

CBRE

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ANTHROPOLOGIE

THE NEWBERRY

MAPLE & ASH

URBAN OUTFITTERS

1030

★ RETAIL SPACE FOR LEASE IN THE HEART OF CHICAGO'S GOLD COAST ★



The Opportunity

The Newberry is a stunning 75,000 square foot redevelopment nestled in the heart of Chicago's vibrant Gold Coast—a premier destination for high-end retailers and discerning shoppers alike. This is not just a location; it's a lifestyle, surrounded by the city's finest restaurants and upscale retail options.

This space offers multiple configurations to perfectly suit any vision, and with on-site parking and expansive outdoor seating, The Newberry enhances the overall shopping experience in one of Chicago's hottest neighborhoods. Become part of the exciting energy that defines the Gold Coast.

THE NEWBERRY

Space D | 18,904 SF

Space C | 26,066 SF

Entrance

ANTHROPOLOGIE
Coming Soon

MOXIES
Coming Soon

Space to
Fit Every Need



The Best of Retail & Dining

Surrounded by luxury shopping, five-star dining, high-end hotels, and a wealthy, dense residential population



Neighbors Gibsons and Maple & Ash included in Top 10 highest grossing restaurants in the country



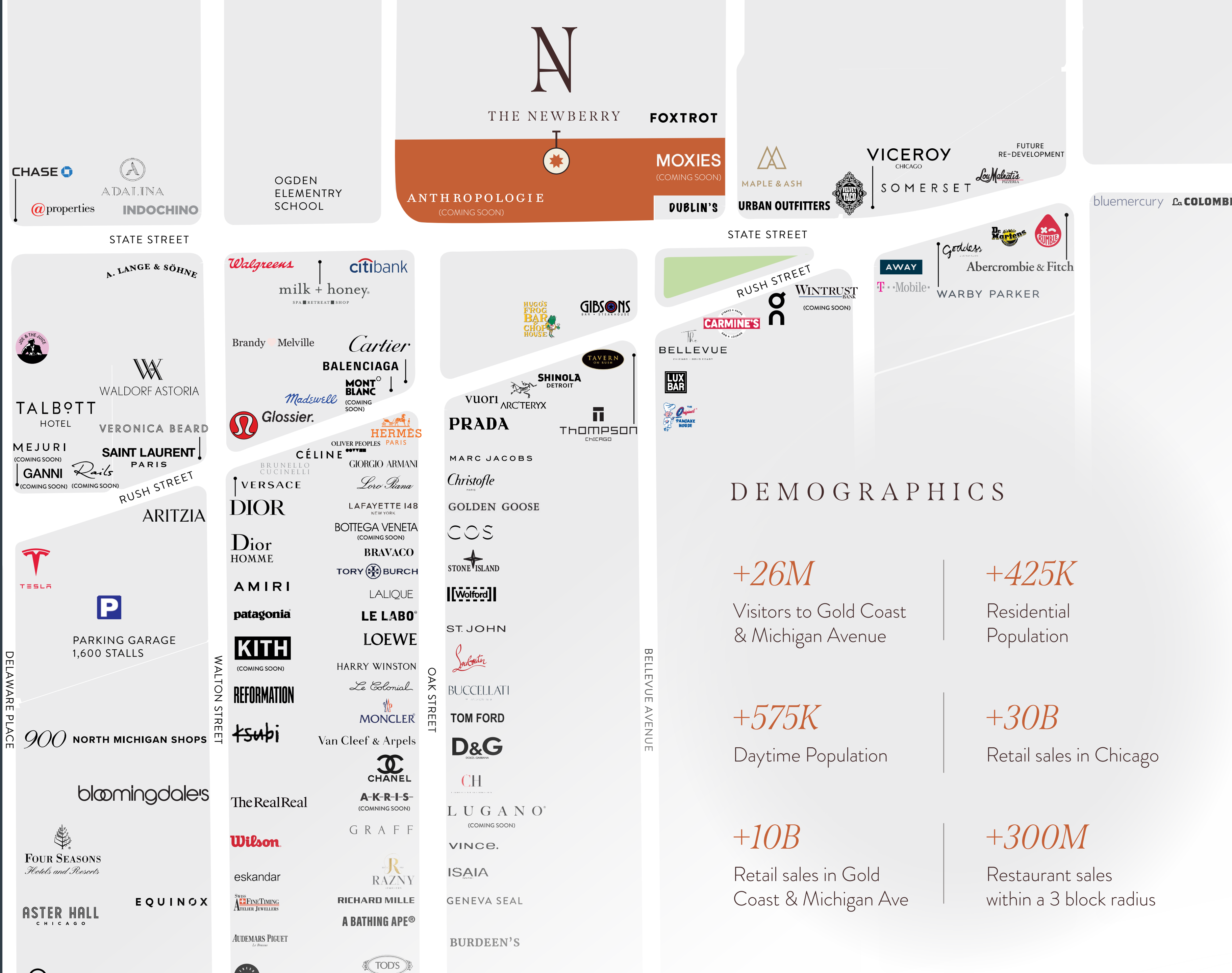
The Newberry sees 6 million visitors within one block each year



+6,000 keys and 35 hotels within 4 blocks, allowing for ever-increasing tourism to the area

NEARBY HOTELS

- | | |
|------------------|-----------------|
| The Four Seasons | Waldorf Astoria |
| Peninsula | Thompson Hotel |
| The Drake | Ritz-Carlton |
| Viceroy | Sofitel |



DEMOGRAPHICS

- +26M** Visitors to Gold Coast & Michigan Avenue
- +425K** Residential Population
- +575K** Daytime Population
- +30B** Retail sales in Chicago
- +10B** Retail sales in Gold Coast & Michigan Ave
- +300M** Restaurant sales within a 3 block radius



HIGH VISIBILITY & TRAFFIC
OFF STATE STREET



ANTHROPOLOGIE

PREMIUM

MAPLE & ASH

URBAN OUTFITTERS

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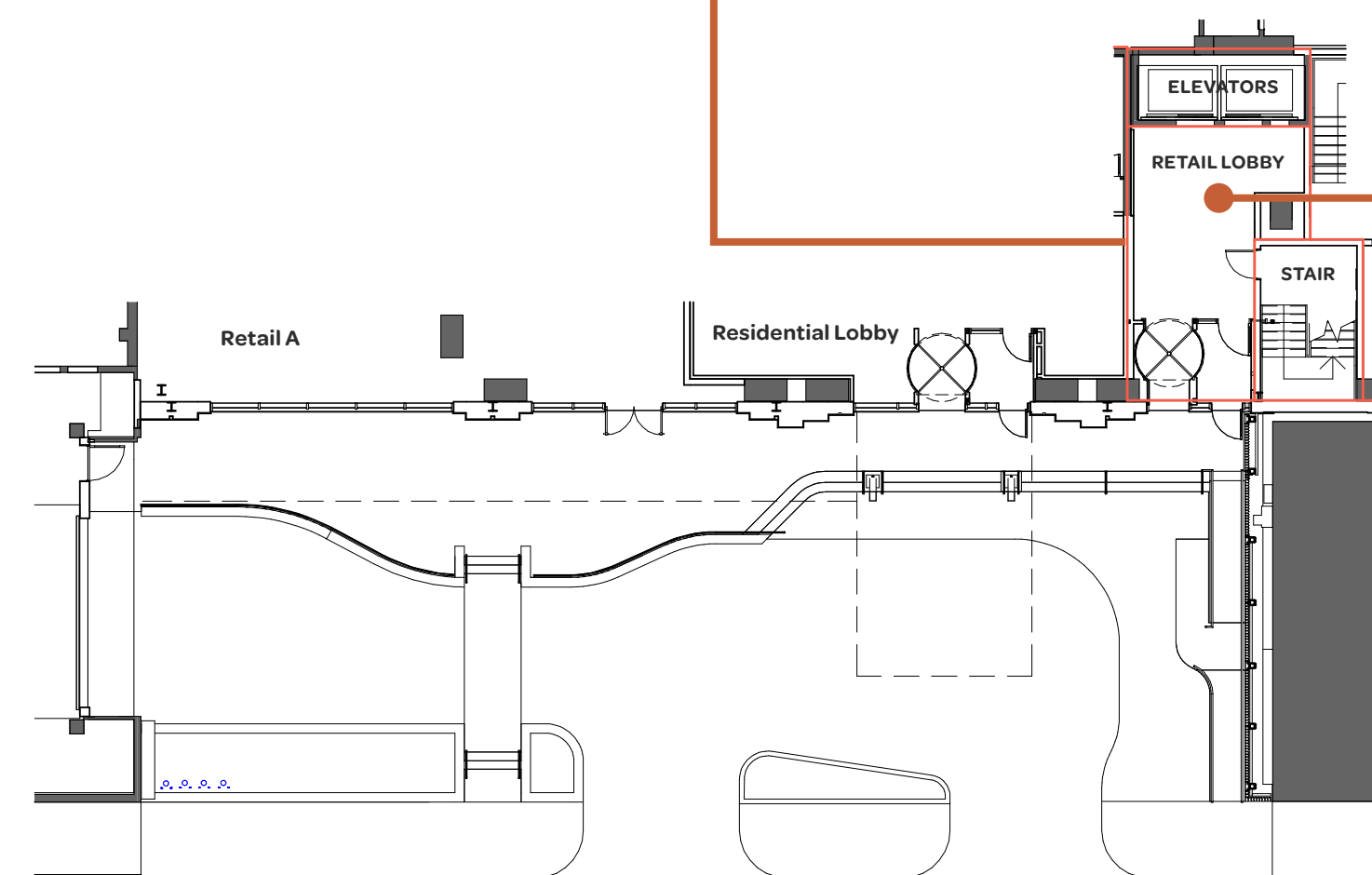
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State Street Entrance

State Street Dedicated Entrance to 2nd and 3rd floor spaces

Up to 44,970 SF over two levels



STATE STREET

Dedicated Elevator and Stairs
Level 1 plaza access

★ MAPLE STREET VIEW



MOXIES
Coming Soon



Space C | 26,066 SF

LEVEL TWO

Can be subdivided

Dedicated entry from level 1 plaza allows access to Spaces C & D



MAPLE STREET

ANTHROPOLOGIE
Located below
on level 1

MOXIES
Located below
on level 1

STATE STREET

Entry

State Street (Elevator)
Dedicated lobby entrance
fronting State Street

Views

East overlooking entry plaza
& Mariano Park and North
overlooking Maple Street

*Ceiling
Height*
11'-6"



Space D | 18,904 SF

LEVEL THREE

Can be subdivided

Dedicated entry from level 1 plaza allows access to Spaces C & D



MAPLE STREET

ANTHROPOLOGIE

Located below
on level 1



MOXIES

Located below
on level 1

STATE STREET

Entry

State Street (Elevator)
Dedicated lobby entrance
fronting State Street

Views

East overlooking entry plaza
& Mariano Park and North
overlooking Maple Street

Ceiling Height

17'-0"

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THE NEWBERRY

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