

ONE  
EAST  
WACKER



STONE  
REAL ESTATE



**14,903**

Square feet available



**161'**

Frontage on Wacker Drive

## Two Spaces, Singular Restaurant Opportunity



### PROPERTY

Rising 41 stories at the iconic State & Wacker intersection, One E. Wacker sits at the center of everything. Prominent frontage onto Wacker Drive and the Chicago River provides access to the Loop's office density while the presence on State offers visibility to the tourist and residential population enjoying the cultural and shopping destinations of the State Street corridor and the River Walk. With over 14,000 sf of highly visible restaurant space along Wacker Drive, State Street and the River, One E. Wacker presents restauranteurs with a true flagship opportunity.

### AVAILABLE SPACE

- 9,722 sf, 2nd generation restaurant space with a sizeable patio fronting Wacker Drive;
- 5,181 sf corner at the heavily trafficked State & Wacker intersection to be incorporated into the adjacent restaurant space.

### AREA COMMERCIAL TENANTS



### MAJOR AREA OFFICE TENANTS

- Shore Capital
- Winston & Strawn LLP
- Leo Burnett
- Groupon
- Capital One
- CBRE
- Clayco
- Google
- American Medical Association
- SmithBucklin
- Latham & Watkins LLP
- Numerator
- Vivid Seats



**268K**

Daytime pop in half mile radius



**29.9K**

Vehicles per day at the intersection



**\$231K**

Average HH income in a half mile radius

#### EXCLUSIVE AGENTS

**John Vance** 312/782-1373  
jvance@stonerealestate.com

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

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## Conceptual Retail Presence



Corner of Wacker & State

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# Renovation Renderings October 2024 Completion



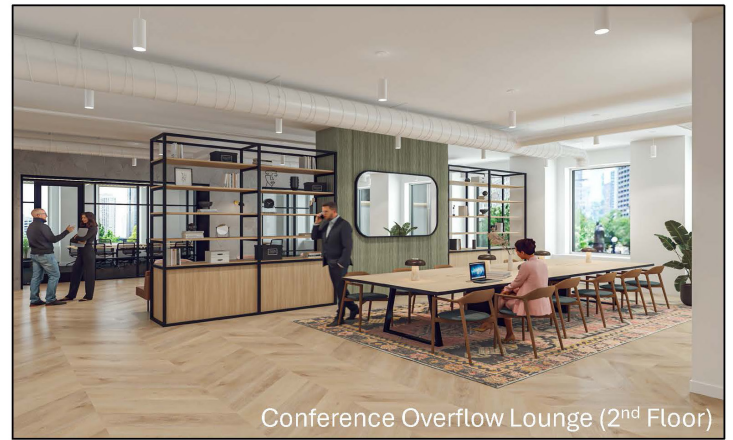
State Street Lobby



Wacker Drive Lobby



Lobby Lounge



Second Floor Event Hall

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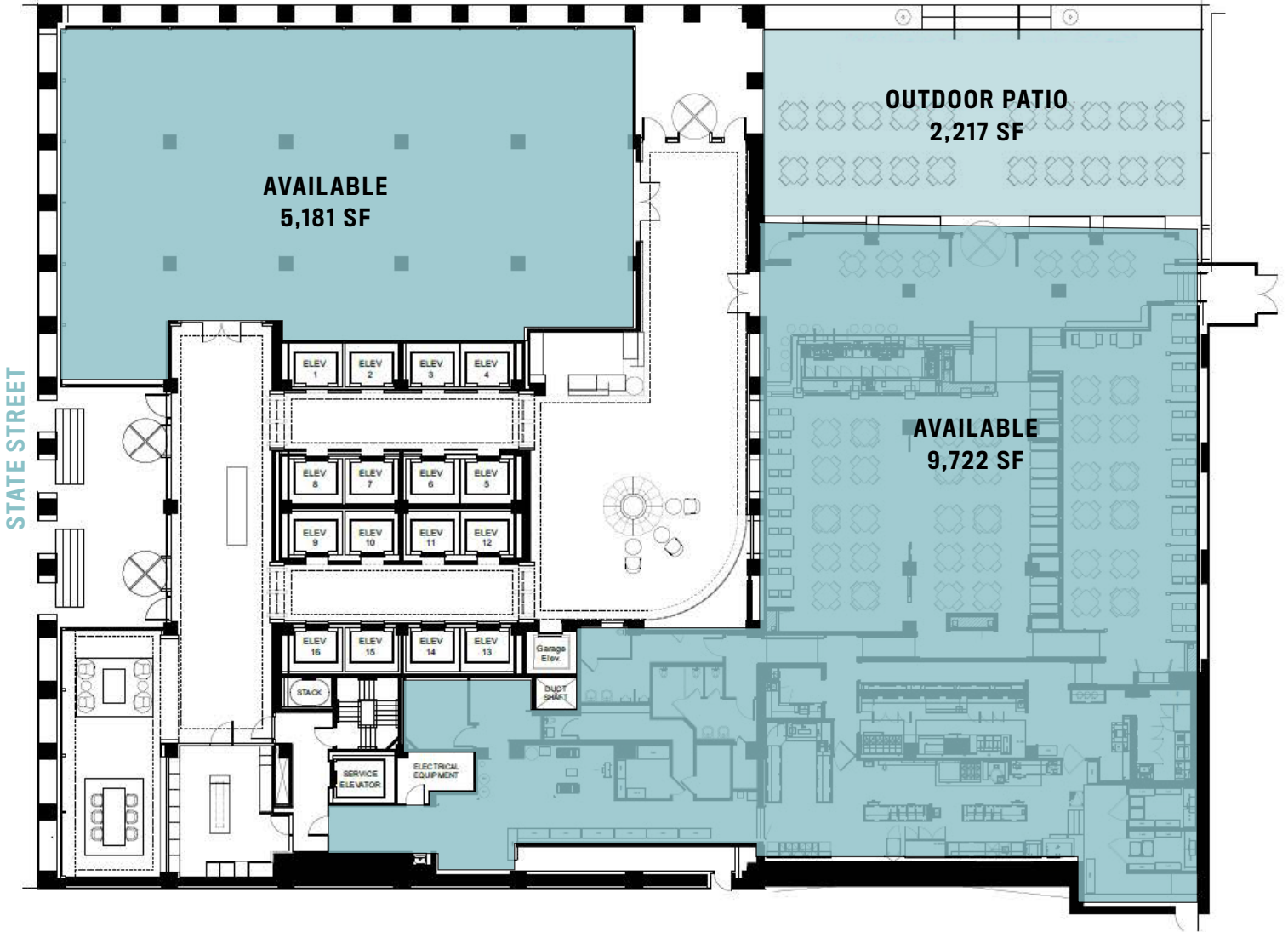
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WACKER DRIVE



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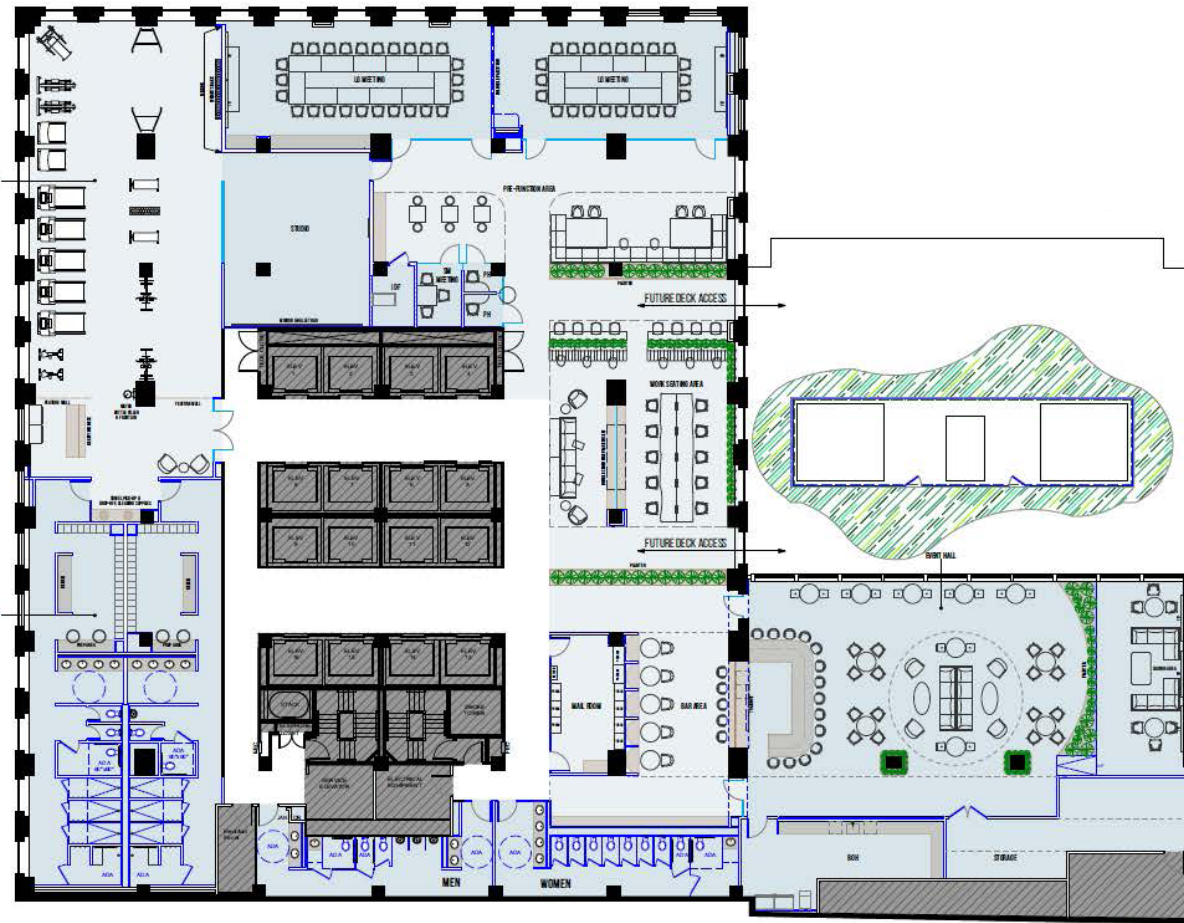
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## 2nd Floor Amenity Plan



← **Roof Deck**  
(2,900 sf)  
Overlooks the River

← **Event Hall**  
(3,000 sf)  
Lounge/ Event Space



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