

311 SOUTH WACKER DRIVE SMALL SHOP RETAIL SPACES WITHIN CLASS A BUILDING



PROPERTY

Architecturally significant, 65-story, 1.3M SF office building located across from Willis Tower. Easily identified in Chicago's skyline and the 7th tallest building in Chicago, an estimated 1,250 people work within this Class A asset and the major tenants include Duff and Phelps, First Industrial, Merrill Corporation, Thompson Reuters and Attorney's Liability Assurance Society. Outdoor seating available in the building's park, one of the largest green spaces in the Loop.

AVAILABLE SPACES

- Approximately 1,295 sf and 692 sf.
- Common area seating throughout north and south retail wings.
- Built-out restaurant space adjacent to Starbucks and Kamahachi as well as built-out salon space adjacent to cleaners.
- No black iron.

AREA RETAIL TENANTS

Chipotle, Giordano's, Corner Bakery, Town House, Pret-A-Manger, Protein Bar, Panera Bread, Roti Mediterranean Grill, South Branch, Hot Woks Cool Sushi, Mezza Grill, NYC Bagel Deli, Salaria Grill & Cantina and E*Trade.

AREA OFFICE TENANTS

United Airlines, Denton's, Credit Suisse, Sanford Bernstein, Lord Bissell & Brook LLP and Goldman Sachs.

PUBLIC TRANSPORTATION

Close proximity to Union Station, Quincy/Wells CTA train line and bus stops along Franklin and Van Buren.

WEEKDAY PEDESTRIAN TRAFFIC

Per weekday, an estimated 8,100 pedestrians on Jackson, 3,600 pedestrians on Wacker, 3,300 pedestrians on Van Buren and 2,500 pedestrians on Franklin.

RENT

Upon request.



.6 & 1.2k

Square feet
Available



32k

Average
daily traffic on
Wacker



\$112.6k

Average HH
Income in a two
block radius



30.2k

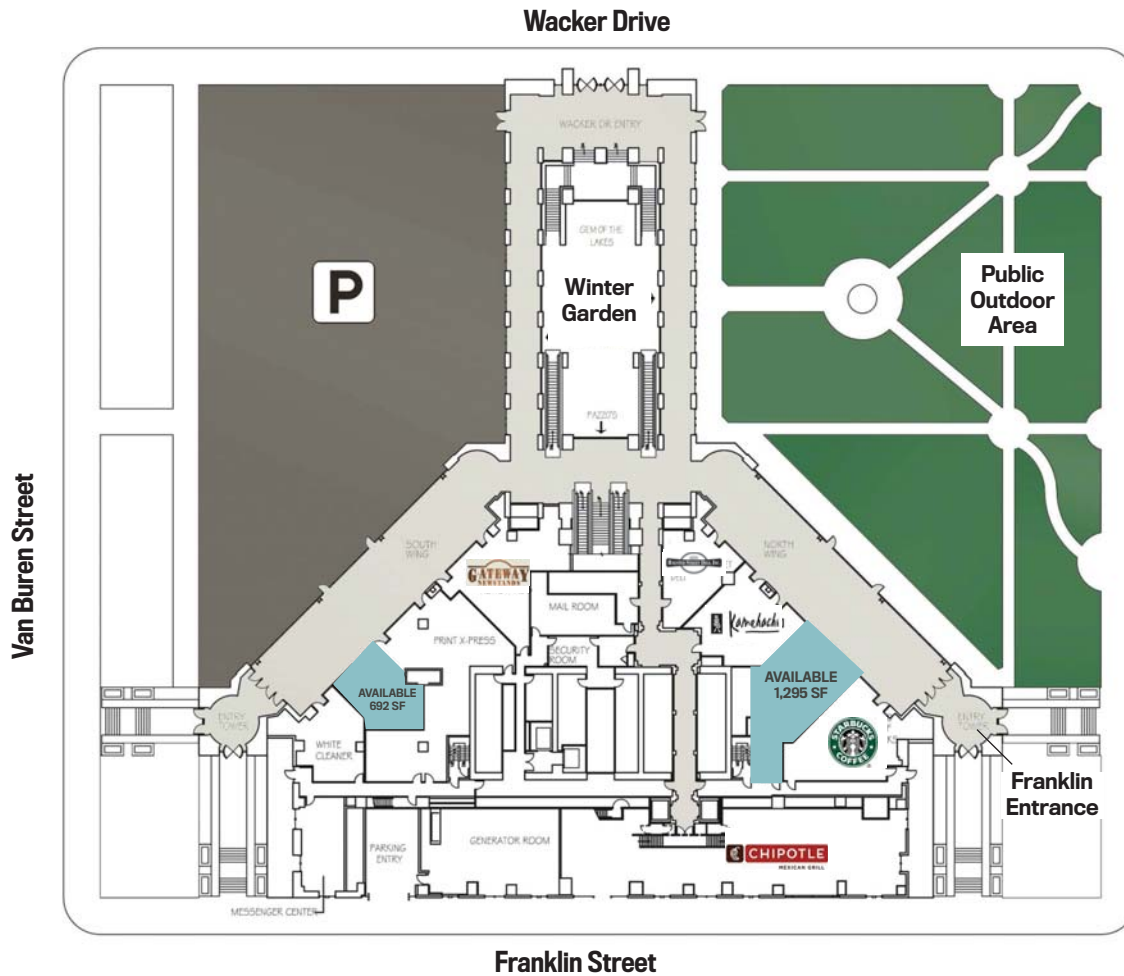
Office
population in
a two-block
radius

EXCLUSIVE AGENT John Vance (jvance@stonerealestate.com, 312/782-1373)
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LEASING AND PROPERTY MANAGEMENT BY Zeller Realty Group



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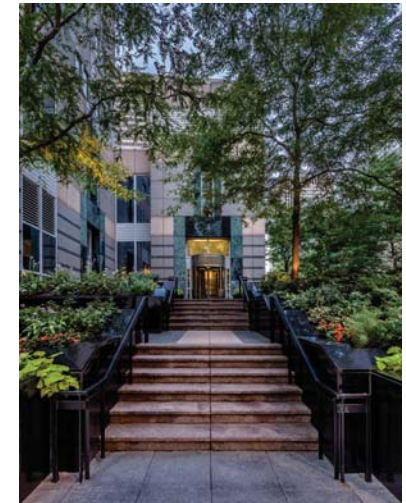


Winter Garden



Public Outdoor Area

Jackson Boulevard



Busiest Entrance - Franklin Street



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Available Space

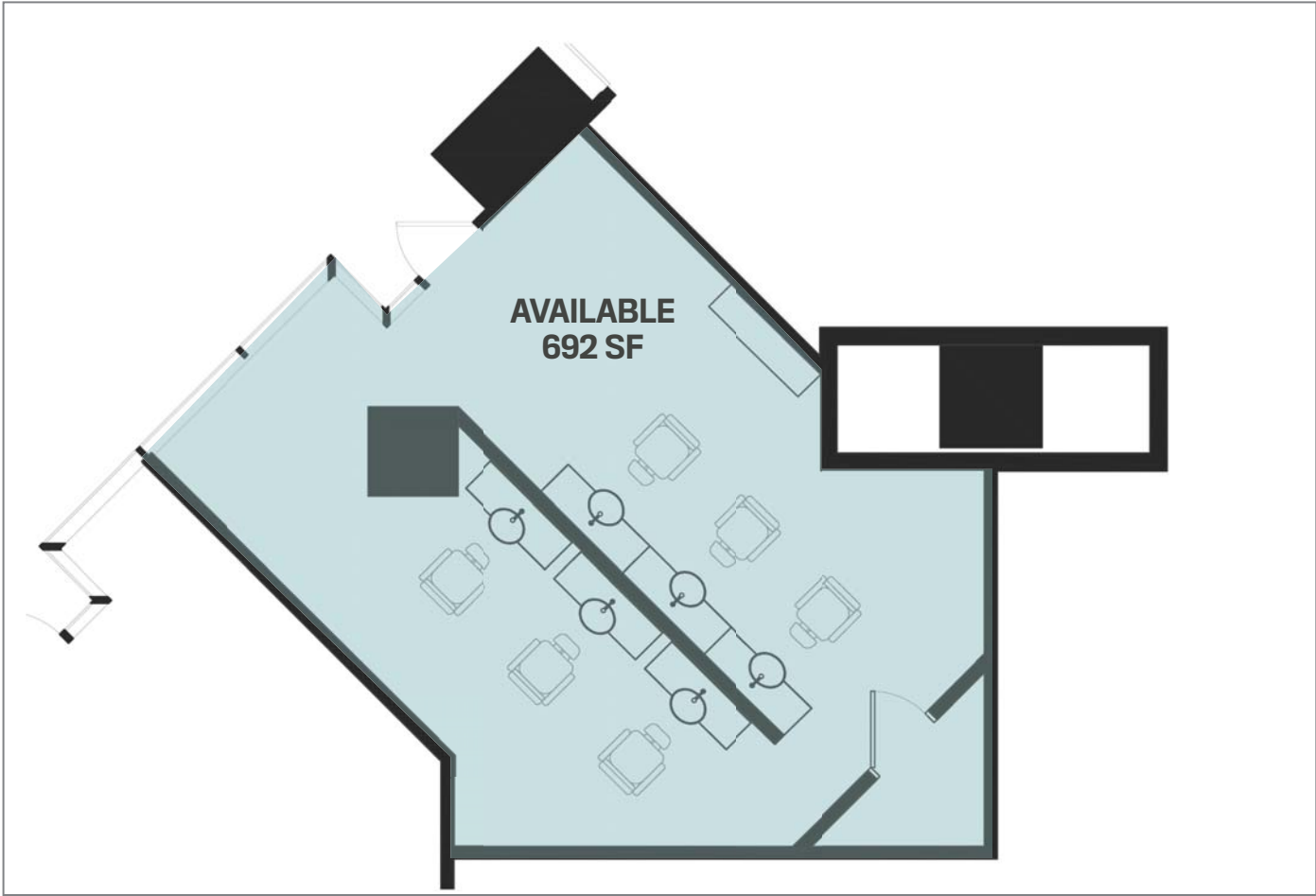


Retail Corridor with Available Space

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