



222 SOUTH  
RIVERSIDE  
PLAZA

FIFTH THIRD CENTER



# SUBLEASE CAFÉ OPPORTUNITY

222 SOUTH RIVERSIDE PLAZA - CHICAGO, IL



222 SOUTH  
RIVERSIDE  
PLAZA  
FIFTH THIRD CENTER

**Turnkey Peet's Coffee & Tea sublease opportunity** in a premier riverfront location

**Beautifully built-out café space** (1,460 SF) featuring an **expansive outdoor patio** with unobstructed river and skyline views

Sublease Term Through 8/31/29

Positioned beneath a 1.1M SF Class A office tower home to more than 3,500 on-site professionals

Unmatched commuter access with direct connectivity to **Union Station, serving 100,000 daily riders**

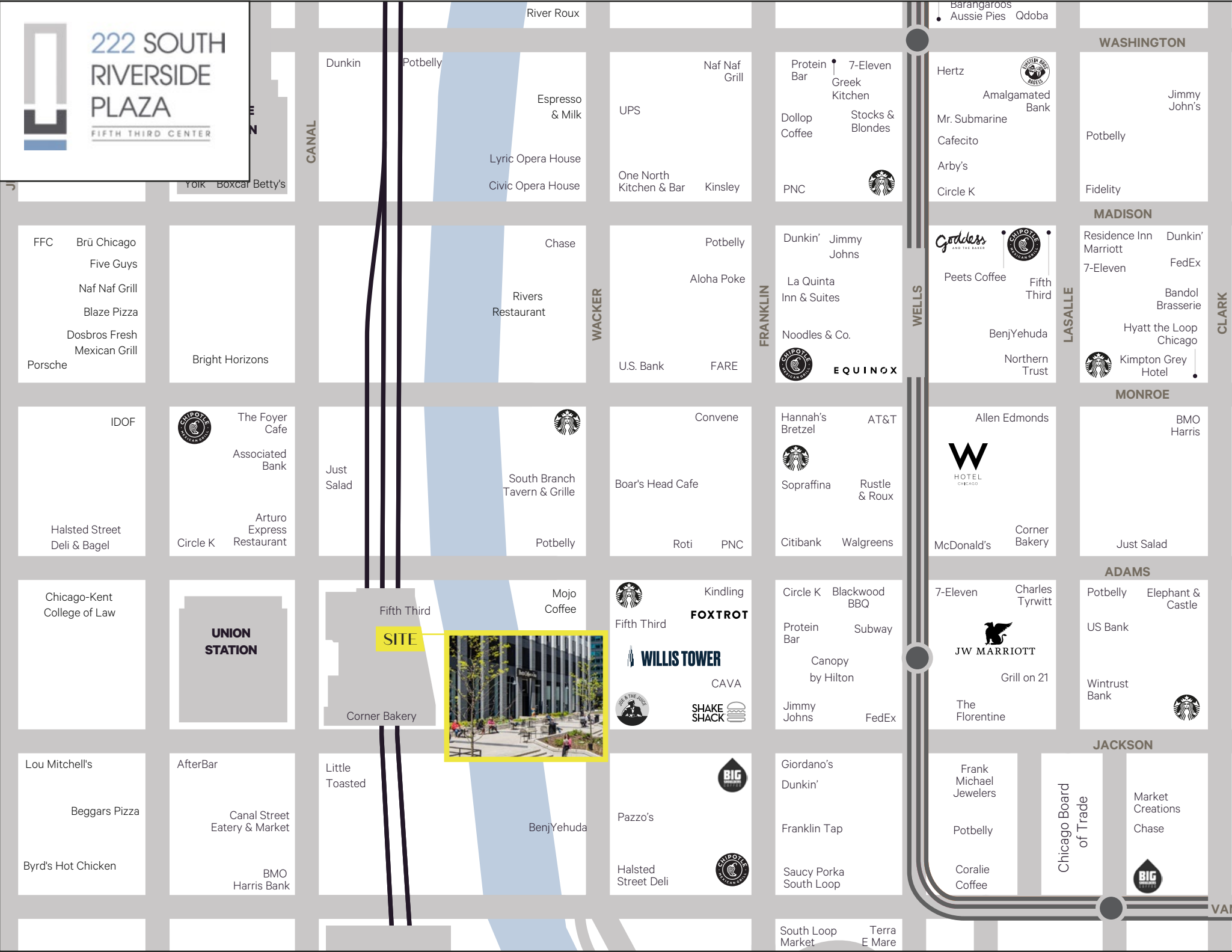
**222 S. RIVERSIDE PLAZA**

CHICAGO, IL



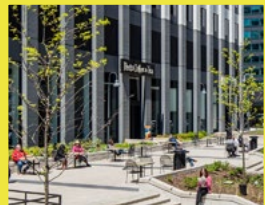
CBRE

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**SITE**



FFC Brū Chicago  
Five Guys  
Naf Naf Grill  
Blaze Pizza  
Dosbros Fresh Mexican Grill  
Porsche

Bright Horizons

Chase  
Rivers Restaurant

Potbelly  
Aloha Poke  
U.S. Bank FARE

Dunkin' Jimmy Johns  
La Quinta Inn & Suites  
Noodles & Co.  
EQUINOX

Peets Coffee  
BenjYehuda  
Northern Trust

Residence Inn Marriott  
7-Eleven  
Hyatt the Loop Chicago  
Kimpton Grey Hotel

IDOF  
Halsted Street Deli & Bagel

The Foyer Cafe  
Associated Bank  
Arturo Express Restaurant  
Circle K

Just Salad  
South Branch Tavern & Grille  
Potbelly

Convenc  
Boar's Head Cafe  
Roti PNC

Hannah's Bretzel  
Sopraffina  
Citibank Walgreens

Allen Edmonds  
HOTEL W  
McDonald's  
Corner Bakery

BMO Harris  
Just Salad

Chicago-Kent College of Law

**UNION STATION**

Mojo Coffee  
Fifth Third  
Corner Bakery

Kindling  
Fifth Third  
WILLIS TOWER  
CAVA  
SHAKE SHACK

Circle K Blackwood BBQ  
Protein Bar Subway  
Canopy by Hilton  
Jimmy Johns FedEx

7-Eleven Charles Tyrwitt  
JW MARRIOTT  
Grill on 21  
The Florentine

Potbelly Elephant & Castle  
US Bank  
Wintrust Bank

Lou Mitchell's  
Beggars Pizza  
Byrd's Hot Chicken

AfterBar  
Canal Street Eatery & Market  
BMO Harris Bank

Little Toasted  
BenjYehuda  
Pazzo's  
Halsted Street Deli

Giordano's  
Dunkin'  
Franklin Tap  
Saucy Porka South Loop

South Loop Market Terra E Mare

Frank Michael Jewelers  
Potbelly  
Coralie Coffee

Chicago Board of Trade  
Market Creations  
Chase

# SPACE FEATURES

Sublease of *Peets Coffee*

1,460 SF turnkey opportunity in a premier river-front location

Sublease Term Through 8/31/29

# DEMOGRAPHICS

1.5 MILE RADIUS



**632,601**  
Daytime Population

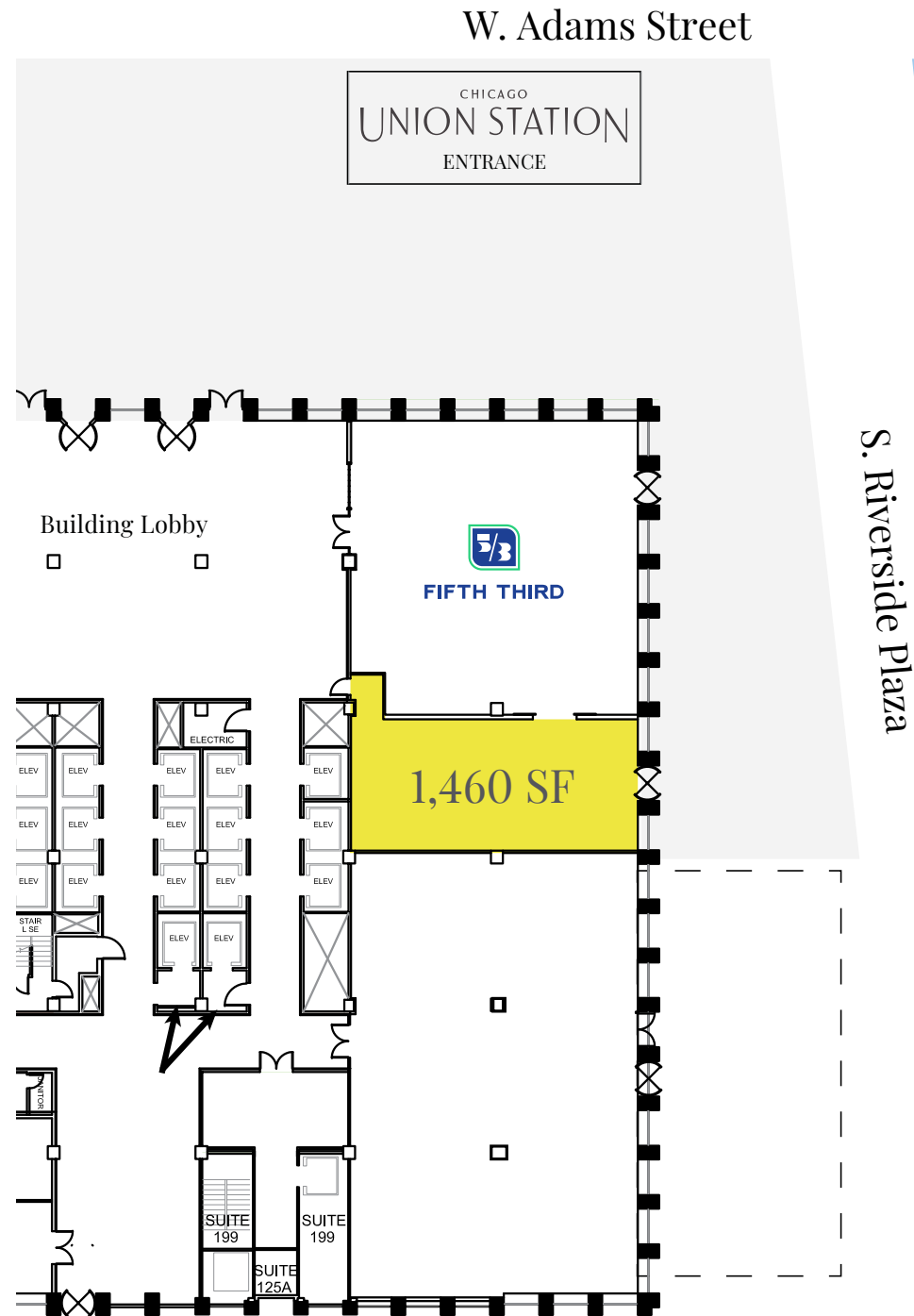


**177,424**  
Residential Population



**\$184,058**  
Average Household Income

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FOR MORE INFORMATION,  
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**CBRE**

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