

# PRIME RETAIL LOCATION

203 S. STATE STREET at 11 E Adams Street, Chicago, IL

**AVAILABLE NOW**

**SUITE LL100**  
**12,689 RSF**

**Availability: Immediate**

**Term: 5-10 Years**

**Rate: \$25.00/RSF NNN**

**Candice Wells**

EVP | Director of Retail Leasing

312.884.5452

[cwells@marcrealty.com](mailto:cwells@marcrealty.com)

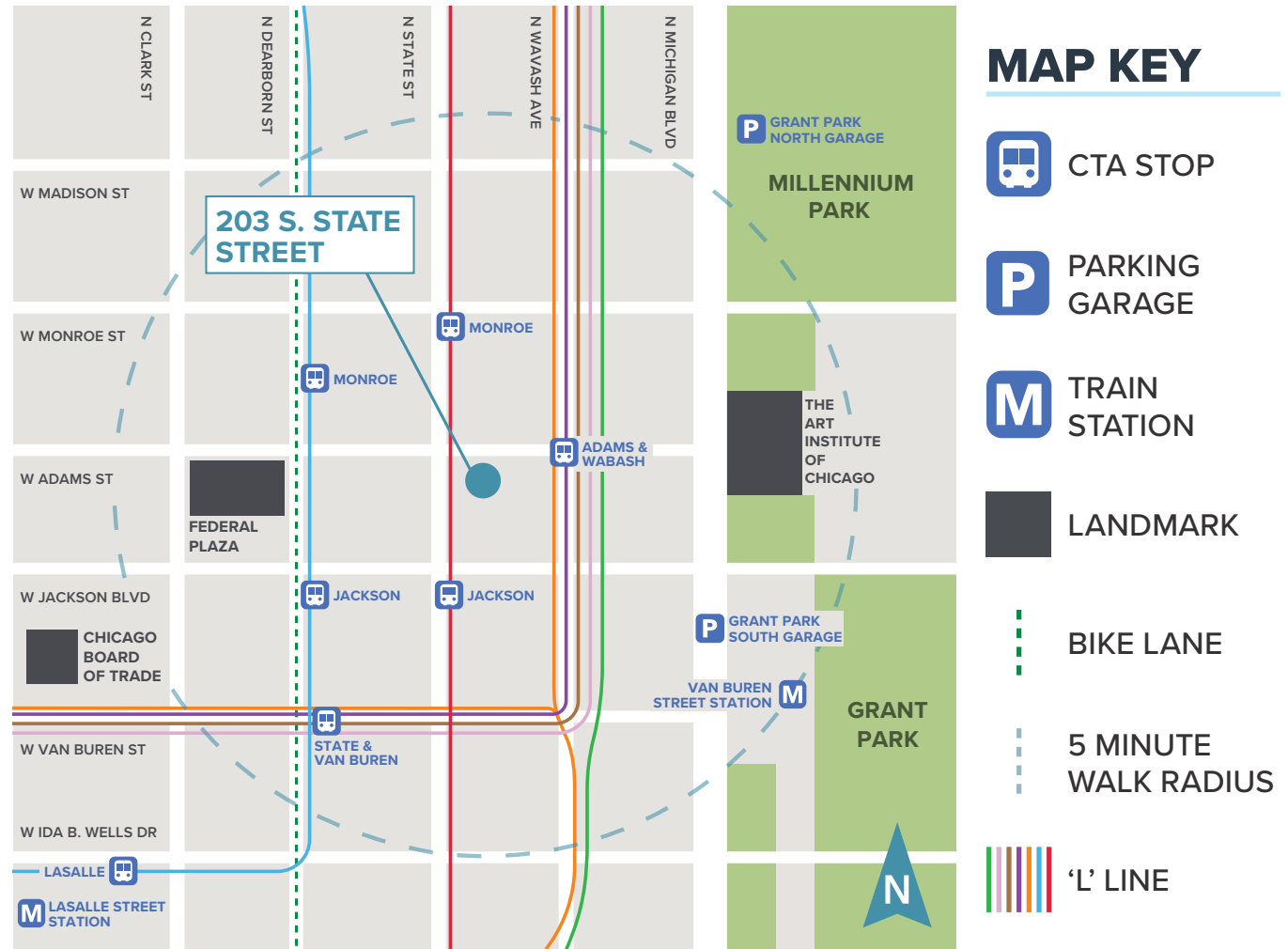
**MR** Exceptional Value  
Remarkable Locations  
MARC REALTY



# AREA HIGHLIGHTS

Within blocks of Millennium Park, Grant Park, the Art Institute of Chicago, and the Chicago Cultural Center. Within blocks of the Financial District, Federal buildings and DePaul Campus.

Abundant parking available at Millennium Park and city garages. Within walking distance of public transportation (Loop Link, Buses, "L", Metra Train Stations and DIVVY).



100% Transit Score and Walk Score Loopnet.



Average household income of \$144,000 within a 2 mile radius.



Population of 254,000 within a 2 mile radius.



**Ideal location for retail, tech, non-profit, or established business with specialized security needs.**

# 203 S

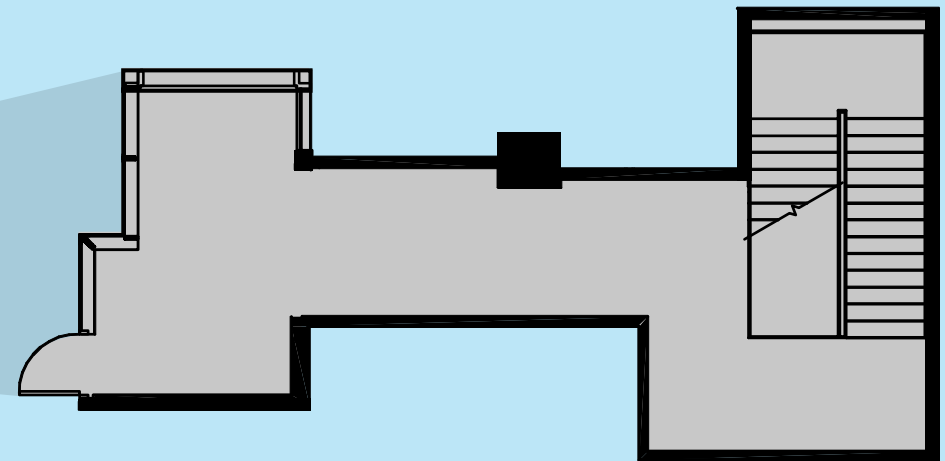
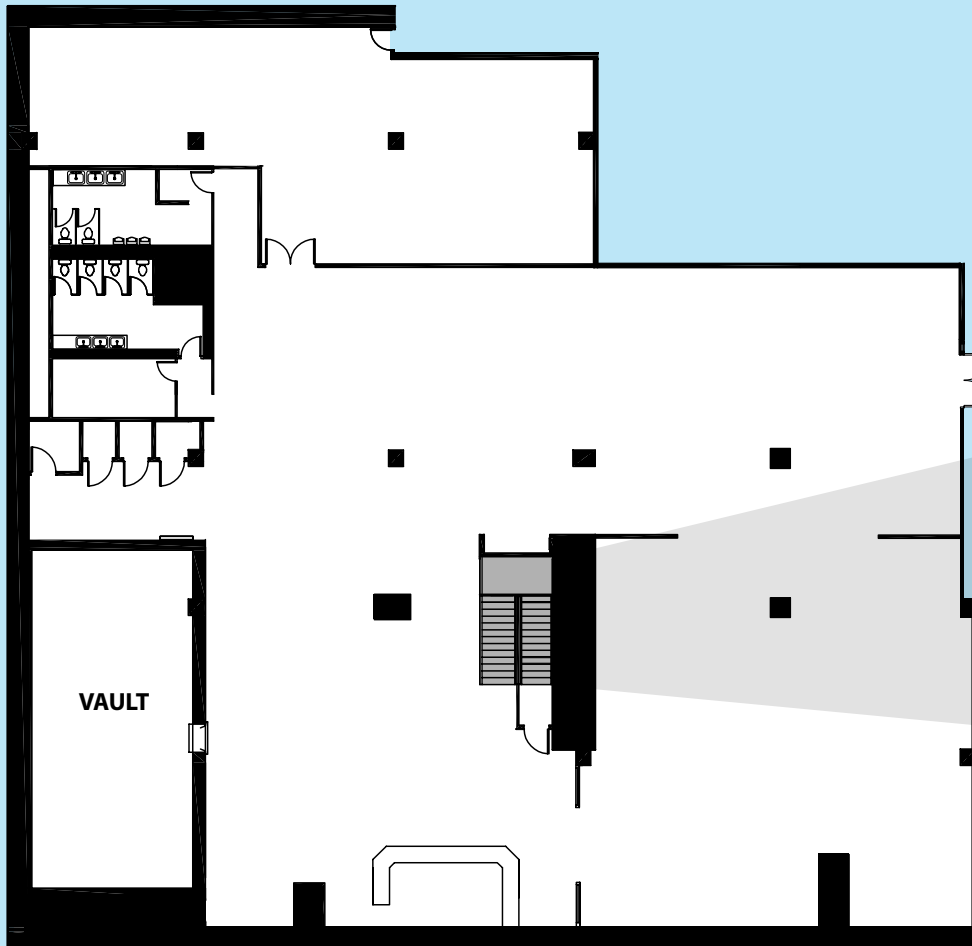
**STATE STREET**  
at 11 E Adams Street

**SUITE LL100**  
12,689 RSF

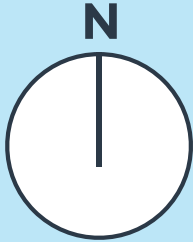
State Street entrance  
Underground bank vault  
+/- 30' x 45'  
Large open space plan

Black Iron available  
Build-to-suite available  
Existing restrooms &  
changing rooms

Lofted ceilings  
High Speed Internet  
access with multiple  
telecom providers



Private Street Entrance



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180 N Wabash Ave, Suite 800  
Chicago, IL 60601



Exceptional Value  
Remarkable Locations

# THE BEST LOCATED BUILDINGS

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# CHICAGO

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Striving to deliver the highest level of service within all aspects of our business. We pride ourselves in having a strong local knowledge of the real estate market with an equally strong understanding of our tenant's business needs. This allows us to better serve our individual clients by matching up their unique requirements with the best real estate decisions.



**MORE SPACES AVAILABLE  
AT MARCREALTY.COM**

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