

EXCLUSIVE LISTINGS

OCTOBER 2025

STONE
REAL ESTATE

RETAIL/RESTAURANT FOR LEASE: URBAN THE LOOP

	ADDRESS/ BROKER(S)	AVAILABLE (RSF)	COMMENTS
	60 E. Randolph/ Parkline Tower <u>John Vance</u> <u>William Winter</u>	1,628 rsf 1,746 rsf LEASED! to Kilwins	Prime retail spaces located at the base of Parkline Tower (26 story, 213 luxury residential units) with prime availabilities fronting both Wabash and Randolph.
	120 N. LaSalle <u>William Winter</u> <u>David Stone</u>	4,740 rsf	Fully built out second generation restaurant space located at base of 40 story Class A office building in the heart of Chicago's financial district.
	137 S. State <u>John Vance</u> <u>William Winter</u>	9,000 rsf LEASED!	Hard corner of State Street and Adams. Join tenants Target, Primark, Nordstrom Rack, Uniqlo and JD Sports.
	17 N. State <u>John Vance</u> <u>David Stone</u>	Gap Factory Store OPEN!	First and second level space available on State Street's best block. Two blocks from Millennium Park and proximate to all the main CTA subway lines. Space offers approximately 73' of frontage on State Street.
	223 W. Jackson <u>William Winter</u> <u>Brooke Hazen</u>	2,800 rsf	NEW LISTING Highly trafficked corner retail opportunity serving both the Loop's daytime population and tourists visiting the Willis Tower Skydeck seven days a week.
	30 N. LaSalle <u>William Winter</u> <u>John Vance</u>	3,497 rsf	Newly built out restaurant space fronting Washington available with black iron and patio at the base of an approximately 900,000 sf office building.
	33 N. Dearborn <u>William Winter</u> <u>John Vance</u>	2,111 rsf 2,314 rsf	Second generation restaurant spaces fronting Washington and Dearborn Streets. Located across the street from Daley Plaza, Block 37, Primark and Macy's. Area office tenants include JP Morgan Chase, Vivid Seats, Ferrero, Spot Freight and Havas.
	Illinois Center/ Exterior Space <u>William Winter</u> <u>John Vance</u>	4,500 rsf	Massive outdoor plaza measuring approximately 10,000 sf available fronting Wacker Drive, The Chicago River and the Apple store.
	Illinois Center/ Concourse Space <u>William Winter</u> <u>John Vance</u>	1,105 rsf 2,136 rsf (corner)	Retail space at the base of these two 1M SF office buildings that bookend the Illinois Center, a five building, 4.6M SF office and retail complex. Recent upgrade and renovation of office, lobby and retail concourse completed, including the magnificent Chicago Architecture Foundation.

This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.

ADDRESS/
BROKER(S)

AVAILABLE
(RSF)

COMMENTS

THE LOOP (CONT'D)



One East Wacker
William Winter
John Vance

9,722 rsf (In Lease)
5,181 rsf (divisible)
(corner)

Two spaces available with prominent frontage at iconic State & Wacker intersection which provides access to the Loop's office density and offers visibility to tourists and residential population.



One South Dearborn
John Vance

3,745 rsf

Capture 115' of frontage onto Madison at the base of this 40-story 828,538 sf Class A office building with Sidley & Austin as the anchor tenant. Access from Madison Street and the building's main lobby.



One South Wacker
John Vance
William Winter

5,200 rsf **LEASED!**

Restaurant space fronting Wacker Drive with outdoor seating. Landlord will deliver restaurant infrastructure, equipment and furniture for bar and sit down restaurant user.



Palmer House
John Vance
William Winter

1,000 - 18,693 rsf
1,905 rsf (In Lease)

True flagship opportunities presented in this high profile asset. Centrally located amongst State Street's excellent retail co-tenancy and strong neighborhood demographics.



Railway Exchange Building
224 S. Michigan Avenue
William Winter
David Stone

4,559 rsf (divisible)

Corner space (divisible) in this landmark building across from Art Institute of Chicago. Restaurants welcome.

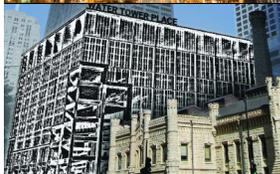
NORTH MICHIGAN AVENUE



The Wrigley Building
John Vance
David Stone

North Tower:
3,832 rsf
South Tower:
4,723 rsf

Located on the North Bank of the Chicago River, the two spaces have great visibility with direct access from Michigan Avenue in this icon of Chicago's architectural tradition. Seeking pop-up retailers.



Water Tower Place
David Stone
John Vance

Please call.

A Chicago landmark on the Mag Mile, Water Tower Place will be undergoing a dramatic renovation to restore its place as an essential shopping and dining hub for residents and tourists. Call for details.

STREETERVILLE



**Northwestern Memorial
Hospital Campus**
David Stone

Please call.

Northwestern Memorial Hospital is a nationally ranked academic medical center located on Northwestern University's Chicago campus in Streeterville. It is the flagship campus for Northwestern Medicine and the primary teaching hospital for the Feinberg School of Medicine at Northwestern University.

GOLD COAST



One E. Delaware
Noah O'Neill

1,007 - 2,711 rsf

Easily accessible boutique building with premier Gold Coast address and available parking.

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COMMENTS

RIVER NORTH



THE MART
John Vance
David Stone
Brooke Hazen

Second Floor:
737 rsf with venting
851 rsf

A River North icon, THE MART is home to a variety of retail shops, luxury kitchen and bath showrooms and a tremendous office roster that includes Medline Industries, Motorola Mobility, Matter Health, Beam Suntory, Allstate and Grainger.



160 W. Kinzie
John Vance
David Stone

636 rsf

Prime small shop space fronting Kinzie at the base of the Kinzie & Wells parking garage. Prime location across from THE MART.



219 W. Hubbard
Brooke Hazen
Noah O'Neill

3,016 rsf

NEW LISTING

Move in ready 2nd generation fitness space with 75' of frontage available in River North, steps from the Mart.



311 W. Huron
Brooke Hazen
Noah O'Neill

8,112 rsf (divisible)

NEW LISTING

New construction, Class A retail corner in the heart of River North.



One E. Erie
William Winter
John Vance

982-rsf **LEASED!**
1,500 rsf (In Lease)

Rarely available 2nd generation restaurant space in the heart of River North on State Street. Join Gordon Ramsay Burger, Sweetgreen, True Food Kitchen, Quartino and Barry's Bootcamp.

ILLINOIS MEDICAL DISTRICT (IMD)



Rush University Medical Center
David Stone

Ground Floor:
+/- 900 rsf
1,573 rsf (In Lease)

Located in the Illinois Medical District, the largest urban medical district in the country, which includes four world-class hospitals.

WEST LOOP/ FULTON MARKET



160 N. Elizabeth
John Vance
William Winter

3,341 rsf (In Lease)
5,665 rsf (divisible)

Corner, ground level space at the base of a newly constructed 375 luxury residential building. Building now under new ownership and landlord open to full-service restaurant users.



550 W. Jackson
Noah O'Neill
David Stone

9,018 rsf (divisible)

Rarely available West Loop stoplight corner (Jackson & Clinton) with significant frontage and various flexible demising plans to meet tenant needs.



1063 W. Madison
David Stone

Lower Level: 2,708 sf

Prominent corner location on bustling Madison Row at the base of a four-story condo building that pulls both office workers and locals alike.



1650 W. Adams
Ves Pavlovic

1,700-3,800 rsf
(divisible)

New construction retail space on ground floor of 36-unit luxury apartment building located two blocks from the United Center.



MILIEU | 205 S. Peoria
William Winter
John Vance

5,565 (divisible)

Available space fronting Peoria attracting customers from Fulton Market, Mary Bartelme Park, UIC campus and Greektown.



Randolph & Peoria
William Winter
John Vance

2,951-rsf **LEASED!** to
Ritual Hot Yoga

Highly visible 2nd floor retail space with direct access onto Randolph in Chicago's most dynamic neighborhood.



Randolph & Green
William Winter
John Vance

3,662-rsf **LEASED!**

Highly visible corner retail space at the SWC of Randolph & Green across from SoHo House.

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BUCKTOWN/ WICKER PARK



1500 N. Damen
Ves Pavlovic
John Vance

3,700 rsf
2,421 rsf
1,987 rsf
~~1,534 rsf~~ **LEASED!**
to USPS

Well-located center in the heart of Wicker Park, with wide storefronts and 38 surface parking spaces.



1520 N. Milwaukee Ave.
Ves Pavlovic
Noah O'Neill

3,062 rsf **LEASED!**
to The Pear House

Highly visible space in the heart of Wicker Park with a unique mix of national and local retailers. Walking distance from 2MM riders at Damen CTA stop.

LINCOLN PARK



1940 N. Elston
William Winter
Noah O'Neill

1st Floor: 7,370 rsf
2nd Floor: 3,960 rsf

NEW LISTING

Highly visible, freestanding building with dedicated on-site parking. Site offers flexible layout suitable for a variety of tenants including medical, educational, fitness and other daily needs providers.



2299 N. Clybourn
Ves Pavlovic
Brooke Hazen

1,522 rsf

Highly visible move in ready office space ideal for medical, office or retail tenant in Lincoln Park's Clybourn Corridor.



The Belden-Stratford
William Winter
David Stone

Dollop & S.K.Y.
OPEN!

Small shop space in exclusive pocket of Lincoln Park with outsized frontage at the base of the historic Belden-Stratford. Direct access to residents in building.



Triangle Square
Noah O'Neill
David Stone

2,400 - 21,500 rsf
19,826 sf land

FOR SALE OR LEASE

Proposed new construction retail building at the SEC (stoplight) of Elston & Webster. Drive thru capabilities and convenient parking. Ideal space for retail and/or medical users. Where Lincoln Park meets Bucktown.

SOUTH LOOP



**730 S. Clark |
Burnham Pointe**
Noah O'Neill

2,160 rsf **LEASED!**
to Loxx
Pure Green **OPEN!**
Club Pilates **OPEN!**

Second generation fitness studio/ small shop space available in 28-story high rise in Printer's Row which houses 298 apartments. Dense area demographics.

SOUTH SIDE



**Chatham Ridge
Shopping Center**
Noah O'Neill
Ves Pavlovic

1,800 rsf (In Lease)
13,847 rsf (In Lease)
Five Below **OPEN!**
2,605 rsf **LEASED!**
to Raising Canes

Dominant grocery anchored center ideally located at 87th & I-94 (Dan Ryan) full interchange which offers incredible visibility and tremendous traffic counts. Strong co-tenancy and surrounded by prominent retailers.



**Lake Meadows
Shopping Center**
Ves Pavlovic
Noah O'Neill

860 - 16,905 rsf
2,660 rsf **LEASED!**
to CVS Pharmacy

Rare urban junior anchor opportunity and small shop space available in Bronzeville neighborhood. Prominent stoplight corner with easy and convenient surface parking.



1717 W. Pershing
Noah O'Neill
John Vance
Ves Pavlovic

2,200 - 34,400 rsf

New large scale, mixed-use, urban campus redevelopment in McKinley Park approximately 4 miles southwest of Chicago.

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LAKEVIEW



3514 N. Southport
William Winter
Jason Gustaveson

1,916 rsf (In Lease)

Ideally located along the best block of this boutique street with A+ co-tenancy and strong area demographics.



3951 N. Broadway
Ves Pavlovic
John Vance

1,206 rsf
Taco Maya **NOW OPEN!**

Two entrances with high visibility and great signage opportunities located in a high density area with high volume CTA stops.



Lakeview Plaza
Ves Pavlovic

3,280 rsf
10,000 rsf
3,000 rsf **LEASED!**
to FS8

Rarely available highly visible space with large surface parking lot and great signage opportunities in area with exceptional incomes and household density.

UPTOWN



The Montrose
Montrose & Broadway
Jason Gustaveson

11,425 rsf (1st floor/
divisible)
11,166 rsf
(2nd floor)

High visibility corner of grocery anchored shopping center. Prime corner location in newly renovated 287-unit Uptown apartment building. Adjacent to Jewel-Osco and surrounded by residential.

RETAIL/RESTAURANT FOR LEASE: SUBURBAN



Metropolitan Square
Des Plaines, IL
Ves Pavlovic
Noah O'Neill

836 - 5,782 rsf
(divisible)
KOW BBQ **NOW OPEN!**

Space available in a grocery anchored shopping center with ample parking, adjacent to the Metra Station with high daytime and nighttime population counts.



The Welkin
Des Plaines, IL
Ves Pavlovic
William Winter

2,916 rsf

NEW LISTING

Ground floor new construction retail space at the base of The Welkin apartments that is centrally located downtown Des Plaines surrounded by strong residential and daytime population.



Carillon Square
Glenview, IL
Ves Pavlovic

646 rsf (In Lease)
1,317 rsf
1,824 rsf
1,840 rsf

NEW LISTING

Second generation move in ready retail and office spaces in a premier shopping center located at a busy intersection with ample parking and great demographics.



Village Crossing
Niles/Skokie, IL
Jason Gustaveson

1,472 - 25,150 rsf
1,586 rsf **LEASED!**
6,214 rsf (former
restaurant)
37,089 rsf (In Lease)

Second generation restaurant space available. One of the best performing power centers in the Chicago metro area. With several dynamic traffic generators, the center draws from several well-educated affluent suburbs.



720 E. Dundee
Palatine, IL
Jason Gustaveson
Ves Pavlovic

3,639 rsf (divisible)

Former bank branch building with three drive-thru lanes and monument sign available at a signalized intersection. Across the street from national retailers and restaurants.



Dundee & Rand
Palatine, IL
Jason Gustaveson
Ves Pavlovic

1,645 rsf **LEASED!** to
Skin Spa Med Spa

Upscale strip with great tenant mix. Join Jimmy John's, Edible Arrangements, UPS and Massage Envy. Across the street from Target and Home Depot.



Village Green SC
Park Ridge, IL
Ves Pavlovic
Noah O'Neill

2,440 rsf (In Lease)
5,836 rsf **LEASED!** to
Zarminali Pediatrics

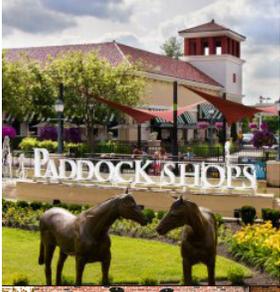
Spaces available less than a mile from Downtown Park Ridge with excellent visibility from Northwest Highway and Busse Highway.

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RETAIL/RESTAURANT FOR LEASE: NATIONAL



Paddock Shops
Louisville, KY
Jason Gustaveson
David Stone

900 rsf
2,576 rsf
2,820 rsf (former
restaurant)
7,000 rsf (In Lease)
REI **NOW OPEN!**
Fresh Market **NOW
OPEN!**

Paddock Shops is the only open-air lifestyle center in Louisville. It offers 367,500 sf of retail and dining and is the premier shopping destination for northeastern Louisville and southern Indiana. Join co-tenants - Pottery Barn, West Elm, Barnes & Noble, Ulta, Athleta, Aeria, Jos A Bank, Malone's and more.



3924 W. 50th Street
Edina, MN
Jason Gustaveson

3,199 rsf

Space available, 50-yard line position in vibrant retail district with strong area co-tenancy and great visibility and branding from the street.



Nolan Mains
Edina, MN
Jason Gustaveson

1,549 rsf
Lululemon **NOW
OPEN!**

A six-story complex that includes 100 luxury apartments, street-level retail space and underground parking; all centered around a 5,000 sf public plaza. Join a unique mix of tenants – Free People Movement, Billy Reid, Margaret O'Leary, Sweet Science, Mr. Paul's Supper Club, Faherty, Brilliant Earth and Faribault.

OFFICE/MEDICAL FOR LEASE: URBAN



4410 N. Ravenswood
Noah O'Neill

8,378 rsf (lower
level)
(divisible down to
875 rsf)

Timber loft office building located in Ravenswood corridor with an exclusive building parking lot and walking distance to transportation and restaurants.



4420-4436 N. Ravenswood
Noah O'Neill

6,025 rsf **LEASED!** to
The Rooted Space

Boutique Ravenswood office building with second floor space available. Multiple demising options and space upgrades available.



One E. Delaware
Noah O'Neill

1,007 - 2,711 rsf

Easily accessible boutique building with premier Gold Coast address and available parking.

OFFICE/MEDICAL FOR LEASE: SUBURBAN



Carillon Square
Glenview, IL
Ves Pavlovic

646 rsf
1,317 rsf
1,824 rsf
1,840 rsf

NEW LISTING

Second generation move in ready retail and office spaces in a premier shopping center located at a busy intersection with ample parking and great demographics.

INDUSTRIAL/FLEX FOR LEASE: URBAN



4222 N. Ravenswood
Noah O'Neill

+/- 1,729 rsf
2,500 rsf

Concrete loft flex building with high ceilings and mostly open floor plans. Easily accessible shared loading dock. Convenient onsite parking.



5419 N. Kedzie
Noah O'Neill

5,000 rsf

NEW LISTING

Clean urban industrial space in a boutique two tenant building near Kedzie & Foster with shared on site parking and open floor plan.

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FOR SALE: URBAN



3812 N. Clark Street
Noah O'Neill

3,224 rsf

FOR SALE

Wrigleyville retail building for sale at Clark & Grace. Fully leased (single tenant) thru 12/31/2026 . Ideal opportunity for a user and/or investor for redevelopment.



Triangle Square
Noah O'Neill

19,826 rsf of land

FOR SALE OR LEASE

For sale or lease. Rarely available urban stoplight corner. Infill location where Lincoln Park meets Bucktown.

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

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