

# 45,000 SF

## EXCLUSIVE GROUND FLOOR LOBBY & CONTIGUOUS UPPER FLOORS FOR LEASE OR SALE



### THE OFFERING

CBRE, as exclusive agent, is pleased to offer the opportunity to acquire or lease (as a condominium interest) approximately 45,000 SF across floors 2 through 4 at 360 North State Street ("the Property"). The building has five units total, and the Property contains four of them, with the fifth belonging to STK Steakhouse. There are no use restrictions per the condominium association. The Property includes signage rights on all sides of the building (other than STK's entrance), plus exclusive rooftop signage & development rights.

Entering the Property from State Street, a reception desk sits near the two (2) front elevators with access to all four floors plus the lower level. A freight elevator bank is positioned deeper within the floor plan.

Currently leased until approximately April 2026 for a pop-up museum exhibition, the 2nd Floor can be accessed via the massive staircase on the ground level beside floor to ceiling windows. At the top of the staircase is a landing / lounge area that provides a view of The Langham Hotel. The 3rd Floor is raw space and has no connection to the ground floor besides the front elevator and an internal staircase from the 2nd Floor. The 4th Floor has an industrial look with high ceilings, and an outdoor terrace facing the State & Kinzie Street intersection, perfect for private events or intimate concerts.

There is an option for Floors 2 & 3 or Floors 3 & 4 to be acquired or leased as a condominium interest. Abundant with natural light, Floors 3 & 4 have exposed brick surrounding large windows facing Kinzie Street.

### INVESTMENT HIGHLIGHTS



**PRIME RIVER NORTH LOCATION**

Located at the Gateway to River North, Perfect for a Lifestyle Entertainment Venue



**UNMATCHED AREA AMENITIES**

Adjacent to the Chicago River, Marina City, The House of Blues, Harry Caray's, STK Steakhouse, The Langham Hotel & More



**ALL NEW BASE BUILDING SYSTEMS**

New Roof with 2 High-Efficiency Rooftop Cooling Units, Plus Glazing System, Providing an Energy Advantage



**BOUTIQUE BUILDING**

A 4-Story Commercial & Retail Building with a Full Lower Level (Well-Suited for Storage)



**INCREDIBLE VISIBILITY**

Positioned at a Busy Intersection with High Signage Exposure to Tourists, Pedestrians & Drivers

### Facing Southwest



FOR MORE INFORMATION, PLEASE CONTACT:

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**CBRE**