

EXCLUSIVE LISTINGS

JANUARY 2026

STONE
REAL ESTATE

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 (In Lease) 1,746 rsf LEASED! to Kilwins | Prime retail space located at the base of Parkline Tower (26 story, 213 luxury residential units) with prime availability fronting Wabash. |
|  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 LEASED! | Hard corner of State Street and Adams. Join tenants Target, Primark, Nordstrom Rack, Uniqlo and JD Sports. |
|  223 W. Jackson <u>William Winter</u> <u>Brooke Hazen</u> | 2,800 rsf | 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. |
|  300 S. Wacker Drive <u>John Vance</u> <u>Brooke Hazen</u> | 1,127 rsf | NEW LISTING Corner retail opportunity at the base of a 36-story, 536,000 sf office building in the West Loop prominently located along Wacker Drive. |
|  33 N. Dearborn <u>William Winter</u> <u>John Vance</u> | 2,111 rsf 2,314 rsf | Second generation restaurant spaces fronting Washington and Dearborn Streets. 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) 3,224 rsf | 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 LEASED! 2,509 rsf (In Lease) 2,672 rsf | 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 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 1,905 rsf (In Lease) | 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

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|  | 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. | 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. |

STREETVILLE

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|  | 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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GOLD COAST

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|  | One E. Delaware <u>Noah O'Neill</u> | 2,100 rsf 2,711 rsf | Easily accessible boutique building with premier Gold Coast address and available parking. Second generation medical and fitness spaces. |
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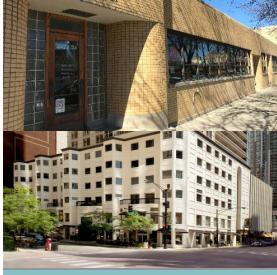
ILLINOIS MEDICAL DISTRICT (IMD)

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|  | Rush University Medical Center <u>David Stone</u> | Ground Floor: +/- 900 rsf 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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| ADDRESS/ BROKER(S) | AVAILABLE (RSF) | COMMENTS | |
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| RIVER NORTH | | | |
|  | THE MART <u>John Vance</u> <u>Brooke Hazen</u> | Second Floor: 737 rsf LEASED! 851 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 Medline Industries, Motorola Mobility, Matter Health, Beam Suntory, Allstate and Grainger. |
|  | 160 W. Kinzie <u>John Vance</u> <u>Brooke Hazen</u> | 636 rsf | Prime small shop space fronting Kinzie at the base of the Kinzie & Wells parking garage. Prime location across from THE MART. |
|  | 169 W. Kinzie <u>William Winter</u> <u>Brooke Hazen</u> | 10,811 rsf | NEW LISTING Prime second-generation restaurant space at the base of a 28-story, 249-unit luxury apartment tower on a highly visible corner in one of the city's most vibrant dining and nightlife destinations. |
|  | 219 W. Hubbard <u>Brooke Hazen</u> <u>Noah O'Neill</u> | 3,016 rsf | Move in ready 2nd generation fitness space with 75' of frontage available in River North, steps from the Mart. |
|  | 311 W. Huron <u>Brooke Hazen</u> <u>Noah O'Neill</u> | 6,838 rsf (divisible to ~2,555 rsf) | New construction, Class A retail corner in the heart of River North. |
|  | One E. Erie <u>William Winter</u> <u>John Vance</u> | 982 rsf LEASED! 1,500 rsf (In Lease) | 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. |
| WEST LOOP/ FULTON MARKET | | | |
|  | 160 N. Elizabeth <u>John Vance</u> <u>William Winter</u> | 3,341 rsf LEASED! 5,665 rsf (divisible) | 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 <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. |
|  | 1063 W. Madison <u>David Stone</u> | 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 <u>Ves Pavlovic</u> | 1,700-3,800 rsf (divisible) | New construction retail space on ground floor of 36-unit luxury apartment building located two blocks from the United Center. |
|  | Randolph & Peoria <u>William Winter</u> <u>John Vance</u> | 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 <u>William Winter</u> <u>John Vance</u> | 3,662 rsf LEASED! | Highly visible corner retail space at the SWC of Randolph & Green across from SoHo House. |

| ADDRESS/ BROKER(S) | AVAILABLE (RSF) | COMMENTS | |
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| BUCKTOWN/ WICKER PARK | | | |
|  | 1500 N. Damen <u>Ves Pavlovic</u> <u>John Vance</u> | 3,700 rsf 2,421 rsf 1,987 rsf 1,534 rsf LEASED! to USPS | Well-located center in the heart of Wicker Park, with wide storefronts and 38 surface parking spaces. |
|  | 1520 N. Damen <u>Ves Pavlovic</u> <u>John Vance</u> | 3,700 rsf | NEW LISTING Rarely available bar/restaurant space in the heart of Chicago's Wicker Park neighborhood, located two blocks south of Damen, North & Milwaukee Avenues. |
| AVONDALE | | | |
|  | 3311 N. Pulaski <u>Ves Pavlovic</u> <u>Noah O'Neill</u> | 11,874 rsf (Divisible) | NEW LISTING Space available in a single tenant building located at a stoplight intersection with an exclusive parking lot featuring 22 parking stalls and a large pylon sign. |
| LINCOLN PARK | | | |
|  | 1940 N. Elston <u>William Winter</u> <u>Noah O'Neill</u> | 1st Floor: 7,370 rsf 2nd Floor: 3,960 rsf | NEW LISTING Highly visible, freestanding building with dedicated on-site parking. Site offers flexible layouts suitable for a variety of tenants including restaurant, fitness, office and other daily needs providers. |
|  | 2299 N. Clybourn <u>Ves Pavlovic</u> <u>Brooke Hazen</u> | 1,522 rsf | Highly visible move in ready office space ideal for medical, office or retail tenant in Lincoln Park's Clybourn Corridor. |
|  | Triangle Square <u>Noah O'Neill</u> <u>David Stone</u> | 2,400 - 21,500 rsf 19,826 sf land UNDER CONTRACT | 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. |
| 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 (In Lease) 13,847 rsf (In Lease) 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 2,660 rsf LEASED! to CVS Pharmacy 3,037 rsf (2nd Gen Restaurant) | Rare urban junior anchor opportunity and 2nd gen restaurant 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 large scale, mixed-use, urban campus redevelopment in McKinley Park approximately 4 miles southwest of CBD. |

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| LAKEVIEW | | | |
|  | 3514 N. Southport <u>William Winter</u> <u>Jason Gustaveson</u> | 1,916 rsf LEASED! to Lovesac | Ideally located along the best block of this boutique street with A+ co-tenancy and strong area demographics. |
|  | 3951 N. Broadway <u>Ves Pavlovic</u> <u>John Vance</u> | 1,206 rsf (In Lease) Taco Maya NOW OPEN! | Two entrances with high visibility and great signage opportunities located in a high density area with high volume CTA stops. |
|  | Lakeview Plaza <u>Ves Pavlovic</u> | 3,280 rsf 10,000 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 <u>Jason Gustaveson</u> | 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 <u>Ves Pavlovic</u> <u>Noah O'Neill</u> | 836 - 5,782 rsf (divisible) KOW BBQ NOW OPEN! | Space available in a grocery anchored shopping center with ample parking, adjacent to the Metra Station with high daytime and nighttime population counts. |
|  | The Welkin Des Plaines, IL <u>Ves Pavlovic</u> <u>William Winter</u> | 2,916 rsf | NEW LISTING Ground floor new construction retail space at the base of The Welkin apartments that is centrally located downtown Des Plaines surrounded by strong residential and daytime population. |
|  | Carillon Square Glenview, IL <u>Ves Pavlovic</u> | 646 rsf (In Lease) 1,824 rsf | NEW LISTING Second generation move in ready retail and office spaces in a premier shopping center located at a busy intersection with ample parking and great demographics. |
|  | Village Crossing Niles/Skokie, IL <u>Jason Gustaveson</u> | 1,472 - 25,150 rsf 1,586 rsf LEASED! 6,214 rsf (former restaurant) 37,089 rsf (In Lease) | 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 <u>Jason Gustaveson</u> <u>Ves Pavlovic</u> | 3,639 rsf (divisible) | 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 <u>Jason Gustaveson</u> <u>Ves Pavlovic</u> | 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 <u>Ves Pavlovic</u> <u>Noah O'Neill</u> | 1,633 rsf 2,440 rsf LEASED! to Hotworx 5,836 rsf LEASED! to Zarminali Pediatrics | Space available less than a mile from Downtown Park Ridge with excellent visibility from Northwest Highway and Busse Highway. |

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| RETAIL/RESTAURANT FOR LEASE: NATIONAL | | |
|  | Paddock Shops Louisville, KY <u>Jason Gustaveson</u> <u>David Stone</u> <p>900 rsf 2,576 rsf 2,820 rsf (former restaurant) 7,000 rsf (In Lease) REI NOW OPEN! Fresh Market NOW OPEN!</p> | 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. |
|  | Pinehurst Building 4999 France Ave. Minneapolis, MN <u>Jason Gustaveson</u> <p>1,675 rsf</p> | Retail space available at the corner of 50th & France which has long been one of the Twin Cities premier retail destinations. Featuring an array of charming shops, boutiques and services, along with wonderful restaurants, a movie theater featuring independent and foreign films, and an upscale grocery store. |
|  | Nolan Mains Edina, MN <u>Jason Gustaveson</u> <p>1,549 rsf Lululemon NOW OPEN!</p> | 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 - Free People Movement, Billy Reid, Margaret O'Leary, Sweet Science, Mr. Paul's Supper Club, Faherty, Brilliant Earth and Faribault. |
| OFFICE/MEDICAL FOR LEASE: URBAN | | |
|  | 4410 N. Ravenswood <u>Noah O'Neill</u> <p>8,378 rsf (lower level) (divisible down to 875 rsf)</p> | 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> <p>The Rooted Space NOW OPEN!</p> | Boutique Ravenswood office building with second floor space available. Multiple demising options and space upgrades available. |
| | One E. Delaware <u>Noah O'Neill</u> <p>2,100 rsf 2,711 rsf</p> | Easily accessible boutique building with premier Gold Coast address and available parking. Second generation medical and fitness spaces. |
| OFFICE/MEDICAL FOR LEASE: SUBURBAN | | |
|  | Carillon Square Glenview, IL <u>Ves Pavlovic</u> <p>674 rsf 781 rsf 1,160 rsf 1,773 rsf</p> | NEW LISTING Second generation move in ready retail and office spaces in a premier shopping center located at a busy intersection with ample parking and great demographics. |
| INDUSTRIAL/FLEX FOR LEASE: URBAN | | |
|  | 4222 N. Ravenswood <u>Noah O'Neill</u> <p>+/- 1,729 rsf 2,500 rsf</p> | Concrete loft flex building with high ceilings and mostly open floor plans. Easily accessible shared loading dock. Convenient onsite parking. |
|  | 5419 N. Kedzie <u>Noah O'Neill</u> <p>5,000 rsf LEASED! to GPAA</p> | Clean urban industrial space in a boutique two tenant building near Kedzie & Foster with shared on site parking and open floor plan. |

| ADDRESS/ BROKER(S) | AVAILABLE (RSF) | COMMENTS |
|---|---|--|
| FOR SALE: URBAN | | |
|  Triangle Square Noah O'Neill | 19,826 rsf of land UNDER CONTRACT | FOR SALE OR LEASE 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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| 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 |
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| WILLIAM WINTER wwinter@stonerealestate.com 312.878.9445 | VES PAVLOVIC ves@stonerealestate.com 312.782.1374 | BROOKE HAZEN bhazen@stonerealestate.com 312.782.1375 |
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