

STONE REAL ESTATE

# RAILWAY EXCHANGE BUILDING, 224 S. MICHIGAN



**4,559**  
(DIVISIBLE)

Square feet  
available



**29.5K**

Daytime population in  
2-block radius



**15+**

Bus routes and 'L' lines  
servicing the area



**\$212K**

Avg HH income in a  
two block radius



**12.9K**

Daily pedestrian traffic in  
front of the building

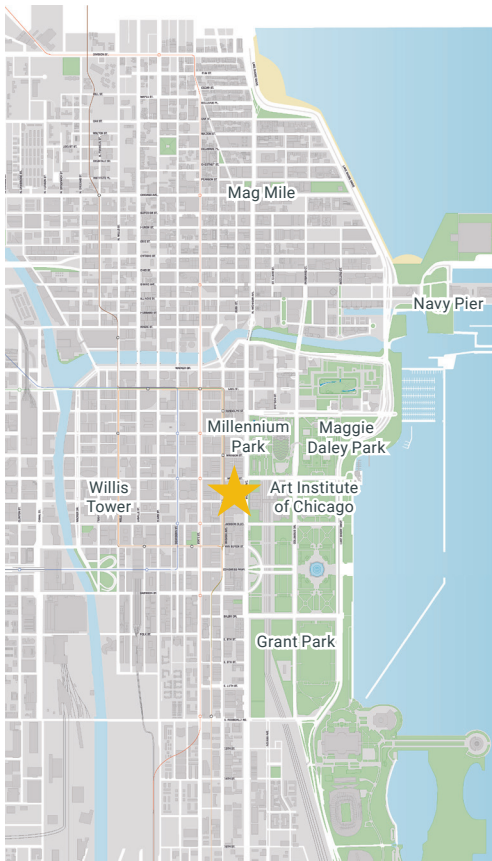


**38K**

Vehicles per day  
at the intersection



## Make No Small Plans | Michigan Avenue Retail Opportunities



### PROPERTY DESCRIPTION

Designed by Daniel Burnham and completed in 1904, the 379,100 sf of the Railway Exchange Building is an architectural and design treasure. Situated on Michigan Avenue with close proximity to both Millennium and Grant Parks as well as the booming East Loop submarket, the Railway Exchange presents a rare corner opportunity on Chicago's famed Michigan Avenue.

### AVAILABLE SPACES

Michigan Avenue Corner:  
1,497 - 4,559 sf (divisible)

### TOURIST TRAFFIC (EST. ANNUAL)

Millennium Park: 5M Visitors

Maggie Daley Park: 3M Visitors

Art Institute of Chicago: 1.5M Visitors

### AREA RETAILERS



### AREA COMMERCIAL TENANTS

Art Institute of Chicago, DePaul University, UIC, Notre Dame, NORC at the University of Chicago, WeWork, Coalition Energy, Johnson Publishing Co., Howard & Howard, Hyper Marketing, Goettsch Partners, Skidmore Owings & Merrill, Sargent and Lundy.

### EXCLUSIVE AGENTS

**David Stone**, Designated Managing Broker  
312/372-2657 dstone@stonerealestate.com

**William Winter** 312/878-9445  
wwinter@stonerealestate.com

### MANAGED BY

Jones Lang LaSalle

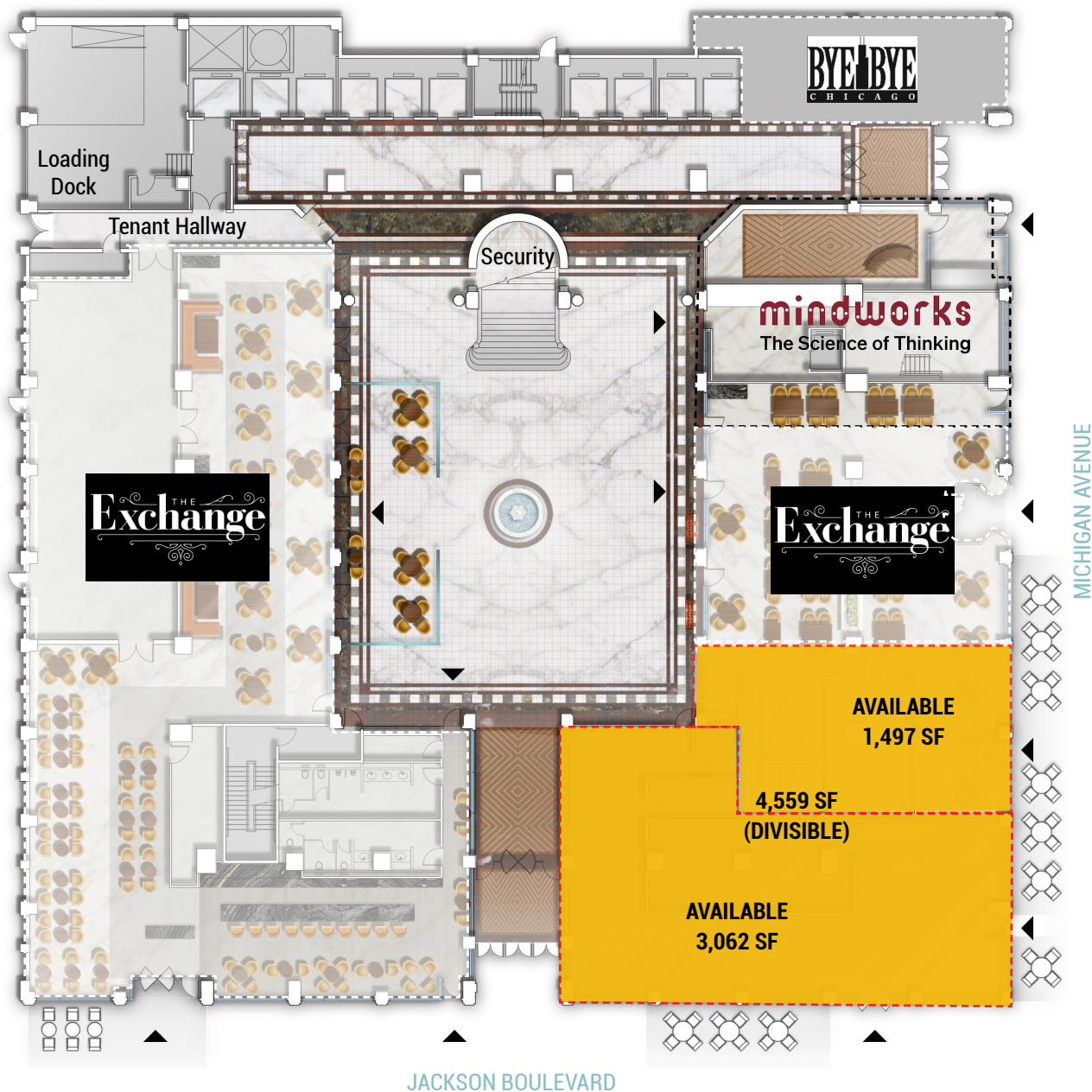
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This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.





## GROUND FLOOR



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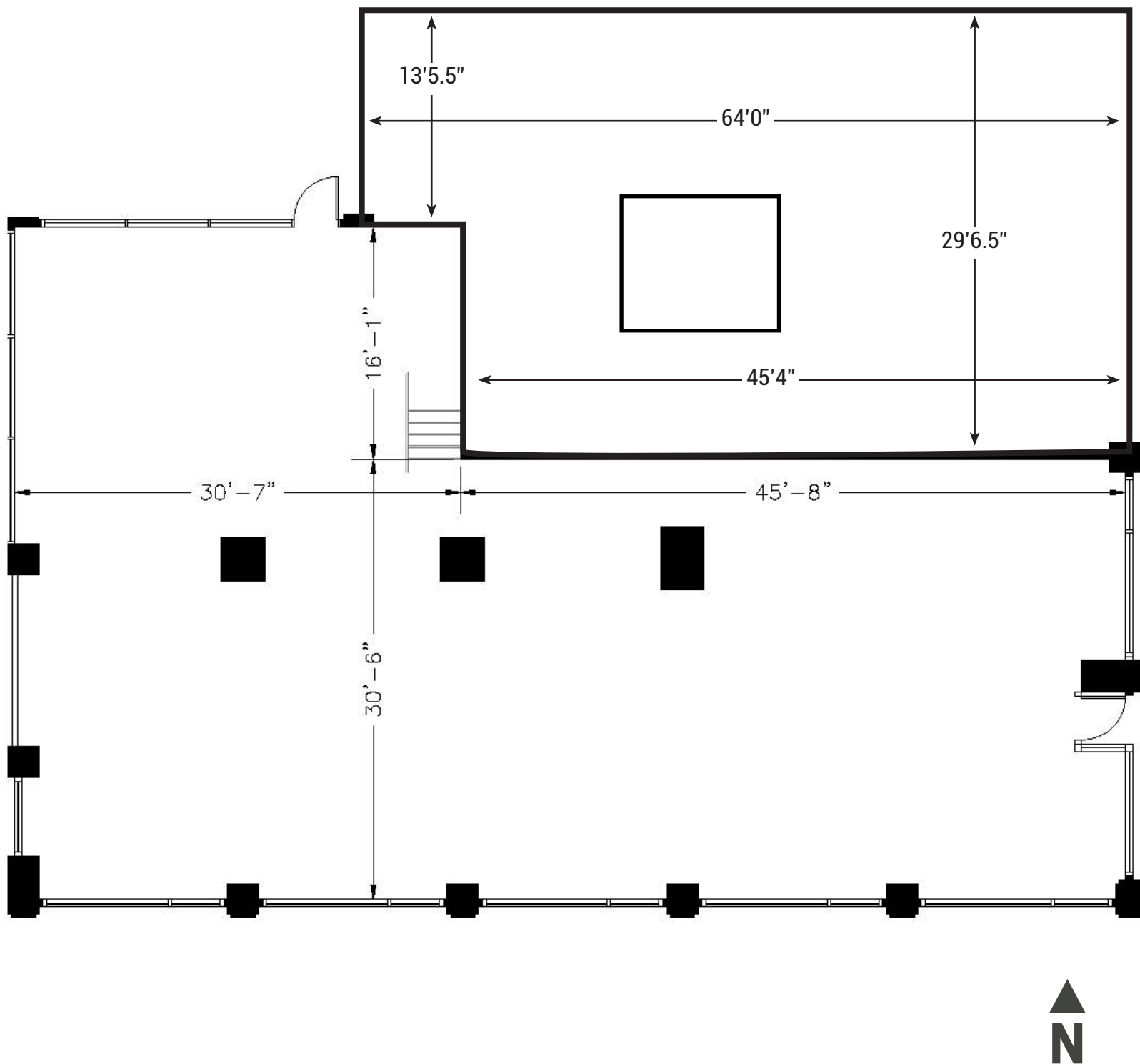
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