional; as well as his love for travel and exploration of the many prime real estate and architectural gems around the world.

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