

227 W MONROE, CHICAGO, IL

2,280 SF

AVAILABLE RETAIL

CBRE

THE
FRANKLIN



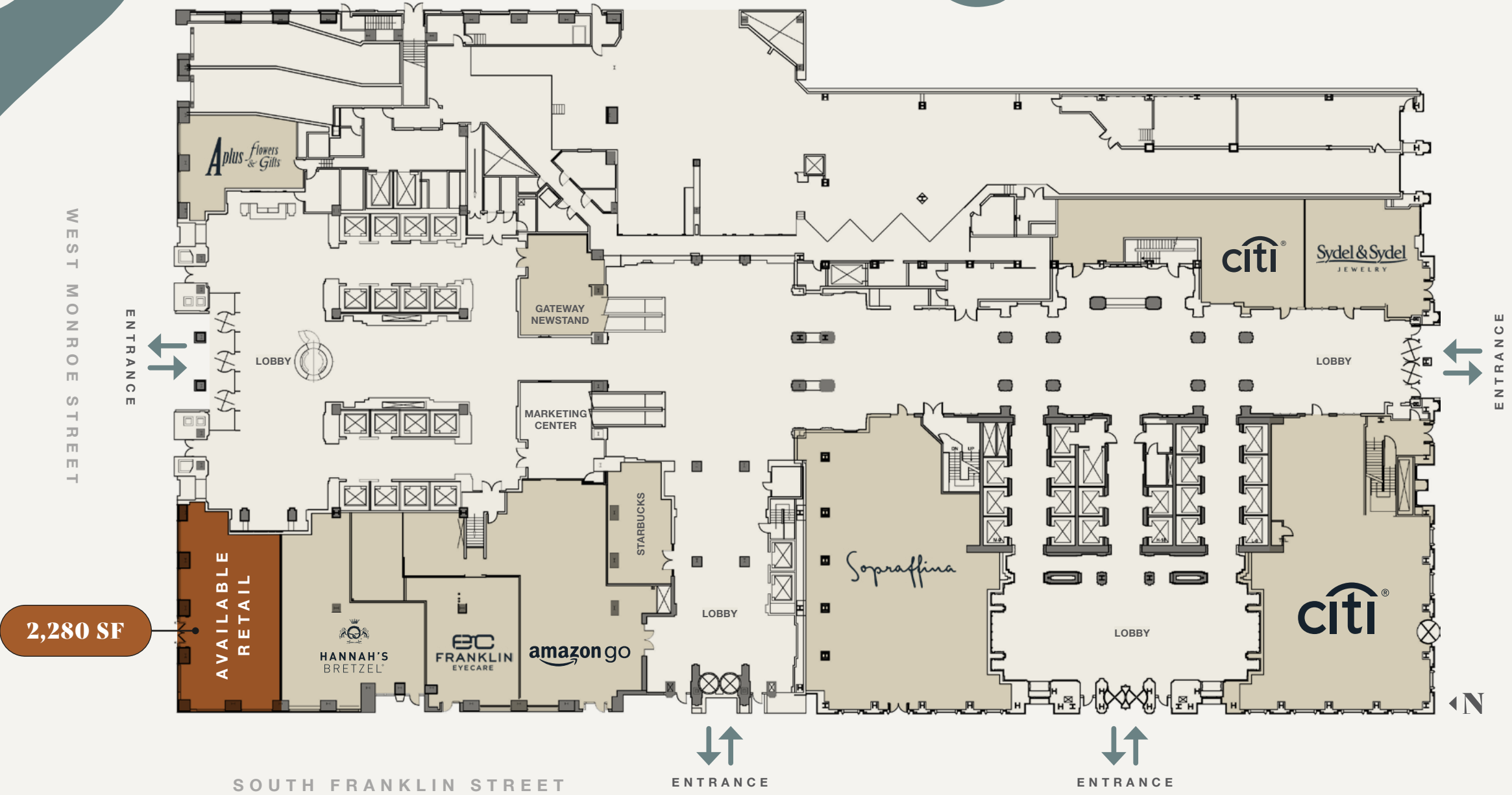
TISHMAN SPEYER

THE Opportunity

Hard corner retail availability at the base of The Franklin – the iconic 2.5M SF, two building office tower in Chicago’s Central Business District. The interconnected lobby spans the entire city block along Franklin Street with four exterior entrances. The retail opportunity sits on the Northern corner with frontage along Franklin and Monroe, capturing significant visibility.



THE Site Plan

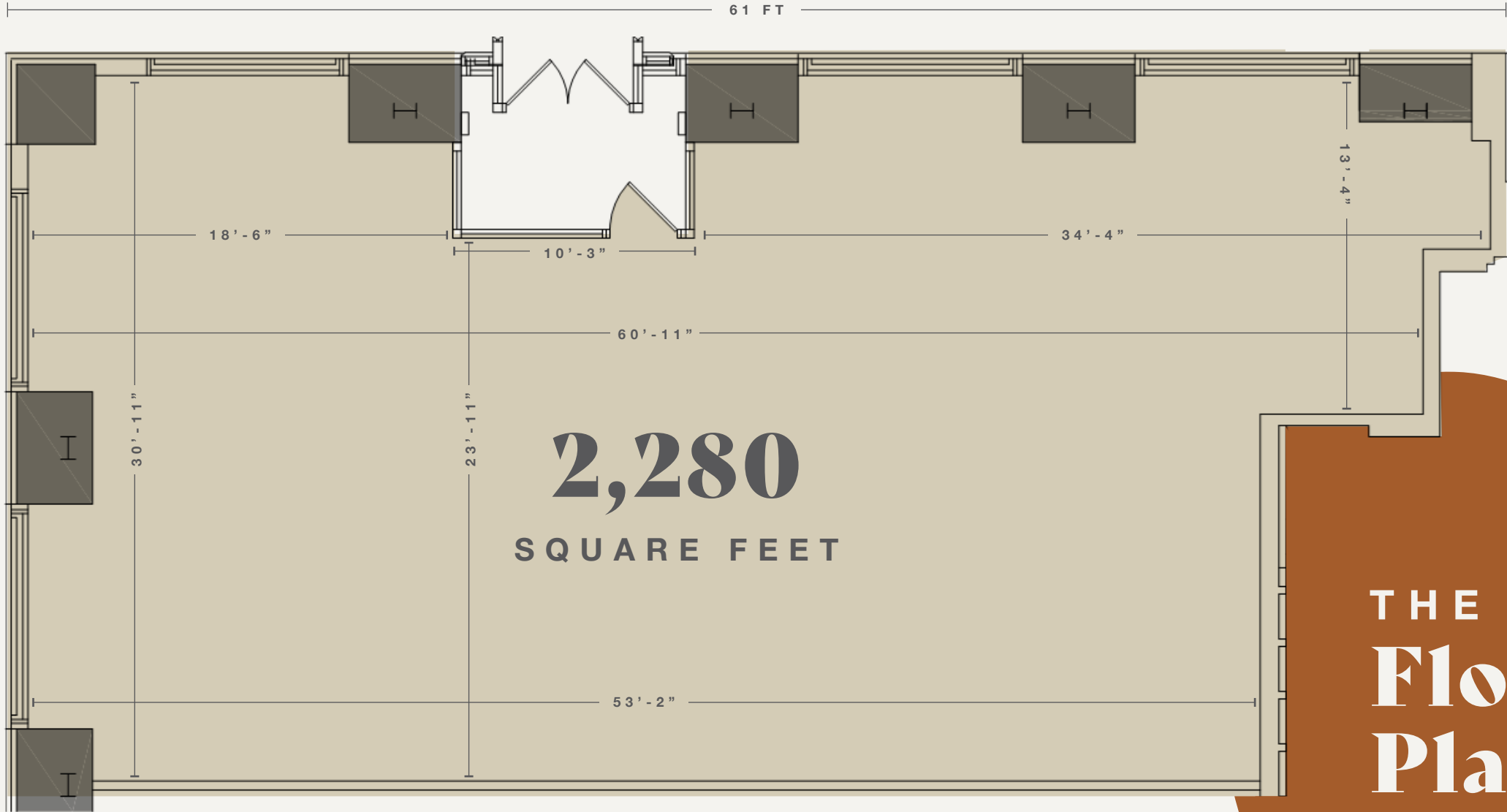


WEST MONROE STREET

61 FT

SOUTH FRANKLIN STREET

31 FT



2,280
SQUARE FEET

THE
Floor
Plan

CEILING HEIGHT: 19' - 3"

THE FRANKLIN

TWO BUILDINGS,
ONE AMENITIZED LOBBY



2.5M SF
OF CLASS A
OFFICE SPACE



28,084 SF
OF LOBBY RETAIL
EXPERIENCES



2,280 SF
LAST REMAINING
RETAIL AVAILABILITY

227 W MONROE
60 STORIES
1,583,750 SF OF CLASS A OFFICE

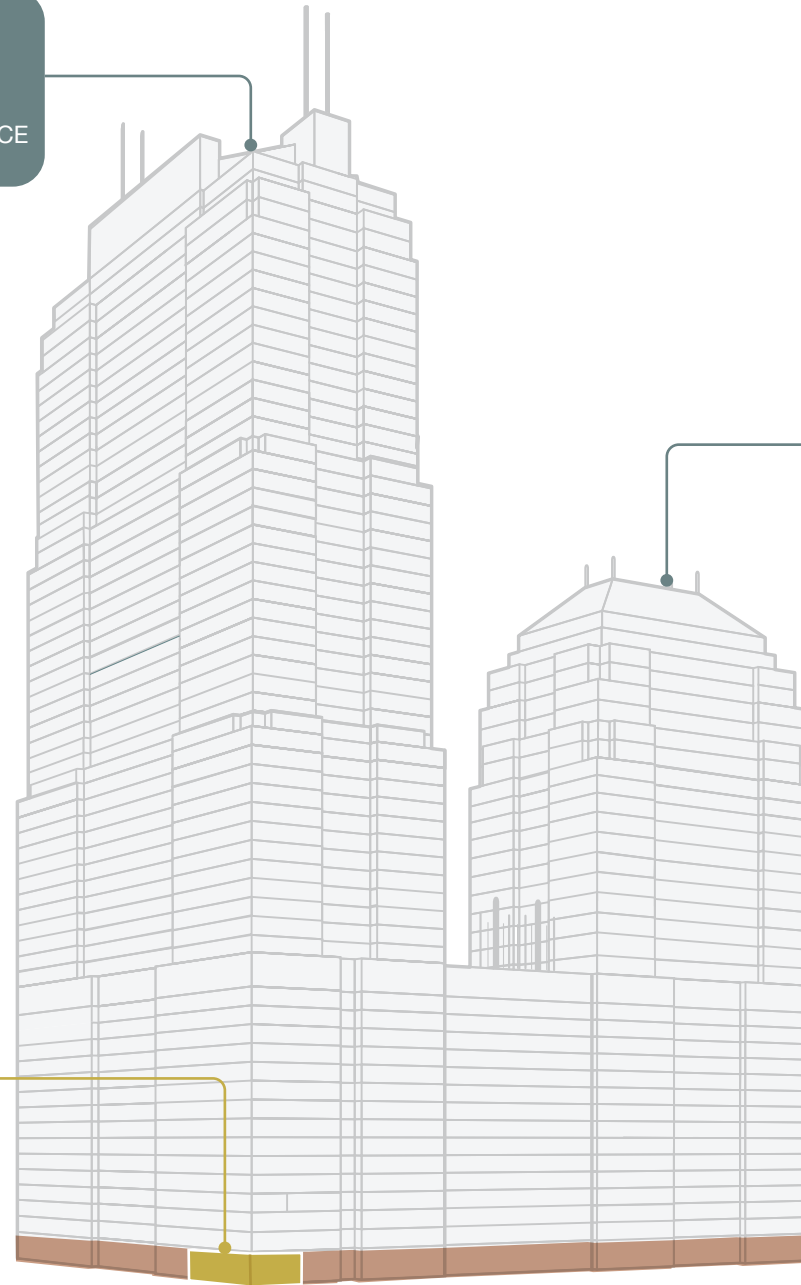
222 W ADAMS
35 STORIES
930,281 SF OF CLASS A OFFICE

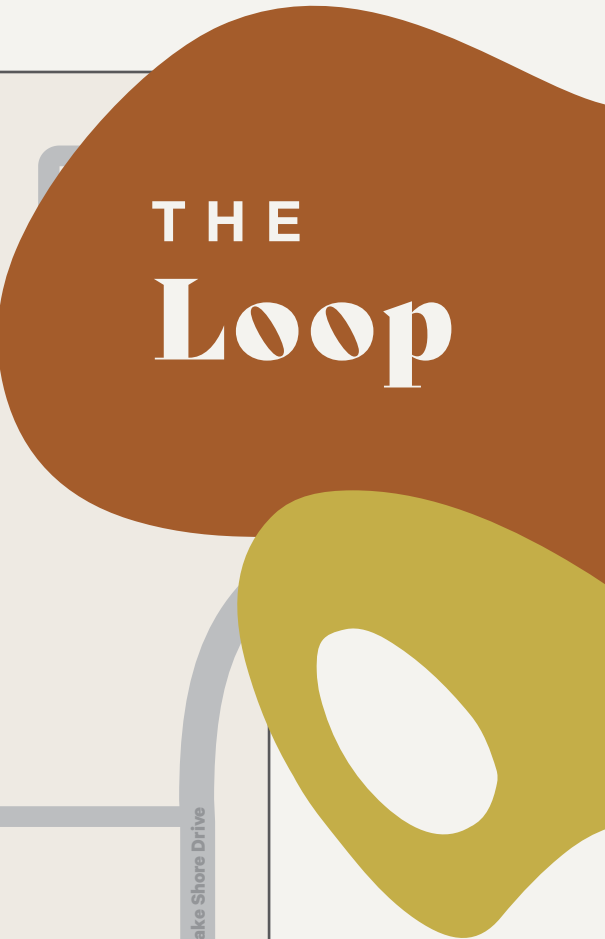
HARD CORNER
RETAIL AVAILABILITY

FULL CITY BLOCK OF GROUND
FLOOR RETAIL EXPERIENCES

MONROE STREET 10,500 VPD

FRANKLIN STREET 9,300 VPD





DEMOGRAPHICS
(WITHIN 1 MILE)

84,206
2024
POPULATION

517,989
DAYTIME
POPULATION

\$185,757
AVERAGE
HH INCOME

3 min walk
TO WASHINGTON/WELLS
& QUINCY CTA STATION

900k
ANNUAL RIDERS AT
QUINCY CTA STATION





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