



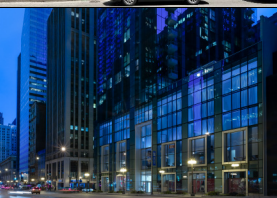




EXCLUSIVE LISTINGS

JANUARY 2024

STONE
REAL ESTATE

RETAIL/RESTAURANT FOR LEASE: URBAN THE LOOP

	ADDRESS/ BROKER(S)	AVAILABLE (RSF)	COMMENTS
	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.
	123 N. Wacker <u>John Vance</u>	3,729 rsf (corner) 1,650 rsf 1,477 rsf	Reimagined corner and in-line spaces. High ceilings and black iron available and the Wacker Drive spaces both have covered outdoor patios.
	137 S. State <u>John Vance</u> <u>William Winter</u>	9,000 rsf (divisible)	Hard corner of State Street and Adams. Join tenants Target, Primark, Nordstrom Rack, Uniqlo and JD Sports.
	161 N. Clark <u>John Vance</u>	471 rsf (with outdoor seating) 1,000 - 2,450 rsf (interior)	Interior spaces available in the heart of the Central Business District located directly across from the 1,000,000 sf James R. Thompson Center and Daley Plaza.
	17 N. State <u>John Vance</u> <u>David Stone</u>	11,000 - 24,000 rsf on two levels	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.
	200 N. Michigan Avenue <u>John Vance</u> <u>William Winter</u>	3,415 rsf (divisible)	A 402 unit apartment building located at Michigan Avenue and Lake Street. This 24/7 trade area captures the Millennium Park tourist traffic, surrounding hotel and residential population and the East Loop office population.
	29 N. Wacker <u>William Winter</u> <u>David Stone</u>	1,541 - 2,700 rsf (divisible) 3,870 rsf (corner)	NEW LISTING Hard corner and three fast casual, fully built out restaurant spaces in pristine condition sit at the base of a 133,000+ sf office building along Chicago's famed Wacker Drive.
	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.
	311 S. Wacker <u>John Vance</u>	886 rsf 1,124 rsf	Interior spaces for non-food user at the base of 1.3M SF Class A office building.

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)



**Illinois Center/
Exterior Space**
William Winter
John Vance

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**
William Winter
John Vance

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.



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 (black
iron)

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



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.

NORTH MICHIGAN AVENUE



630 N. Michigan Avenue
John Vance
David Stone

2,967 rsf corner of
Michigan & Ontario

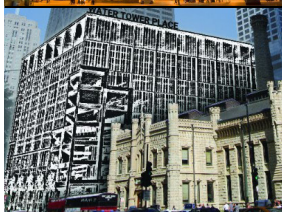
Exquisite corner location in the heart of Chicago's Magnificent Mile. This corner location offers true luxury brands a small shop corner opportunity with ample Mag Mile frontage.



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
John Vance
David Stone

Please call.

NEW LISTING

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.

ADDRESS/
BROKER(S)

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(RSF)

COMMENTS

RIVER NORTH

401 N. Wells
[John Vance](#)
[David Stone](#)

1,185 rsf **LEASED!**

Prime location adjacent to Foxtrot Market and across the street from Hubbard 221, a newly constructed mixed-use development which includes 195 luxury residential units and steps from The MART.

620 N. LaSalle
[William Winter](#)
[Noah O'Neill](#)

10,000 rsf (divisible)
Additional floors
available including
the lower level

Premier branding opportunity centrally located in River North at one of Chicago's most highly trafficked intersections and offering a 7-day week trade area with superb retail/restaurant co-tenancy.

700 N. LaSalle
[John Vance](#)
[Noah O'Neill](#)

5,000 rsf (divisible)

FOR LEASE OR SALE

Unique, single tenant, single story building surrounded by dense River North demos and high incomes at premier stoplight corner.

One E. Erie
[William Winter](#)
[John Vance](#)

1,076 rsf (in lease)
2,188 rsf (Signed
LOI)

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

The MART
[John Vance](#)
[David Stone](#)

Second Floor:
435 - 2,819 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 1871 Tech Incubator, Motorola Mobility, Matter Health, Beam Suntory, Allstate and Grainger.

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.

OLD TOWN

1244 N. Wells
[William Winter](#)

Ground Floor:
2,483 rsf
Lower Level:
1,393 rsf
Exterior Courtyard:
695 rsf

NEW LISTING

Truly unique retail destination offering a prime position in one of Chicago's most dynamic trade areas. The building is one of Chicago's oldest firehouses and comes with a private outdoor patio.

ILLINOIS MEDICAL DISTRICT (IMD)

**Rush University Medical
Center**
[David Stone](#)

Ground Floor:
+/- 900 rsf
1,150 rsf (In Lease)
Fourth Floor:
1,573 rsf (In Lease)

NEW LISTING

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

LITTLE ITALY

1431 W. Taylor
[John Vance](#)
[Noah O'Neill](#)
[William Winter](#)

Total: 6,174 rsf
Ground: 2,929 rsf
LL: 3,245 rsf

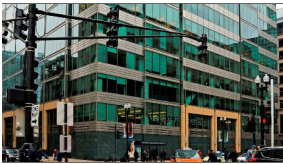
Space available in a newly opened extended stay boutique hotel with 35 rooms. Welcoming to both sit down and fast casual restaurants with an outdoor patio available.

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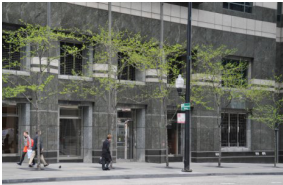
WEST LOOP/ FULTON MARKET



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.



500 W. Monroe
[John Vance](#)

2,363 rsf (Seeking
Café)
5,082 rsf

Small cafe space fronting Canal and larger black iron restaurant space fronting Monroe at the base of a 973,000 sf West Loop office tower. GE Capital and Motorola Solutions are anchor office tenants. Landlord open to façade modifications.



801 W. Madison
[John Vance](#)
[Noah O'Neill](#)
[William Winter](#)

GF: 11,960 rsf
LL: 8,779 rsf

Flagship opportunity at the base of a new extended stay boutique hotel in the West Loop's dense residential population and Fulton Market's robust office market.



MILIEU | 205 S. Peoria
[William Winter](#)
[John Vance](#)

3,428 - 6,855 rsf

Available spaces fronting Adams and Peoria attracting pedestrians from Fulton Market, UIC campus and Greektown.

SOUTH LOOP



**730 S. Clark |
Burnham Pointe**
[Noah O'Neill](#)

2,160 rsf
778 rsf Pure Green
NOW OPEN!
Club Pilates **NOW
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.

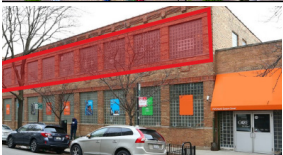
LINCOLN PARK



1400 N. Kingsbury
[Noah O'Neill](#)

2,073 rsf **LEASED!**
6,308 rsf **LEASED!**
27,005 rsf **LEASED!**
to Sky Zone

Unique urban center with convenient parking located in a dominant retail destination (surrounded by national co-tenants) with exceptional demographics. Existing quick service restaurant but can be transitioned.



1535 N. Dayton
[Noah O'Neill](#)

4,500 rsf (second
floor)

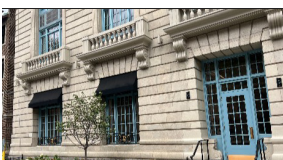
Move in ready classroom conditions that can meet immediate school overflow needs. Site has an exclusive private street entrance with no common areas. Conveniently located, just steps from the CTA Red Line stop.



Clybourn Galleria
[Ves Pavlovic](#)
[Noah O'Neill](#)

4,515 rsf

Dynamic Clybourn Corridor location in Lincoln Park. Site includes convenient on site parking for +/- 70 cars and exceptional demographics. Surrounded by prominent retailers.



The Belden-Stratford
[William Winter](#)
[David Stone](#)

1,725 rsf (In Lease)

NEW LISTING

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.

ADDRESS/
BROKER(S)

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(RSF)

COMMENTS

LAKEVIEW



3216 N. Broadway
William Winter
David Stone

Ground Floor:
Approx. 7,500 rsf
(Divisible)
Lower Level:
Approx. 10,000 rsf

NEW LISTING

Highly visible, mid-box space with prominent presence on Broadway. Site offers strong co-tenancy and dense residential population.

PORTAGE PARK



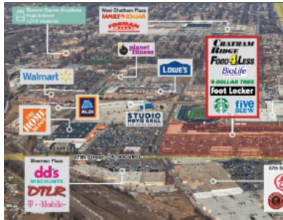
Addison & Central
3657 N. Central
Ves Pavlovic
Noah O'Neill

12,000 rsf (Divisible)

NEW LISTING

Highly visible space with excellent frontage and surface parking lot for up to 18 cars, ideal for Retail, Restaurant and Medical uses .

SOUTH SIDE



Chatham Ridge
Shopping Center
Noah O'Neill

13,847 rsf
1,740 rsf (restaurant)
~~12,329 rsf~~ **LEASED!**
to Five Below
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.

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



704 Janes Ave.
Bolingbrook, IL
Jason Gustaveson
Ves Pavlovic

6,300 rsf/
1.5 acres of land

NEW LISTING

Second generation restaurant with free-standing identity available across from Promenade Bolingbrook with easy access to I-355.



Bolingbrook Promenade
Bolingbrook, IL
Jason Gustaveson
Ves Pavlovic

815 - 30,000 rsf

NEW LISTING

Premier open-air lifestyle center with 73 national and local retailers with exceptional access via I-355 and I-55.



1020 N. Meacham
Schaumburg, IL
Ves Pavlovic
John Vance

1,651 sf

NEW LISTING

Schaumburg restaurant sublease available adjacent to super-regional Woodfield Mall in close proximity to high traffic intersection of Golf Rd and Meacham Rd and surrounded by major national and regional retailers.



Dundee & Rand
Palatine, IL
Jason Gustaveson
Ves Pavlovic

1,476 rsf
1,645 rsf

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



Elk Crossing
Elk Grove Village, IL
Ves Pavlovic
Noah O'Neill

2,000 - 8,900 rsf
(divisible)

NEW LISTING

Join well established and mature Jewel grocery store at highly trafficked stoplight intersection conveniently accessible to two major thoroughfares and adjacent to Ascension Illinois facility.

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COMMENTS

RETAIL/RESTAURANT FOR LEASE: SUBURBAN (CONT'D)



I-80 & Route 23
Ottawa, IL
Jason Gustaveson

1 Acre Parcel

Property located directly off of the I-80 interchange, just 10 minutes east of Starved Rock State Park in a high growth community - average of 200 homes built/year.



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

836 - 5,615 rsf

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



Village Crossing
Niles/Skokie, IL
Jason Gustaveson

875 - 36,500 rsf
889 rsf (In Lease)
1,636 rsf (In Lease)

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.

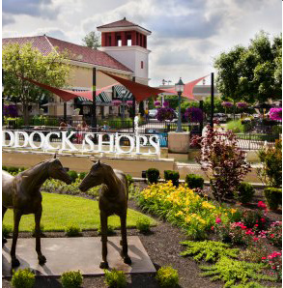
RETAIL/RESTAURANT FOR LEASE: NATIONAL



Nolan Mains
Edina, MN
Jason Gustaveson

800 rsf
Lululemon **NOW OPEN!**
Labb Collective **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 - Billy Reid, Margaret O'Leary, Sweet Science, Mr. Paul's Supper Club, Brooke & Lou, Wild Ivy, Basecamp Fitness, Clean Juice, Faherty and Fairbault and Prose.



Paddock Shops
Louisville, KY
Jason Gustaveson
David Stone

900 rsf
7,000 rsf (In Lease)
30,000 rsf (In Lease)
Aerie & Offline **OPEN!**
Barnes & Noble **NOW OPEN!**
25,0115 rsf **LEASED!**
to Fresh Market

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.

OFFICE/MEDICAL FOR LEASE: URBAN



1535 N. Dayton
Noah O'Neill

4,500 rsf

Move in ready, exposed brick and timber loft space with high ceilings which includes three on site parking spaces conveniently located in Lincoln Park.



4410 N. Ravenswood
Noah O'Neill

8,378 rsf (lower level)

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



4510 N. Ravenswood
Noah O'Neill

6,931 rsf (divisible)

Rarely available single story boutique building with close to no loss factor with 6 exclusive parking spaces.

ADDRESS/
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(RSF)

COMMENTS

INDUSTRIAL/FLEX FOR LEASE: URBAN



4050 N. Rockwell
Noah O'Neill

10,183 rsf

NEW LISTING

Industrial/ Flex space for lease in a boutique single story two tenant flex building in a desirable North Side location. Corner location w/ signage opportunities.



4222 N. Ravenswood
Noah O'Neill

+/- 3,681 rsf

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

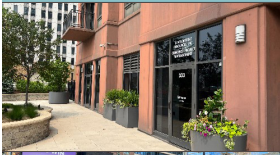


4510 N. Ravenswood
Noah O'Neill

6,931 rsf (divisible)

Rarely available single story boutique building with close to no loss factor with 6 exclusive parking spaces.

FOR SALE: URBAN



333 N. Desplaines
Noah O'Neill

~~3,100~~ rsf **SOLD!**

Desirable location at the doorstep of Fulton Market. Move in ready office space in excellent condition. Includes 11 exclusive parking spaces and outdoor space.



700 N. LaSalle
John Vance
Noah O'Neill

5,000 rsf (divisible)

FOR LEASE OR SALE

Unique, single tenant, single story building surrounded by dense River North demos and high incomes at premier stoplight corner.



7331 N. Sheridan
Noah O'Neill

200 car parking
garage

Newly built (less than 10 years old) with 200 parking spaces. Prime location along bustling Sheridan Road in Rogers Park near Loyola University.

Triangle Square
Noah O'Neill

19,826 rsf of land

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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STONE
REAL ESTATE