



THE BOILER HOUSE
at
LINCOLN COMMON

THE NEW CROSSROADS OF LINCOLN PARK

2361 N. LINCOLN AVENUE, CHICAGO

At the intersection of Lincoln, Fullerton and Halsted

Hines

McCAFFERY



With high-quality retail, Class-A office, modern fitness offerings, attractive parks, chef-driven restaurant concepts, vibrant nightlife and more, Lincoln Common forms a beautiful bridge between community and commerce.

**MEMORABLE MOMENTS ARE SERVED
AT LINCOLN COMMON.**

This is Lincoln Common

- More than 100,000 SF of retail & restaurant spaces ranging from 668 to 32,000 SF
- 538 luxury apartment units
- 40 condominiums
- 5-story boutique office building
- 156-room senior living facility
- 850-stall parking garage
- One acre of open space

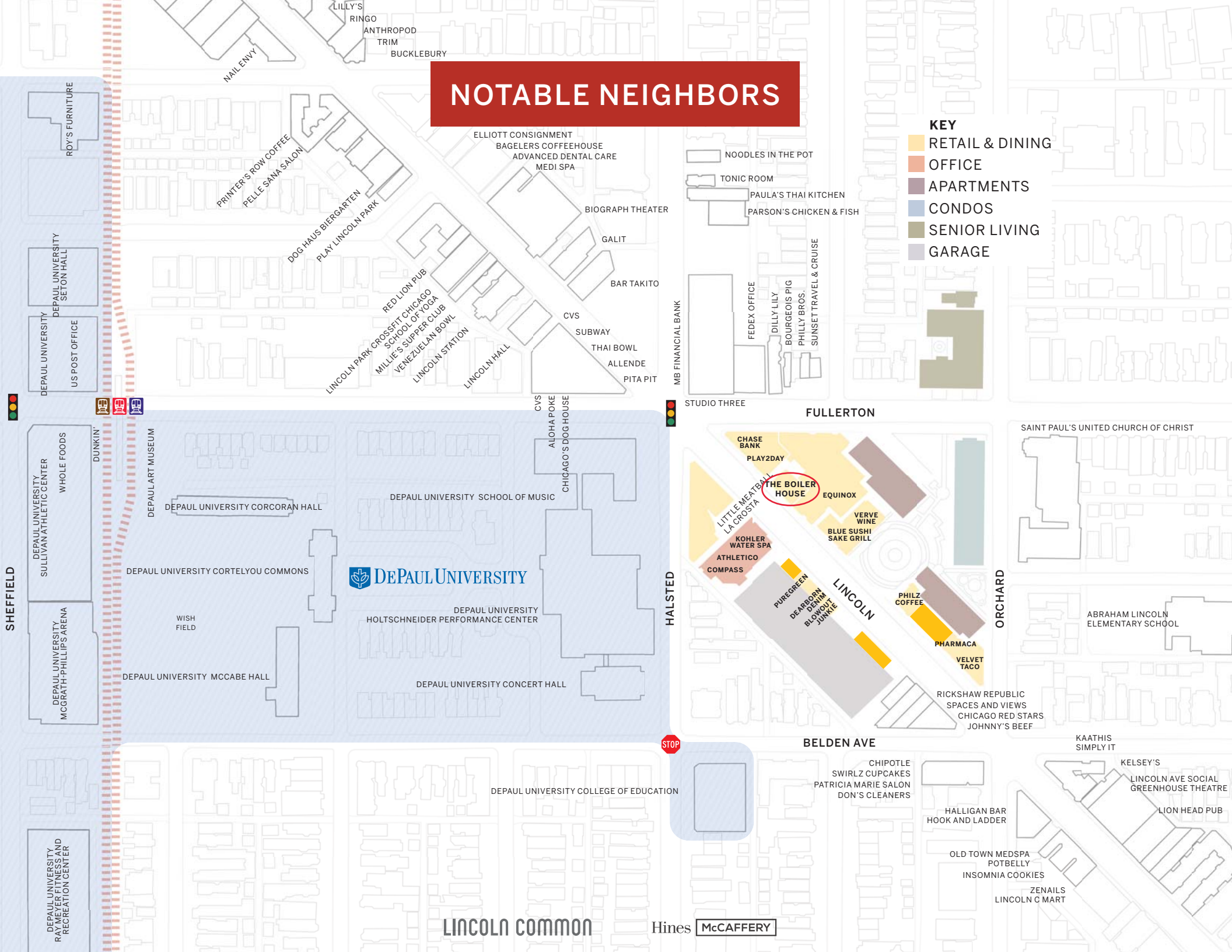


A1-110
12,629 SF

Level 1 3,067 SF
Level 2 6,046 SF Rooftop 2,089 SF
Basement 1,427 SF

NOTABLE NEIGHBORS

- KEY**
- RETAIL & DINING
 - OFFICE
 - APARTMENTS
 - CONDOS
 - SENIOR LIVING
 - GARAGE



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THE BOILER HOUSE

Lincoln Common Hines McCAFFERY

JOIN THESE EXCEPTIONAL TENANTS

EQUINOX

KOHLER
Waters
SPA.

CHASE

VerveWine

ATHLETICO
PHYSICAL THERAPY

Phiz Coffee



Play2Day


PHARMACA

DEARBORN
DENIM & APPAREL 

BLOWOUT
JUNKIE

BLUE
sushi sake grill

 puregreen
JUICE + SMOOTHIES

COMPASS

A close-up photograph of a white bowl filled with a variety of ingredients. The bowl contains thin, light-colored noodles, a generous amount of bright green leafy vegetables, and a large pile of golden-brown, crispy fried onions. There are also some white, round slices, possibly cheese or dumplings, scattered throughout. The background is dark and out of focus.

LINCOLN PARK RESIDENTS SPEND
\$450 MILLION ANNUALLY
ON FOOD AND BEVERAGE
IN THE NEIGHBORHOOD.

DEPAUL UNIVERSITY



4,000
FACULTY & STAFF

24,000
STUDENTS

More than 80% of DePaul students live in off-campus housing,
meaning a steady stream of students and staff passing the intersection.

colleges.niche.com

Lincoln Common is directly across Halsted Street from the DePaul School of Music's new Holtschneider Performance Center.
A 185,000-square-foot building that includes teaching studios, rehearsal space, four performance spaces.



LINCOLN COMMON

Hines | McCAFFERY

photo: Antonovich Associates

A woman with curly hair, wearing a grey dress and a brown bag, is looking at a light blue shirt hanging on a rack in a clothing store. In the background, another woman with long hair, wearing a light blue top and a black skirt, is standing near a wooden shelving unit. The scene is dimly lit, with a dark overlay on the image.

LINCOLN PARK RESIDENTS SPEND
\$139 MILLION ANNUALLY
ON APPAREL AND SERVICES
IN THE NEIGHBORHOOD.

STRONG DEMOGRAPHICS

24,000 students at DePaul University

4,000 faculty and staff at DePaul University

Young professionals

Upscale families

Affluent empty nesters

79,920

POPULATION

\$149,413

AVERAGE HOUSEHOLD INCOME

\$97,886

AVERAGE DISPOSABLE INCOME

\$1,055m

EXPENDITURES

\$165m

CLOTHING & ACCESSORIES



ONE-MILE RADIUS

LINCOLN COMMON



A1-110

LEVEL 1 3,060 SF / LEVEL 2 6,046 SF

BASEMENT STORAGE 1,427 SF

A1-110 LOCATION HIGHLIGHTS

2 blocks to the Fullerton CTA station

Valet parking possibilities

Historic building

Two private outdoor dining areas

Potential of separate event space

READY FOR BUILD OUT NOW.



ATRIUM indoor multi-level dining



CONCEPTUAL RENDERING

LINCOLN COMMON

Hines **McCAFFERY**

ROOFTOP indoor/outdoor dining



CONCEPTUAL RENDERING

LINCOLN COMMON

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ARCADE outdoor ground-level dining



CONCEPTUAL RENDERING

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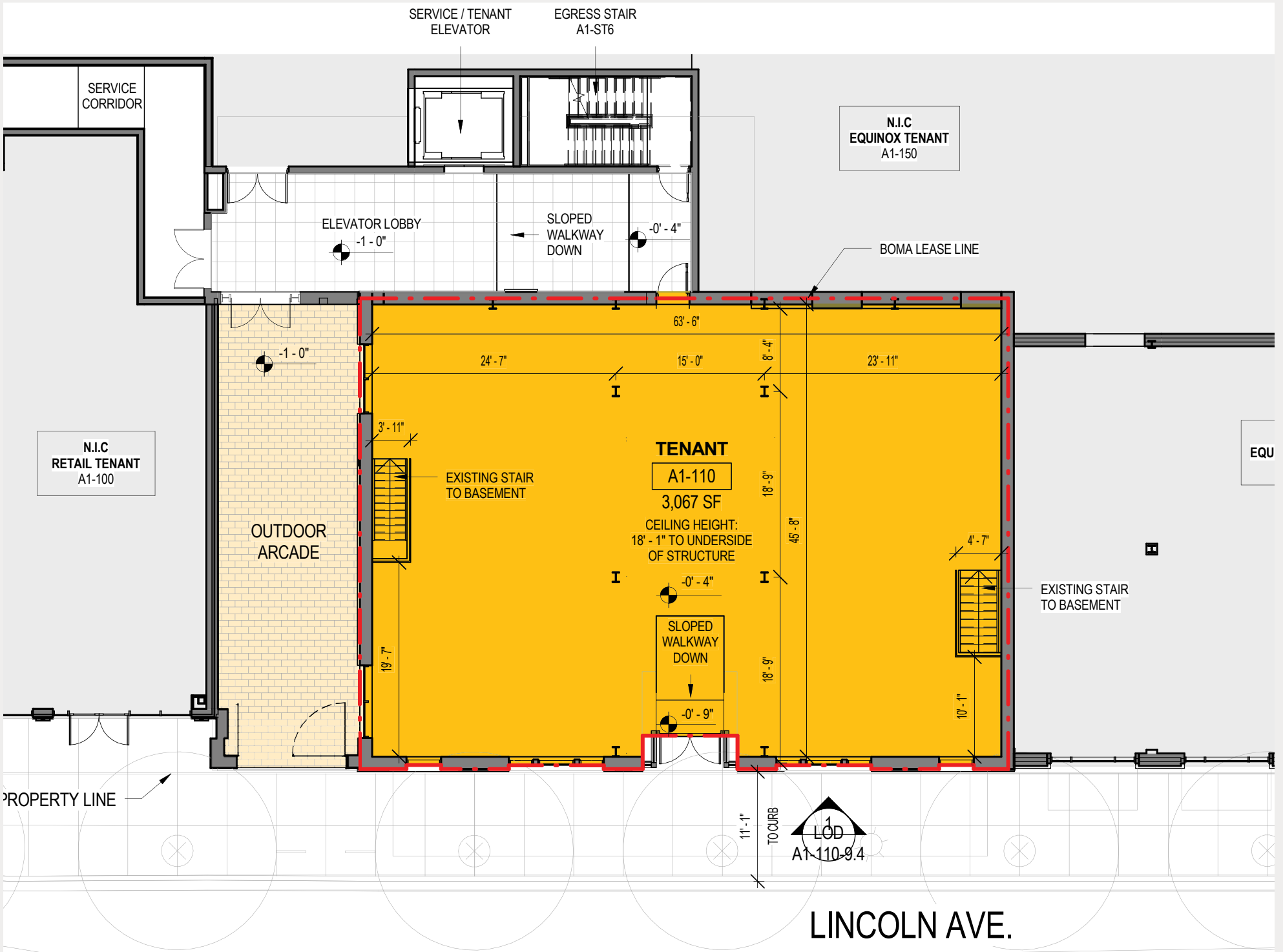


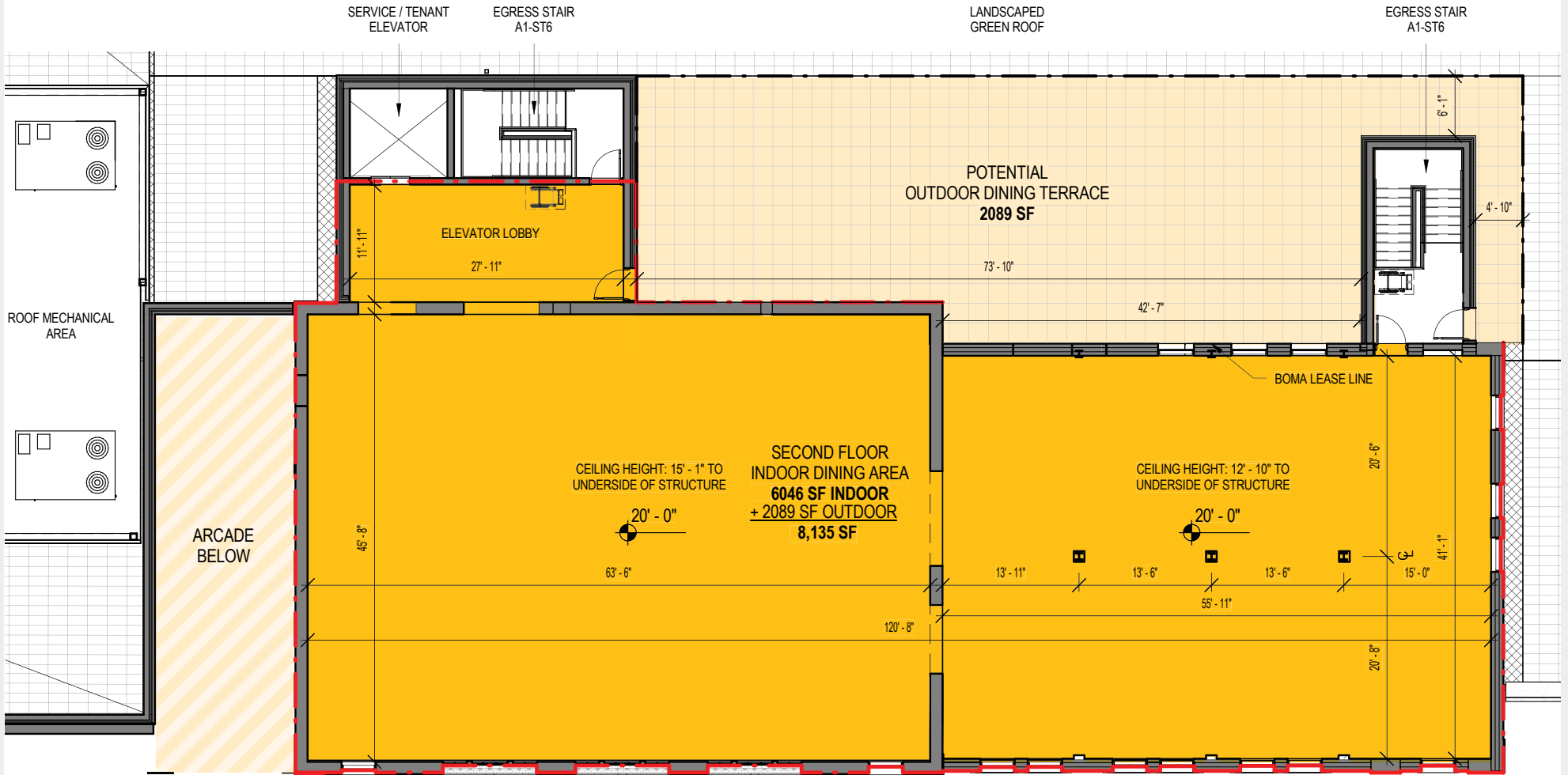
CONCEPTUAL RENDERING

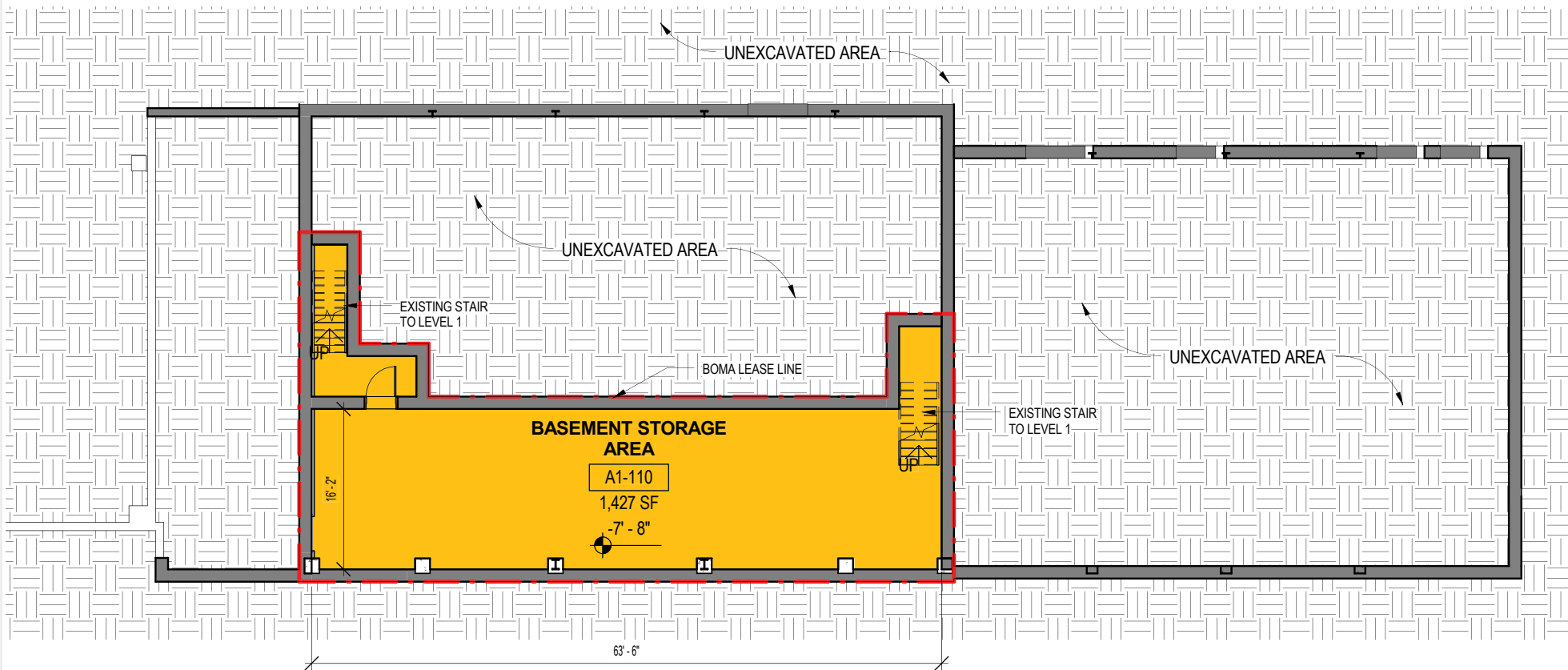
BUILDING A1-110 ELEVATION

LINCOLN COMMON

Hines McCAFFERY









JOIN US

Bring your business to
the new crossroads of Lincoln Park.

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