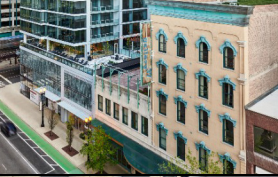




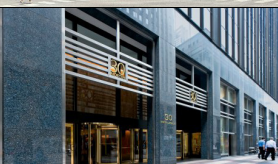







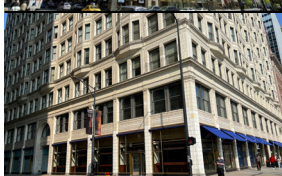


RETAIL/RESTAURANT FOR LEASE: URBAN THE LOOP


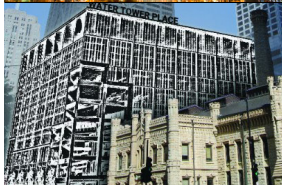
| | ADDRESS/ BROKER(S) | AVAILABLE (RSF) | COMMENTS |
|--|---|--|--|
|  | 60 E. Randolph/ Parkline Tower <u>John Vance</u> <u>William Winter</u> | 1,628 rsf 1,746 rsf (In Lease) | Prime retail spaces located at the base of Parkline Tower (26 story, 213 luxury residential units) with prime availabilities fronting both Wabash and Randolph. |
|  | 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. |
|  | 137 S. State <u>John Vance</u> <u>William Winter</u> | 9,000 rsf (divisible) (In Lease) | 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> | LEASED! to Gap Factory Store | 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. |
|  | 235 W. Jackson <u>William Winter</u> <u>Brooke Hazen</u> | 2,800 rsf | NEW LISTING Highly trafficked corner retail opportunity serving both the Loop's daytime population and tourists visiting the Willis Tower Skydeck seven days a week. |
|  | 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. |
|  | 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. |

| ADDRESS/ BROKER(S) | AVAILABLE (RSF) | COMMENTS |
|-----------------------|--------------------|----------|
|-----------------------|--------------------|----------|

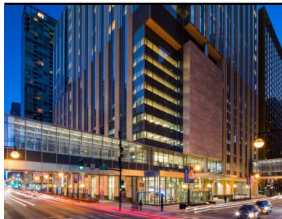
THE LOOP (CONT'D)

| | | | |
|--|--|---|--|
|  | One East Wacker <u>William Winter</u> <u>John Vance</u> | 9,722 rsf (divisible) (restaurant with patio) 5,181 rsf (divisible) (corner) | 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 LEASED! | 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 - 18,693 rsf | 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. |

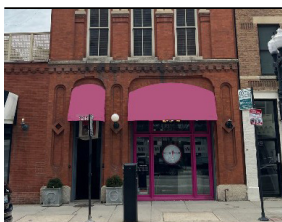
NORTH MICHIGAN AVENUE

| | | | |
|--|--|--|---|
|  | 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. |
|--|--|--------------|---|

OLD TOWN

| | | | |
|--|---|---|--|
|  | 1244 N. Wells <u>William Winter</u> | Ground Floor: 2,483 rsf Lower Level: 1,393 rsf Exterior Courtyard: 695 rsf | FOR SALE OR LEASE 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. |
|--|---|---|--|

ADDRESS/
BROKER(S)

AVAILABLE
(RSF)

COMMENTS

RIVER NORTH



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

Second Floor:
851 rsf
Legendary Spa **NOW OPEN!**

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.



160 W. Kinzie
[John Vance](#)
[David Stone](#)

636 rsf

Prime small shop space fronting Kinzie at the base of the Kinzie & Wells parking garage. Prime location across from THE MART.



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

982 rsf (In Lease)
1,500 rsf (black iron)

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.

ILLINOIS MEDICAL DISTRICT (IMD)

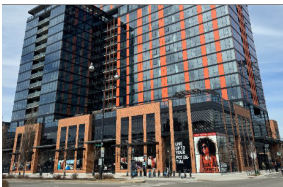


Rush University Medical Center
[David Stone](#)

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.

WEST LOOP/ FULTON MARKET

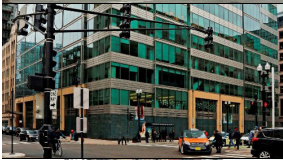


160 N. Elizabeth
[John Vance](#)
[William Winter](#)

8,996 rsf (divisible)

NEW LISTING

Corner, ground level space at the base of a newly constructed 375 luxury residential building. Building now under new ownership and landlord open to full-service restaurant users.



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.



1063 W. Madison
[David Stone](#)

Lower Level: 2,708 sf

Prominent corner location on bustling Madison Row at the base of a four-story condo building that pulls both office workers and locals alike.



1650 W. Adams
[Ves Pavlovic](#)

1,700-3,800 rsf
(divisible)

NEW LISTING

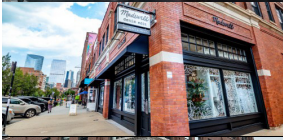
New construction retail space on ground floor of 36-unit luxury apartment building located two blocks from the United Center.



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

5,565 (divisible)

Available space fronting Peoria attracting customers from Fulton Market, Mary Bartelme Park, UIC campus and Greektown.



Randolph & Peoria
[William Winter](#)
[John Vance](#)

2,951 rsf **LEASED!** to
Ritual Hot Yoga

Highly visible 2nd floor retail space with direct access onto Randolph in Chicago's most dynamic neighborhood.



Randolph & Green
[William Winter](#)
[John Vance](#)

3,662 rsf (In Lease)

Highly visible corner retail space at the SWC of Randolph & Green across from SoHo House.

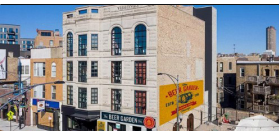
| | ADDRESS/ BROKER(S) | AVAILABLE (RSF) | COMMENTS |
|--|--|---|---|
| BUCKTOWN/ WICKER PARK | | | |
|  | 1500 N. Damen <u>Ves Pavlovic</u> <u>John Vance</u> | 3,521 rsf (divisible) 2,421 rsf (In Lease) | Well-located center in the heart of Wicker Park, with wide storefronts and 38 surface parking spaces. |
|  | 1520 N. Milwaukee Ave. <u>Ves Pavlovic</u> <u>Noah O'Neill</u> | 3,062 rsf (In Lease) | 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. |
| LINCOLN PARK | | | |
|  | 2717 N. Clark <u>William Winter</u> <u>Ves Pavlovic</u> | 5,000 rsf (divisible) | Prominent space located near the Clark & Diversey intersection, surrounded by high income households, dense residential population and public transportation. |
|  | The Belden-Stratford <u>William Winter</u> <u>David Stone</u> | Dollop & S.K.Y. OPENING SOON! | 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 <u>Noah O'Neill</u> <u>David Stone</u> | 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. |
| GOLD COAST | | | |
|  | One E. Delaware <u>Noah O'Neill</u> | 1,007 - 2,711 rsf | Easily accessible boutique building with premier Gold Coast address and available parking. |
| SOUTH LOOP | | | |
|  | 730 S. Clark Burnham Pointe <u>Noah O'Neill</u> | 2,160 rsf LEASED! to Loxx Pure Green 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. |
| SOUTH SIDE | | | |
|  | Chatham Ridge Shopping Center <u>Noah O'Neill</u> <u>Ves Pavlovic</u> | 1,800 rsf 13,847 rsf Five Below 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. |
|  | Lake Meadows Shopping Center <u>Ves Pavlovic</u> <u>Noah O'Neill</u> | 860 - 16,905 rsf | NEW LISTING Rare urban junior anchor opportunity and small shop space available in Bronzeville neighborhood. Prominent stoplight corner with easy and convenient surface parking. |
|  | 1717 W. Pershing <u>Noah O'Neill</u> <u>John Vance</u> <u>Ves Pavlovic</u> | 2,200 - 34,400 rsf | NEW LISTING New large scale, mixed-use, urban campus redevelopment in McKinley Park approximately 4 miles southwest of Chicago. |

ADDRESS/
BROKER(S)

AVAILABLE
(RSF)

COMMENTS

LAKEVIEW



3475 N. Clark
William Winter

Pilot Project Brewing
OPENING SOON!

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

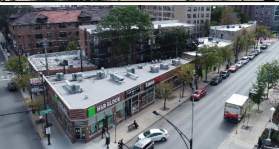


3514 N. Southport
William Winter
Jason Gustaveson

1,916 rsf

NEW LISTING

Ideally located along the best block of this boutique street with A+ co-tenancy and strong area demographics.



3951 N. Broadway
Ves Pavlovic
John Vance

1,206 rsf
~~1,689 rsf~~ **LEASED!** to
Taco Maya!

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

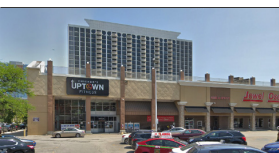


Lakeview Plaza
Ves Pavlovic

3,000 rsf
~~3,000 rsf~~ **LEASED!**
to FS8

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

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



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.



Village Crossing
Niles/Skokie, IL
Jason Gustaveson

875 - 37,089 rsf
1,586 rsf (former
restaurant)
6,214 rsf (former
restaurant)
889 rsf **LEASED!** to
Boost Mobile

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.



720 E. Dundee
Palatine, IL
Jason Gustaveson
Ves Pavlovic

3,639 rsf

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
Palatine, IL
Jason Gustaveson
Ves Pavlovic

~~1,645 rsf~~ **LEASED!** to
Skin Spa Med Spa








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



Village Green SC
Park Ridge, IL
Ves Pavlovic
Noah O'Neill

2,440 rsf
2,742 rsf (In Lease)
3,094 rsf (In Lease)

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

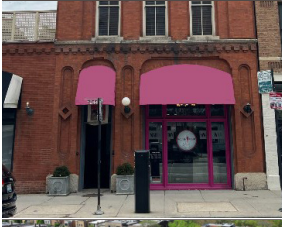
| | ADDRESS/ BROKER(S) | AVAILABLE (RSF) | COMMENTS |
|--|--|--|--|
| RETAIL/RESTAURANT FOR LEASE: NATIONAL | | | |
|  | Paddock Shops Louisville, KY <u>Jason Gustaveson</u> <u>David Stone</u> | 900 rsf 2,576 rsf 2,820 rsf (former restaurant) 7,000 rsf (In Lease) REI NOW OPEN! Fresh Market NOW OPEN! | 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. |
|  | 3924 W. 50th Street Edina, MN <u>Jason Gustaveson</u> | 3,199 rsf | 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 Edina, MN <u>Jason Gustaveson</u> | 1,549 - 4,914 rsf Lululemon 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, Clean Juice, Faherty and Faribault and Prose. |
| OFFICE/MEDICAL FOR LEASE: URBAN | | | |
|  | 4410 N. Ravenswood <u>Noah O'Neill</u> | 8,378 rsf (lower level) (divisible down to 875 rsf) | Timber loft office building located in Ravenswood corridor with an exclusive building parking lot and walking distance to transportation and restaurants. |
|  | 4420-4436 N. Ravenswood <u>Noah O'Neill</u> | 6,025 rsf (divisible down to 2,500 rsf) | Boutique Ravenswood office building with second floor space available. Multiple demising options and space upgrades available. |
|  | One E. Delaware <u>Noah O'Neill</u> | 1,007 - 2,711 rsf | Easily accessible boutique building with premier Gold Coast address and available parking. |
| INDUSTRIAL/FLEX FOR LEASE: URBAN | | | |
|  | 4222 N. Ravenswood <u>Noah O'Neill</u> | +/- 1,729 rsf | Concrete loft flex building with high ceilings and mostly open floor plans. Easily accessible shared loading dock. Convenient onsite parking. |

ADDRESS/
BROKER(S)

AVAILABLE
(RSF)

COMMENTS

FOR SALE: URBAN

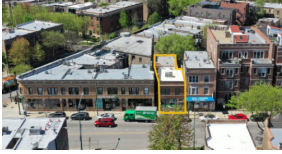


1244 N. Wells
William Winter

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

FOR SALE OR LEASE

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.

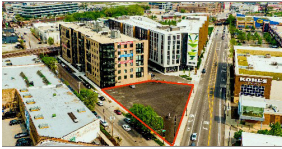


3812 N. Clark Street
Noah O'Neill

3,224 rsf

FOR SALE

Wrigleyville retail building for sale at Clark & Grace. Fully leased (single tenant) thru 12/31/2026. Ideal opportunity for a user and/or investor for redevelopment.



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:

DAVID STONE

dstone@stonerealestate.com
312.372.2657

JOHN VANCE

jvance@stonerealestate.com
312.782.1373

JASON GUSTAVESON

jason@stonerealestate.com
312.372.2688

NOAH O'NEILL

noah@stonerealestate.com
312.343.2683

WILLIAM WINTER

wwinter@stonerealestate.com
312.878.9445

VES PAVLOVIC

ves@stonerealestate.com
312.782.1374

BROOKE HAZEN

bhazen@stonerealestate.com
312.782.1375

STONE
REAL ESTATE