





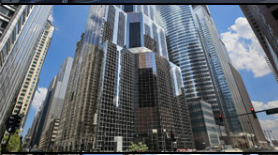




EXCLUSIVE LISTINGS

JULY 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 LEASED! to Dental Q 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.
	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.
	300 S. Wacker Drive <u>John Vance</u> <u>Brooke Hazen</u>	1,127 rsf	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.
	One East Wacker <u>William Winter</u> <u>John Vance</u>	9,722 rsf LEASED! to Espiritu 5,200 rsf LEASED! to Fairgrounds Coffee	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! to Chloe	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 1,430 rsf (In Lease) 1,905 rsf LEASED!	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.

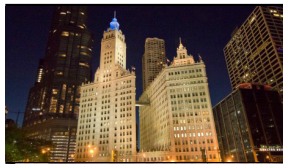
This information is from sources we deem to be reliable, however nothing contained herein should be construed as a representation on our part, as no independent verification of the information has been made by us.

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(RSF)

COMMENTS

NORTH MICHIGAN AVENUE



The Wrigley Building
John Vance
David Stone

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
David Stone
Marci Carl

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.

STREETERVILLE

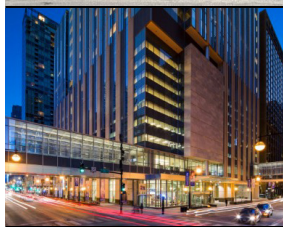


401 E. Ontario
Ves Pavlovic
William Winter

1,865 rsf

NEW LISTING

Prime retail space available in the heart of Streeterville, steps from Northwestern Medical Campus, Northwestern University Chicago Campus and Shirley Ryan Rehab Center.



Northwestern Memorial Hospital Campus
David Stone

Lavin Pavillion:
1,461 rsf
211 E. Ontario:
1,628 rsf
2,113 rsf

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.

GOLD COAST

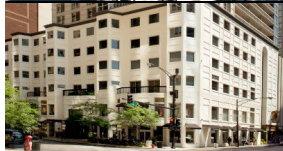


1201 N. Clark
William Winter
John Vance

1,652 rsf
2,554 rsf

NEW LISTING

Corner and inline opportunities available at the base of a 98-unit residential building in Chicago's prestigious Gold Coast neighborhood.



One E. Delaware
Noah O'Neill

1,483 rsf
2,100 rsf
2,711 rsf

Easily accessible boutique building with premier Gold Coast address and available parking. Second generation medical and fitness spaces.

WEST LOOP/ FULTON MARKET



160 N. Elizabeth
John Vance
William Winter

8,996 rsf

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
Brooke Hazen

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 & Green
William Winter
John Vance

Reformation **NOW OPEN!**

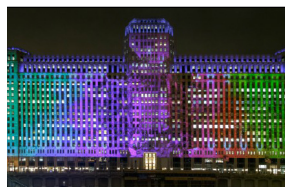
Highly visible corner retail space at the SWC of Randolph & Green across from SoHo House.

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(RSF)

COMMENTS

RIVER NORTH



THE MART
John Vance
Brooke Hazen

Second Floor:
Lotus Banh Mi **NOW OPEN!**
851-rsf **LEASED!** to
Big City Optical

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
John Vance
Brooke Hazen

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
William Winter
Brooke Hazen

10,506 rsf

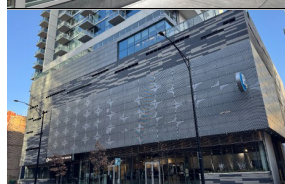
Prime second-generation restaurant space at the base of a 28-story, 249-unit luxury apartment tower on a highly visible corner in one of the city's most vibrant dining and nightlife destinations.



219 W. Hubbard
Brooke Hazen
Noah O'Neill

3,016 rsf (divisible
down to 1,195 rsf)

Move in ready 2nd generation fitness space with 75' of frontage available in River North, steps from the Mart.



220 W. Illinois
William Winter
John Vance

1,500 rsf

Well-positioned retail space in the heart of River North featuring outsized frontage and exceptional street presence at the base of a 188 unit apartment tower.



311 W. Huron
Brooke Hazen
Noah O'Neill

6,838 rsf (In Lease)

New construction, Class A retail corner in the heart of River North.



325 N. Wells
Noah O'Neill

13,009 rsf

NEW LISTING: FOR SALE OR LEASE
Premier retail showroom space along the Chicago River and across from the Merchandise Mart. Includes private outdoor patio space and a boat dock. Large windows providing an abundance of natural light. Pristine, move in ready conditions.



One E. Erie
William Winter
John Vance

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.

ILLINOIS MEDICAL DISTRICT (IMD)



Rush University Medical Center
David Stone

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.

ADDRESS/
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(RSF)

COMMENTS

BUCKTOWN/ WICKER PARK



1242-44 N. Milwaukee
Ves Pavlovic
Noah O'Neill

3,550 rsf (divisible)

NEW LISTING

Forty-eight feet of frontage along desirable Milwaukee Avenue offering an opportunity for 'new build' space.

AVONDALE



3311 N. Pulaski
Ves Pavlovic
Noah O'Neill

11,874 rsf (divisible)

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.

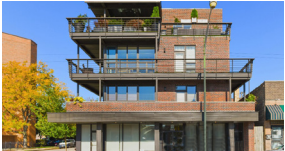
LINCOLN PARK



1940 N. Elston
William Winter
Noah O'Neill

1st Floor: 7,370 rsf
2nd Floor: 3,960 rsf

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
Ves Pavlovic
Brooke Hazen

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
Noah O'Neill
David Stone

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 for retail and/or medical.

SOUTH SIDE



Lake Meadows Square
Ves Pavlovic
Noah O'Neill

860 - 16,905 rsf
2,660 rsf **LEASED!**
to CVS Pharmacy
3,037 rsf (2nd Gen
Restaurant)

UNDER NEW OWNERSHIP & MANAGEMENT

Rare urban junior anchor opportunity and 2nd gen restaurant available in Bronzeville neighborhood. Prominent stoplight corner with easy and convenient surface parking.

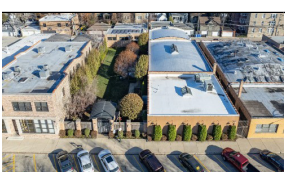


1717 W. Pershing
Noah O'Neill
Ves Pavlovic

2,200 - 34,400 rsf

New large scale, mixed-use, urban campus redevelopment in McKinley Park approximately 4 miles southwest of CBD.

RAVENSWOOD



4515 N. Ravenswood
Ves Pavlovic
Noah O'Neill

8,895 rsf

NEW LISTING: NOW UNDER NEW OWNERSHIP

Unique bow truss building with 22' ceiling heights with a rare, fully landscaped private courtyard.

ADDRESS/
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(RSF)

COMMENTS

LAKEVIEW




Lakeview Plaza
Ves Pavlovic

10,000 rsf (In Lease)
FS8 Pilates **NOW OPEN!**
3,280 rsf **LEASED!**

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

RETAIL/RESTAURANT FOR LEASE: SUBURBAN



The Welkin
Des Plaines, IL
Ves Pavlovic
William Winter

2,916 rsf

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
Ves Pavlovic

Sunnyside Shop
NOW OPEN!
1,824 rsf **LEASED!** to
Glow Sauna Studios
1,077 rsf

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
Jason Gustaveson

1,472 - 25,150 rsf
26,653 rsf **LEASED!**
26,542 rsf **LEASED!**

TWO discount apparel tenants opening soon. 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.



Village Crossing
Restaurant
Skokie, IL
Jason Gustaveson

6,495 rsf


Free-standing restaurant available in one of the best performing premier suburban power centers in the Chicago metro area.



720 E. Dundee
Palatine, IL
Jason Gustaveson
Ves Pavlovic

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.



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

1,600 rsf

2nd Generation Med Spa space now available in high demand center located less than one mile from Downtown Park Ridge.



Oak Lawn Commons
Oak Lawn, IL
Jason Gustaveson

36,142 rsf (divisible)


Former grocery-anchor tenant position available in the best retail center in the Oak Lawn market with exceptional traffic counts.



Oak Lawn Commons
Outlot
Oak Lawn, IL
Jason Gustaveson

42,000 rsf outparcel
4,800 rsf building (In Lease)

High profile outlot opportunity for lease available in the best retail center in the Oak Lawn market with exceptional traffic counts.



1064 Gage Street
Winnetka, IL
William Winter
David Stone

2,500 rsf

NEW LISTING

Hard corner of Gage & Green Bay Road centrally located in the bustling Hubbard Woods business district.

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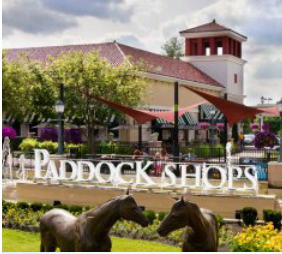
RETAIL/RESTAURANT FOR LEASE: NATIONAL



IU Health New Downtown Hospital
Indianapolis, IN
David Stone
Cheryl Beckel

Please call

Seeking fast casual restaurant concepts for two food halls situated in the heart of a revitalized downtown Indianapolis that is easily accessible for both on-campus individuals and the surrounding community.



Paddock Shops
Louisville, KY
Jason Gustaveson
David Stone

900 rsf
2,576 rsf
7,000 rsf
2,820 rsf (In Lease)
7,000 rsf (In Lease)

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. REI and Fresh Market **NOW OPEN!**



Pinehurst Building
4999 France Ave.
Minneapolis, MN
Jason Gustaveson

1,675 rsf ENDCAP (In Lease)

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
Jason Gustaveson

1,549 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 – Free People Movement, Billy Reid, Margaret O'Leary, Sweet Science, Mr. Paul's Supper Club, Faherty, Brilliant Earth and Faribault.

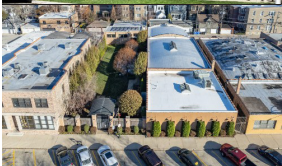
OFFICE/MEDICAL FOR LEASE: URBAN



4410 N. Ravenswood
Noah O'Neill

8,378 rsf (lower level, divisible down to 875 rsf)
5,033 rsf
3,096 rsf **LEASED!**

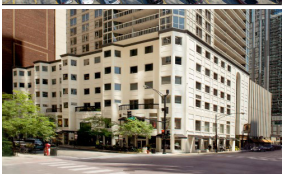
Timber loft office building located in Ravenswood corridor with an exclusive building parking lot and walking distance to transportation and restaurants.



4515 N. Ravenswood
Ves Pavlovic
Noah O'Neill

8,895 rsf

NEW LISTING: NOW UNDER NEW OWNERSHIP
Unique bow truss building with 22' ceiling heights with a rare, fully landscaped private courtyard.



One E. Delaware
Noah O'Neill

1,483 rsf
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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OFFICE/MEDICAL FOR LEASE: SUBURBAN



Carillon Square
Glenview, IL
Ves Pavlovic

674 rsf
781 rsf
1,160 rsf
1,773 rsf

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
Noah O'Neill

1,143 rsf
1,729 rsf
2,500 rsf **LEASED!**

Concrete loft flex building with high ceilings and mostly open floor plans. Easily accessible shared loading dock. Convenient onsite parking.

FOR SALE: URBAN



325 N. Wells
Noah O'Neill

31,757 rsf

NEW LISTING: FOR SALE OR LEASE

Premier retail/office condo for sale across from the Merchandise Mart. This is a rare opportunity for a user to acquire and occupy a portion of the property (~13,000 sf). The vacant portion is move in ready, showroom/office space with immaculate views of the Chicago River (including a boat dock) and in pristine condition.



3812 N. Clark
Noah O'Neill

3,224 rsf

MAJOR PRICE REDUCTION: PRICED TO SELL

Highly sought after location steps from Wrigley Field with a user and/or redevelopment opportunity (mixed use).



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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REAL ESTATE