

49 EAST CHICAGO AVENUE

river north / chicago, il



MID-AMERICA® URBAN

AVAILABLE JULY 2025



49 EAST CHICAGO AVENUE

space & market details

ADDRESS

49 East Chicago Avenue
Chicago, IL 60611

NEIGHBORING CO-TENANTS

PARK HYATT®

NORDSTROM
Rack



Star's Donuts
& COFFEE



AVAILABILITY

4,105 SF (Divisible)

FEATURES

4,105 SF (divisible) space available, just off the southwest corner of Rush Street & Chicago Avenue

Steps from Chicago's Magnificent Mile; situated at the crossroads of the River North, Gold Coast, and Streeterville trade areas

Surrounded by major activity drivers including Loyola University's Water Tower Campus,

Northwestern Memorial Hospital, and Lurie Children's Hospital

Easily accessible via multiple public transportation options, including the CTA Red Line Station at State & Chicago with nearly 2.5 million riders annually

Available July 2025

WITHIN 1 MILE



Total Daytime Population

332,685



Total Population

123,905



Median Age

35



Median Annual Household Income

\$144,889

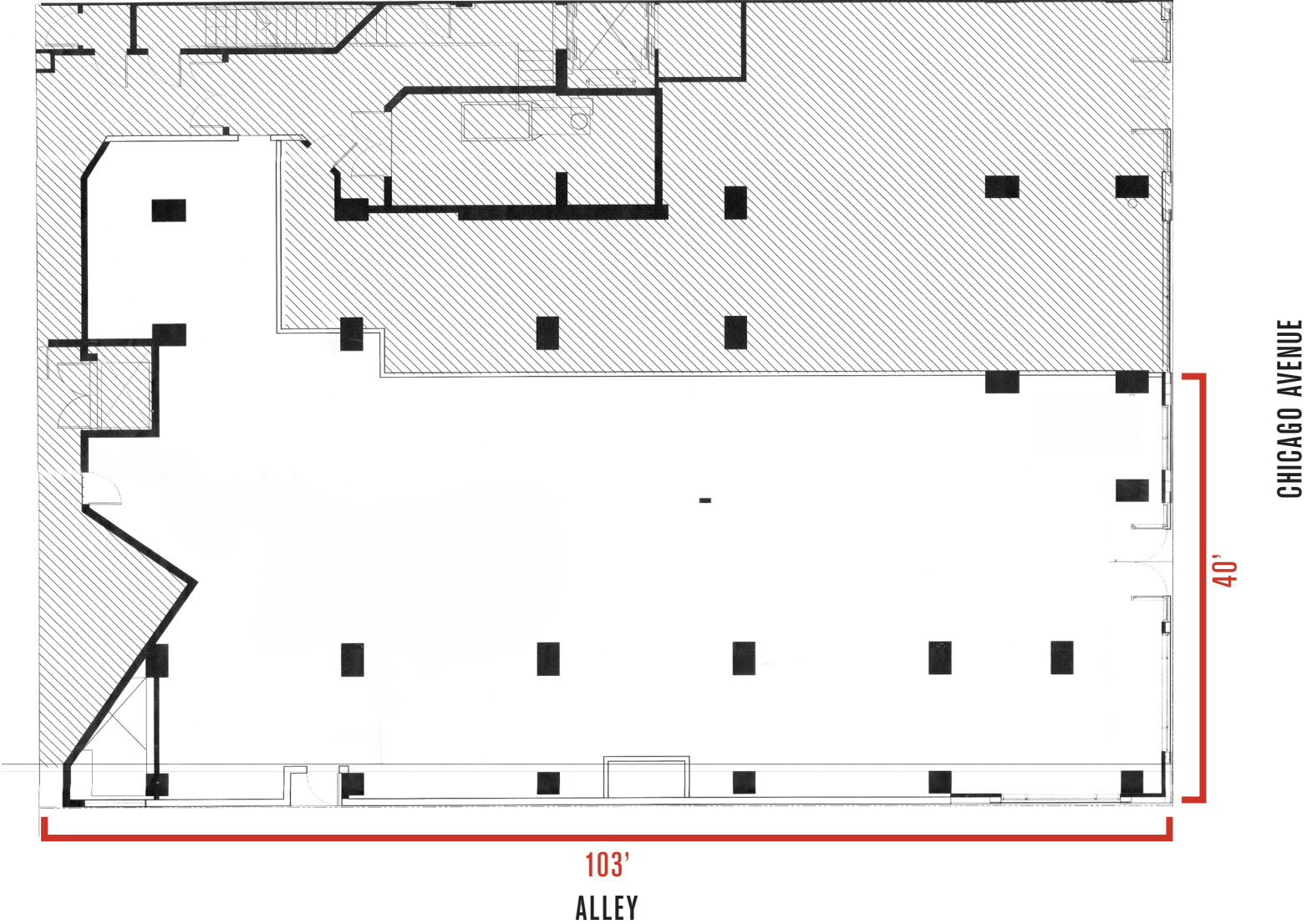


Annual Spend on Dining Out

\$553,199,850

49 EAST CHICAGO AVENUE

floor plan



49 EAST CHICAGO AVENUE

trade area map



2.375M Riders Annually - CTA



WELLS FARGO
Kilwins
Philiz Coffee
LIFETIME FITNESS
ONE CHICAGO SQUARE
WHOLE FOODS MARKET
PETIT POMEROY

FRANCES XAVIER WARD SCHOOL
HOLY NAME CATHEDRAL

PIPPIN'S
THE BERNARDIN
Sunnyside Life
Giordano's

RACK
DXL
ANTHROPOLOGIE
RALPH LAUREN
Rushkin COFFEE
VICTORIA'S SECRET
TIFFANY & CO.
PENNINSULA HOTEL

Walgreens
Neiman Marcus
LURIE CHILDREN'S HOSPITAL
CAMBRIA HOTEL & SUITES

ALDI
Northwestern Medicine PHYSICAL THERAPY

E. Superior St.
JIMMY JOHN'S
JUICE & THE JUICE

JAKE Medusa's
Rosebud
CAFE L'APPETITO

Saks Fifth Avenue
CHICAGO PLACE
ZARA

alo
ALLERTON HOTEL
HAMPTON INN
ROLEX

Starbucks
FedEx Office
EUROSTARS

E. Huron St.
NSPS THE MED SPA
JONATHAN ADLER
CAFE LA PRESSE

ST. JAMES CATHEDRAL
THE RICHARD H. DRIEHAUS MUSEUM

OMNI HOTEL
MANGO

H&M
NIKE
拉麵さん (RAMEN - SAN)
TALLBOY Taco
NORTHWESTERN MEMORIAL HOSPITAL
BEATRIX

E. Erie St.



let's talk. **BIG IDEAS?**

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