



Offering Summary

Lease Rate:	Negotiable
NNN's:	\$13.98 PSF
Available SF:	2,094 SF - 9,071 SF
Year Built:	1985
Renovated:	2019
Residential Units:	400
Zoning:	PD-318
Market:	Chicago
Submarket:	River North
Traffic Count	Approx. 33,650 VPD

Property Overview

Prime leasing opportunity at River North Park, located in the heart of Chicago's affluent River North neighborhood. The 24-story, 400-unit apartment community sits just two blocks from the Ontario and Ohio Street feeder ramps and is surrounded by one of the city's most densely populated areas, with approximately 127,000 residents and 645,000 daytime employees within a one-mile radius. River North Park offers ~19,600 SF of premier retail space and an exceptional opportunity to join a strong roster of co-tenants including UPS, Innovative Med Spa, Domino's Pizza, Ora Dental Studio, River North CrossFit and Pups Pet Club. The available units are situated along Grand Avenue and Franklin Avenue, providing up to 9,071 SF of contiguous space. The two vacancies along Grand Avenue were recently vanilla boxed and feature expansive windows ideal for brand visibility, as well as spacious interiors suited for a wide range of retail, medical or service-oriented users. The property also contains a 211-space parking garage which can be used for an additional fee.

Property Highlights

- Prime location just two (2) blocks from the downtown feeder ramp and located in the heart of one of Chicago's most affluent neighborhoods (River North).
- Current zoning provides ownership flexibility to lease the remaining vacancies to a range of retail, office and medical office tenants.
- Tenant signage opportunities available with visibility and exposure to 17,100 VPD along Grand Avenue and 16,550 VPD along Orleans Street, in addition to heavy pedestrian traffic.
- Available suites were recently vanilla boxed providing an easy transition to future tenants.

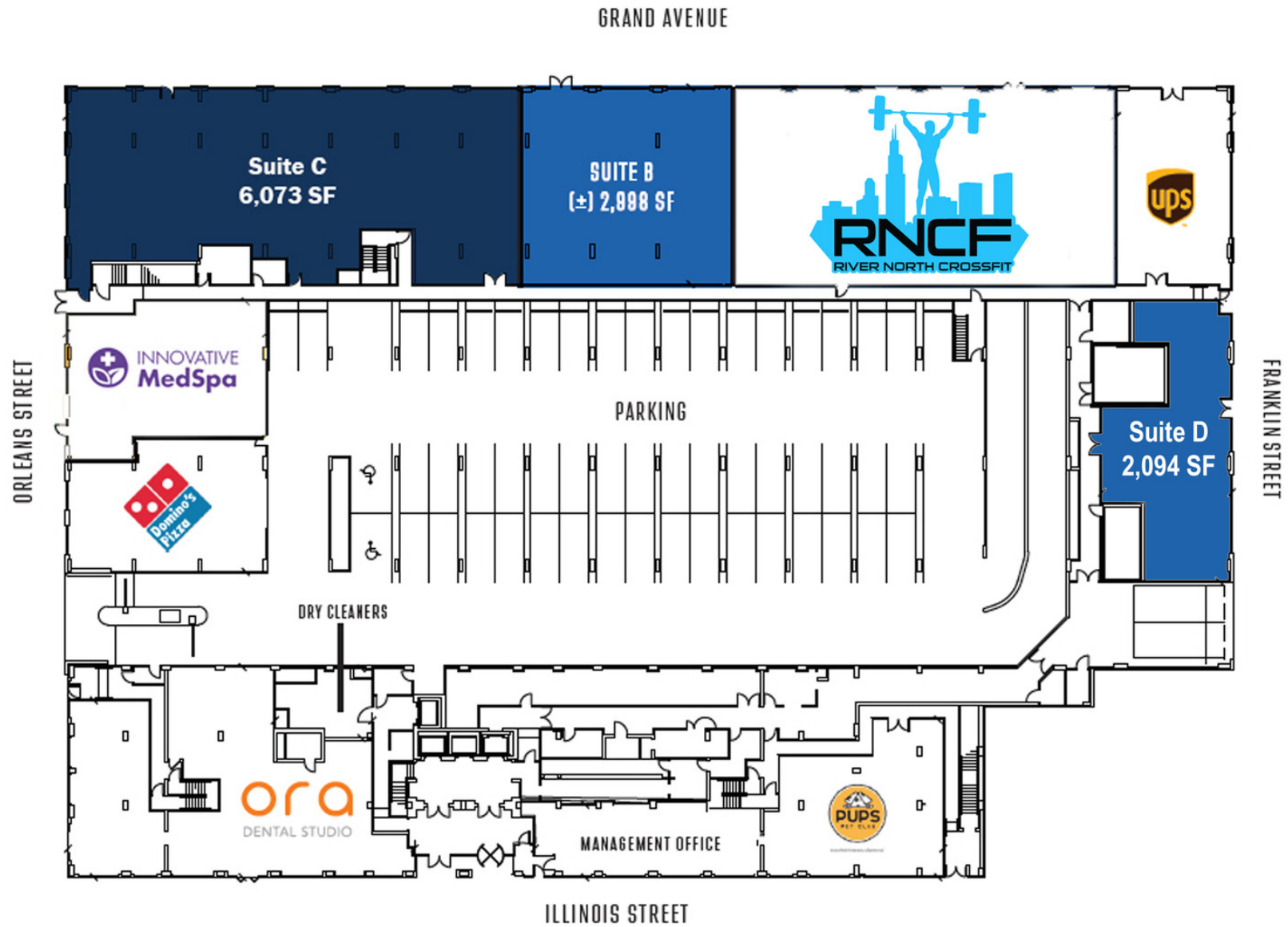
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Location Description

The Property is located within the near north side of Chicago in the bustling River North neighborhood. The building is part of a thriving community with a dense population of 126,000 residents with median household income of \$107,187 within a one-mile radius. The Property is situated on an entire city block between Grand Avenue and Illinois Street (east/west thoroughfares) and between North Orleans Street and North Franklin Street (north/south thoroughfares). With this location, the building is situated in one of Chicago's most densely populated neighborhoods (126,087 within a one-mile radius) along with excellent public transit options. The building is steps from the Merchandise Mart "L" station (Brown and Purple lines) and is also just west of the Grand "L" station (Red line). The Brown line has an average weekday ridership of 68,073 while the Purple line has an average weekday ridership of 10,413. It is worth noting that the building is surrounded by several tech companies that help drive a daytime employee population of approximately 453,000. Some of these companies include Groupon (HQ), Yelp, Salesforce, Braintree, GoHealth, and 1871 among others.

Another feature of this location is the convenient access to the Kennedy Expressway (Interstate 90 and Interstate 94). Located just two (2) blocks north is the Ontario Street and Ohio Street feeder ramps. The nearby location of the feeder ramps provides vehicular commuters and delivery vehicles a direct route to and from the property. The building is also surrounded by an abundance of national and local retailers and is within walking distance to North Michigan Avenue, Chicago's top shopping destination. Neighboring retailers include Whole Foods, Walgreens, Orange Theory, CorePower Yoga, Starbucks, FoxTrot, McDonald's, Potbelly, Chick-Fil-A, Dunkin Donuts, Peet's Coffee, Gino's Pizza, Lou Malnati's Supercuts, Portillo's, and Chase Bank, among many others.

Highlights

- Approximately 645,000 daytime employees within one (1) mile of radius.
- Situated in an area with numerous completed/active new developments, demonstrating a commitment by tenants to be part of the River North neighborhood.
- Conveniently located steps from the Merchandise Mart "L" station (Brown and Purple lines) as well the Grand "L" station (Red line).
- Located two (2) blocks from the Ontario Street/Ohio Street feeder ramps, providing direct access to the Kennedy Expressway (Interstate 90 and Interstate 94), other neighborhoods in the city, and the entire interstate system.

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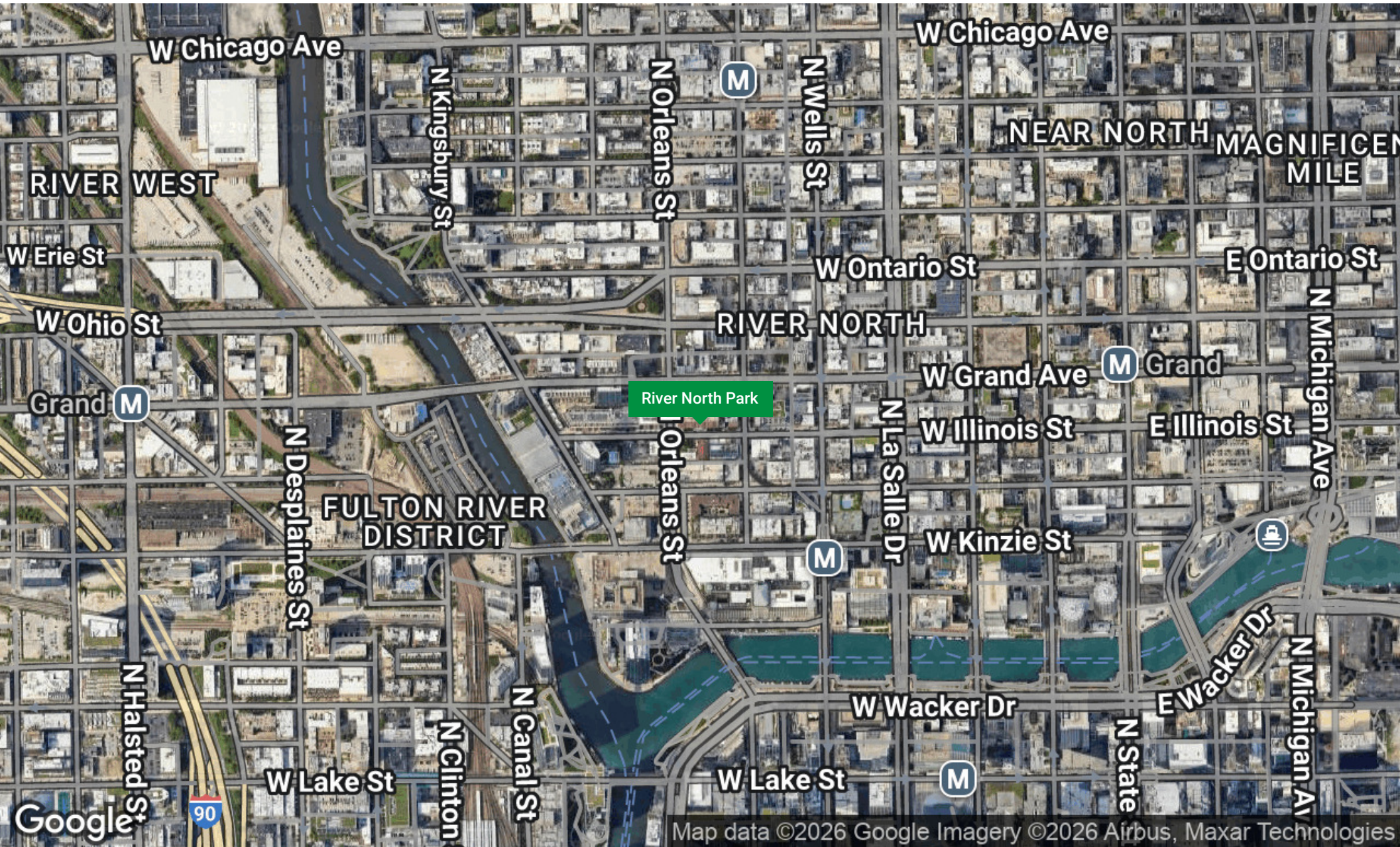
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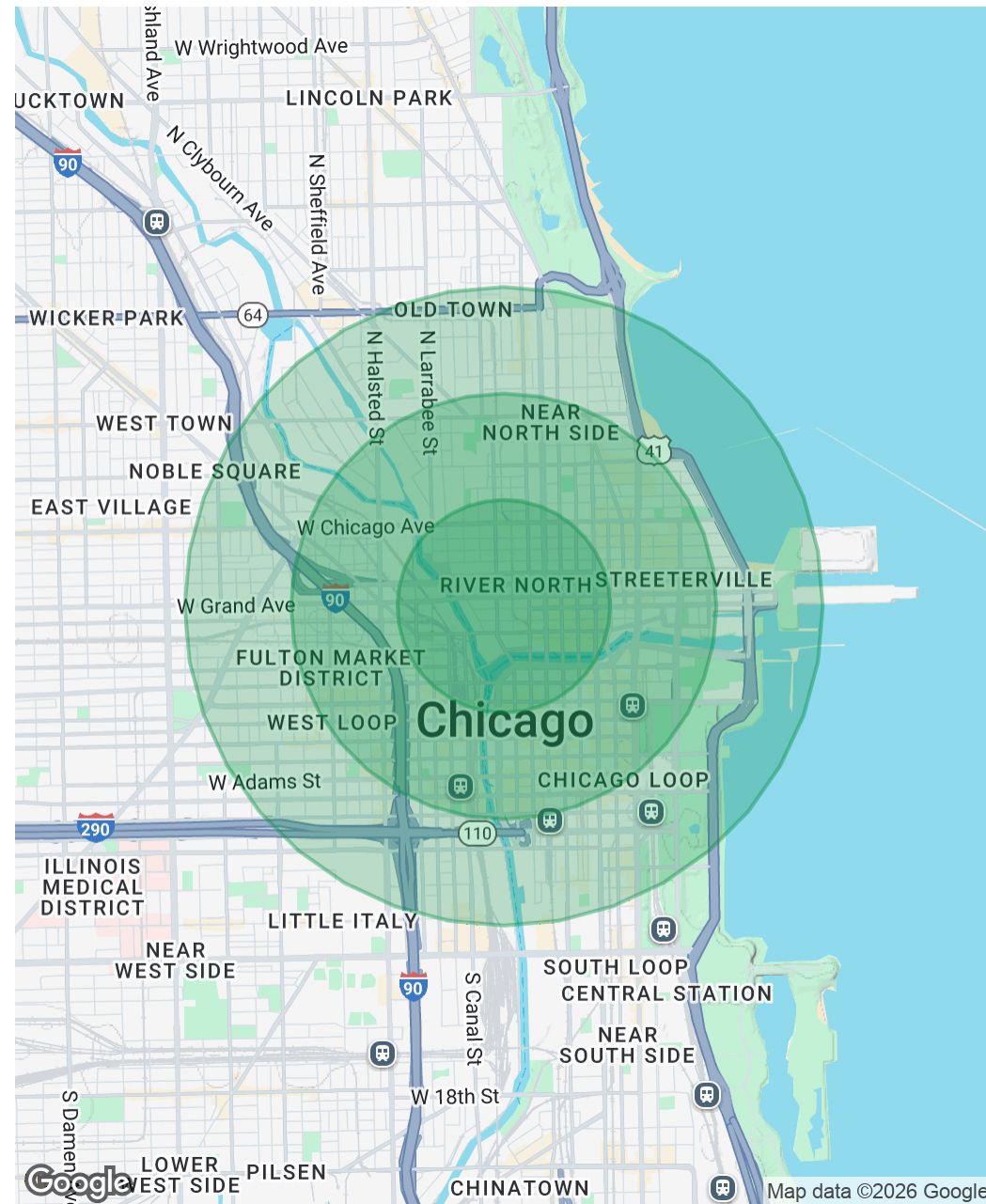
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	13,876	64,092	127,334
Average age	31.6	34.5	37.6
Average age (Male)	32.2	35.1	37.7
Average age (Female)	31.0	33.7	37.4

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total households	8,498	40,118	77,242
# of persons per HH	1.6	1.6	1.6
Average HH income	\$142,240	\$121,820	\$128,442
Average house value	\$478,223	\$510,411	\$495,320

Race	0.5 Miles	1 Mile	1.5 Miles
Total Population - White	10,667	47,304	93,422
Total Population - Black	767	6,602	15,765
Total Population - Asian	1,611	7,574	13,326
Total Population - Hawaiian	0	2	9
Total Population - American Indian	8	113	218
Total Population - Other	515	1,364	2,598

* Demographic data derived from 2020 ACS - US Census



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