

STONE REAL ESTATE

# 33 NORTH DEARBORN



**2.1K-2.3K**

Square feet  
available



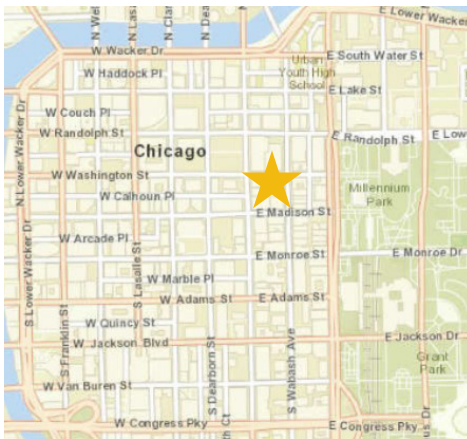
**27'**

Frontage on Dearborn

**23'**

Frontage on Washington

## Daily Footsteps, Endless Opportunity



### PROPERTY

Located at the base of a 319,000 rsf office building, the retail at 33 N. Dearborn provides restauranteurs the best the Loop has to offer. Most importantly, the two available locations are built out café and restaurant spaces. Additionally, the building's central location gives access to the neighborhood's office density, State Street's high pedestrian traffic and the nearby Theater District.

### AVAILABLE SPACE

Washington: 2,111 rsf

Dearborn: 2,314 rsf



**258K**

Total population in a  
two-mile radius



**\$222K**

Avg HH Income in a  
half-mile radius

### AREA OFFICE TENANTS

- Morningstar
- City of Chicago
- Argo Group
- SAIC
- Olam International
- Numerator
- Industrious
- Vivid Seats
- Corboy & Demetrio
- Chicago Public Schools

### AREA RETAILERS & ATTRACTIONS



COPPER CLUB



**153K**

Households in a  
two-mile radius

### EXCLUSIVE AGENTS

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

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

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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.





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## DEARBORN



## WASHINGTON



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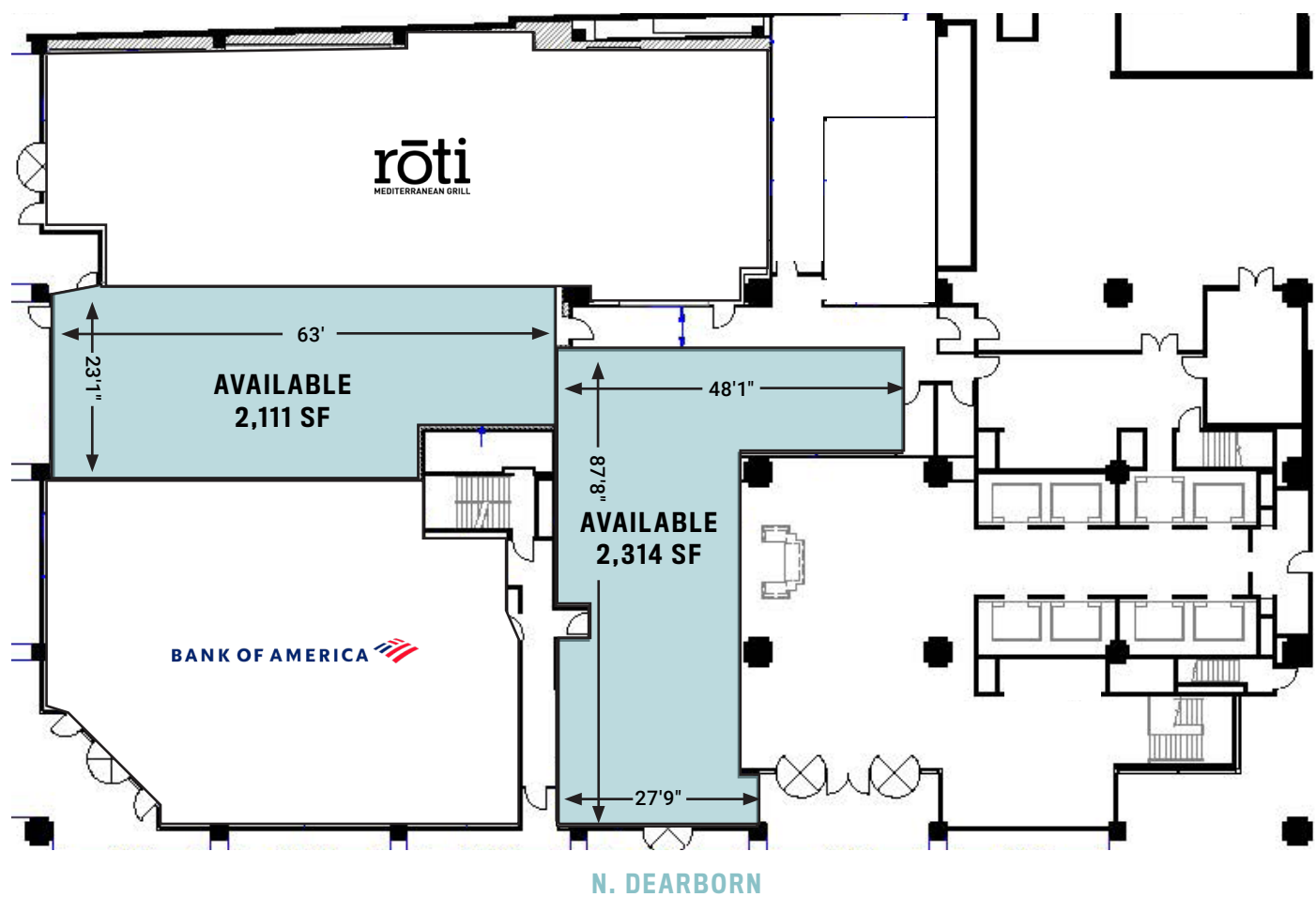
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FLOOR PLAN



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