

EXCLUSIVE LISTINGS

OCTOBER 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.
	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.
	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	Former café space fronting Washington Street. 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.
	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.
	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/
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(RSF)

COMMENTS

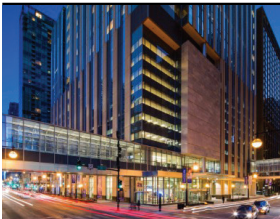
THE LOOP (CONT'D)

	One East Wacker <u>William Winter</u> <u>John Vance</u>	9,722 rsf (restaurant with patio) 5,181 rsf (corner)	NEW LISTING 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 <u>John Vance</u>	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 <u>John Vance</u> <u>William Winter</u>	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.
	Palmer House <u>John Vance</u> <u>William Winter</u>	1,000 - 10,000 rsf	NEW LISTING 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 <u>William Winter</u> <u>David Stone</u>	4,559 rsf (divisible)	Corner space (divisible) in this landmark building across from Art Institute of Chicago. Restaurants welcome.

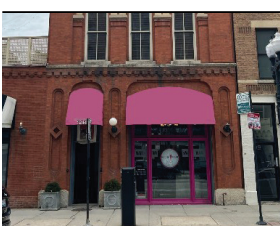
NORTH MICHIGAN AVENUE

	The Wrigley Building <u>John Vance</u> <u>David Stone</u>	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 <u>David Stone</u> <u>John Vance</u>	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.

STREETERVILLE

	Northwestern Memorial Hospital Campus <u>David Stone</u>	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.
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OLD TOWN

	1244 N. Wells <u>William Winter</u>	Ground Floor: 2,483 rsf Lower Level: 1,393 rsf Exterior Courtyard: 695 rsf	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.
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RIVER NORTH



431 N. Orleans <u>John Vance</u> <u>David Stone</u>	2,055 rsf	Space located in the heart of the Design District between East Bank Club and THE MART.
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440 N. Orleans <u>William Winter</u> <u>Noah O'Neill</u>	10,585 rsf	NEW LISTING Rarely available junior box space located in the highly sought after River North neighborhood with dedicated surface parking adjacent.
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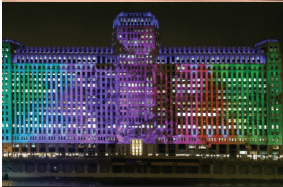
620 N. LaSalle <u>William Winter</u> <u>Noah O'Neill</u>	10,000 rsf (divisible) Additional floors available including the lower level	Premier branding opportunity centrally located in River North at one of Chicago's most highly trafficked intersections and offering a 7-day week trade area with superb retail/restaurant co-tenancy.
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700 N. LaSalle <u>John Vance</u> <u>Noah O'Neill</u>	5,365 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.
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One E. Erie <u>William Winter</u> <u>John Vance</u>	982 - 2,482 rsf 2,188 rsf LEASED! to Panera Bread	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.
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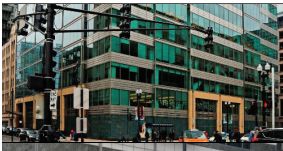
THE MART <u>John Vance</u> <u>David Stone</u>	Second Floor: 637 - 871 rsf 2,819 rsf LEASED! to Legendary Spa	A River North icon, THE MART is home to a variety of retail shops, luxury kitchen and bath showrooms and a tremendous office roster that includes 1871 Tech Incubator, Motorola Mobility, Matter Health, Beam Suntory, Allstate and Grainger.
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ILLINOIS MEDICAL DISTRICT (IMD)



Rush University Medical Center <u>David Stone</u>	Ground Floor: +/- 900 rsf 1,150 rsf Starbucks NOW OPEN! 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.
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WEST LOOP/ FULTON MARKET



550 W. Jackson <u>Noah O'Neill</u> <u>David Stone</u>	9,018 rsf (divisible)	Rarely available West Loop stoplight corner (Jackson & Clinton) with significant frontage and various flexible demising plans to meet tenant needs.
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500 W. Monroe <u>John Vance</u>	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.
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MILIEU 205 S. Peoria <u>William Winter</u> <u>John Vance</u>	5,565 (divisible) Chloe Chen Spa NOW OPEN!	Available space fronting Peoria attracting customers from Fulton Market, Mary Bartelme Park, UIC campus and Greektown.
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BUCKTOWN/ WICKER PARK



1520 N. Milwaukee Ave. <u>Ves Pavlovic</u> <u>Noah O'Neill</u>	3,062 rsf	NEW LISTING 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.
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(RSF)

COMMENTS

SOUTH LOOP



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

2,160 rsf
Pure Green **NOW
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.

LINCOLN PARK



904 W. Armitage
William Winter
John Vance

1,272 rsf **LEASED!**

Space available in the heart of boutique Chicago street offering an unparalleled co-tenancy mix.



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.



2717 N. Clark
William Winter
Ves Pavlovic

5,000 rsf

NEW LISTING

Prominent space located near the Clark & Diversey intersection, surrounded by high income households, dense residential population and public transportation.



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 key retailers.



The Belden-Stratford
William Winter
David Stone

1,725 rsf (In Lease)

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.



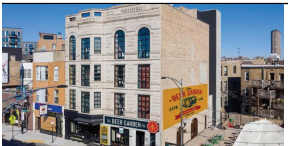
Triangle Square
Noah O'Neill
David Stone

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.

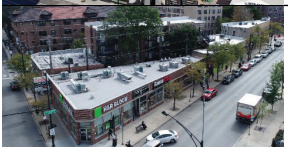
LAKEVIEW



3475 N. Clark
William Winter

GF: 1,857 rsf
LL: 1,715 rsf
Patio: 3,500 rsf
(In Lease)

Bi-level and fully built-out restaurant space with a large patio in the heart of Wrigleyville!



3955 N. Broadway
Ves Pavlovic
John Vance

1,689 - 2,895 rsf

NEW LISTING

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



Lakeview Plaza
Ves Pavlovic

6,000 rsf

NEW LISTING

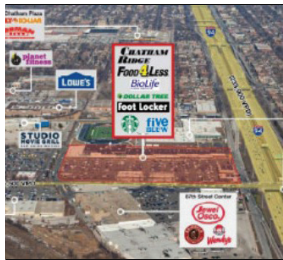
Rarely available highly visible space with large surface parking lot and great signage opportunities in area with exceptional incomes and household density.

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SOUTH SIDE

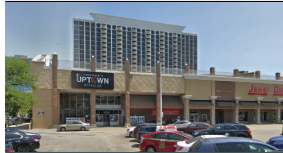


**Chatham Ridge
Shopping Center**
Noah O'Neill
Ves Pavlovic

1,800 rsf
13,847 rsf
~~1,740 rsf~~ **LEASED!**
Five Below **NOW
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.

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

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
14,000 rsf (In Lease)

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



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

836 - 5,782 rsf
(divisible)

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



205 S. Randall Road
Elgin, IL
Jason Gustaveson

2,563 sf

NEW LISTING

Pad site for lease at signalized intersection with large dedicated monument sign fronting heavily trafficked Randall Road.



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

2,000 - 8,900 rsf
(divisible)

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.



Village Crossing
Niles/Skokie, IL
Jason Gustaveson

875 - 37,089 rsf
~~3,082 rsf~~ **LEASED!** to
The Good Feet Store

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.



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.

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

720 E. Dundee

3,639 rsf

NEW LISTING

Palatine, IL

Jason Gustaveson

Ves Pavlovic

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

1,476 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.

Palatine, IL

Jason Gustaveson

Ves Pavlovic

Village Green SC

1,600 rsf **LEASED!** to

NEW LISTING

Park Ridge, IL

Mad P Hair Spa

Ves Pavlovic

2,440 rsf

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

Noah O'Neill

2,742 rsf

1020 N. Meacham

1,651 sf

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.

Schaumburg, IL

Ves Pavlovic

John Vance

RETAIL/RESTAURANT FOR LEASE: NATIONAL

Morrissey Crossing

+/- 1 Acre

NEW LISTING

Bloomington, IL

Redevelopment

Noah O'Neill

New redevelopment opportunity with small shop availabilities. Location provides premier visibility from busy Veterans Parkway, convenient stoplight access and ample parking in a recently upgraded parking lot.

Paddock Shops

900 rsf

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.

Louisville, KY

Jason Gustaveson

David Stone

2,476 rsf

7,000 rsf

4,400 rsf (In Lease)

Ethan Allen **NOW**

OPEN!

30,000 rsf **LEASED!**

to REI

25,0115 rsf **LEASED!**

to Fresh Market

3924 W. 50th Street

3,199 rsf

NEW LISTING

Edina, MN

Jason Gustaveson

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

800 rsf

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.

Edina, MN

Jason Gustaveson

1,582 - 4,914 rsf

CLEO **NOW OPEN!**

Lululemon **NOW**

OPEN!

Retail Development

2,500 - 15,271 sf

NEW LISTING

St. Louis Park, MN

Jason Gustaveson

New retail-residential development within super-regional trade area drawing from Edina, Golden Valley and St. Louis Park. Site provides high visibility spaces at signalized intersection.

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COMMENTS

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 **LEASED!** to Ravenswood

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

INDUSTRIAL/FLEX FOR LEASE: URBAN



4222 N. Ravenswood
Noah O'Neill

+/- 1,729 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 **LEASED!** to Ravenswood

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

FOR SALE: URBAN

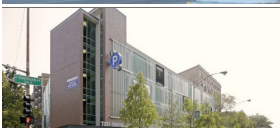


700 N. LaSalle
John Vance
Noah O'Neill

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 SALE: SUBURBAN



Retail/ Medical/ Office Land
Bolingbrook, IL
Jason Gustaveson
Ves Pavlovic

Potential to build 60,000 sf building and parking
590' frontage on Janes, 500' on Falconridge
Zoned B-2 (Retail and Medical options)

FOR SALE

One of a kind opportunity for destination entertainment or retail use near two major highways

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

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STONE
REAL ESTATE