



Hines

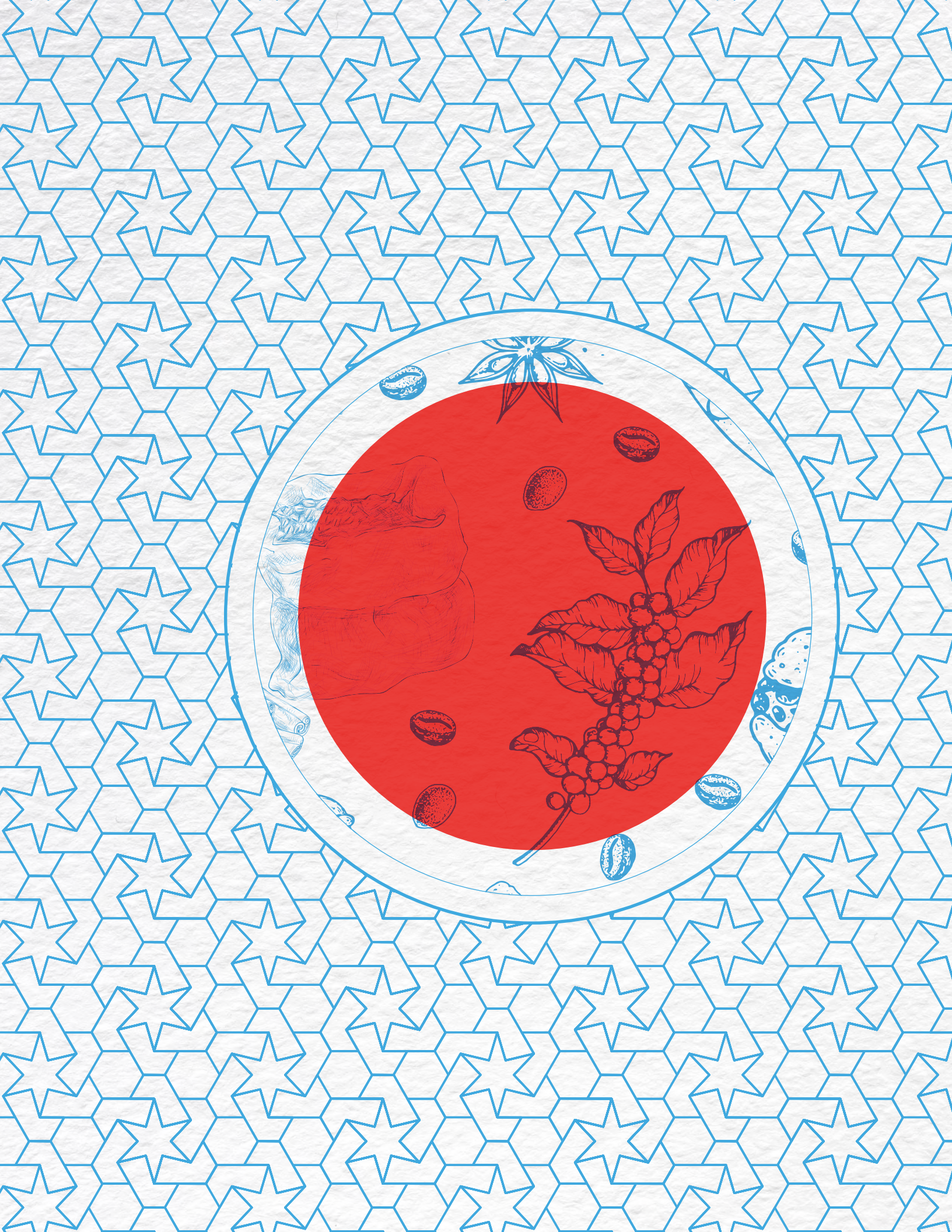
three. two. one.

S 1 10

3 2 1 N CLARK

2,353 SF CAFE OPPORTUNITY

CBRE





| the opportunity

Located along the Chicago River on the border of the River North and Loop neighborhoods, 321 N. Clark offers a captive audience of local residents, daytime office workers, business travelers and tourists. River North contains Chicago's largest concentration of restaurants as well as the highest density of hotel rooms in the Midwest, fueling the neighborhoods buzzing, 24/7 energy.

This unique opportunity is situated in the lobby of the 321 N. Clark office tower, which recently underwent significant building upgrades. One of the most visible improvements is the two food & beverage opportunities at the base of the building including a full service concept, RPM Seafood, that opened on the South side of the lobby in early 2020. The North side of the lobby will provide a 2,353 SF cafe/fast casual restaurant opportunity that will compliment the full service option and service the neighborhoods strong daytime demand.

- Located at the base of an 896,500 SF office tower
- Exterior Clark Street access and Interior lobby access & visibility

notable co-tenants

»

RPM Seafood // Nonnina //

Blue Mercury // RPM Steak //

Beatrix // Ema // Untitled Supper Club //

Barrio // Siena Tavern // Mercadito //

The Smith // RPM Italian //

Bavette's Bar & Boeuf // Gilt Bar //

Chicago Cut Steakhouse // Lyfe Kitchen //

Ramen-san // Roka Akor // Hub 51 //

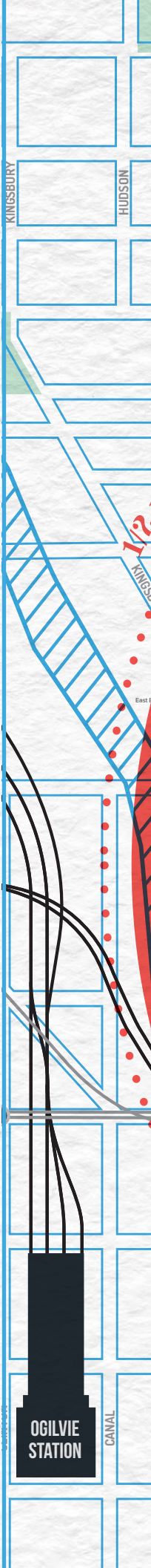
Public House // SPiN Chicago // Chase Bank //

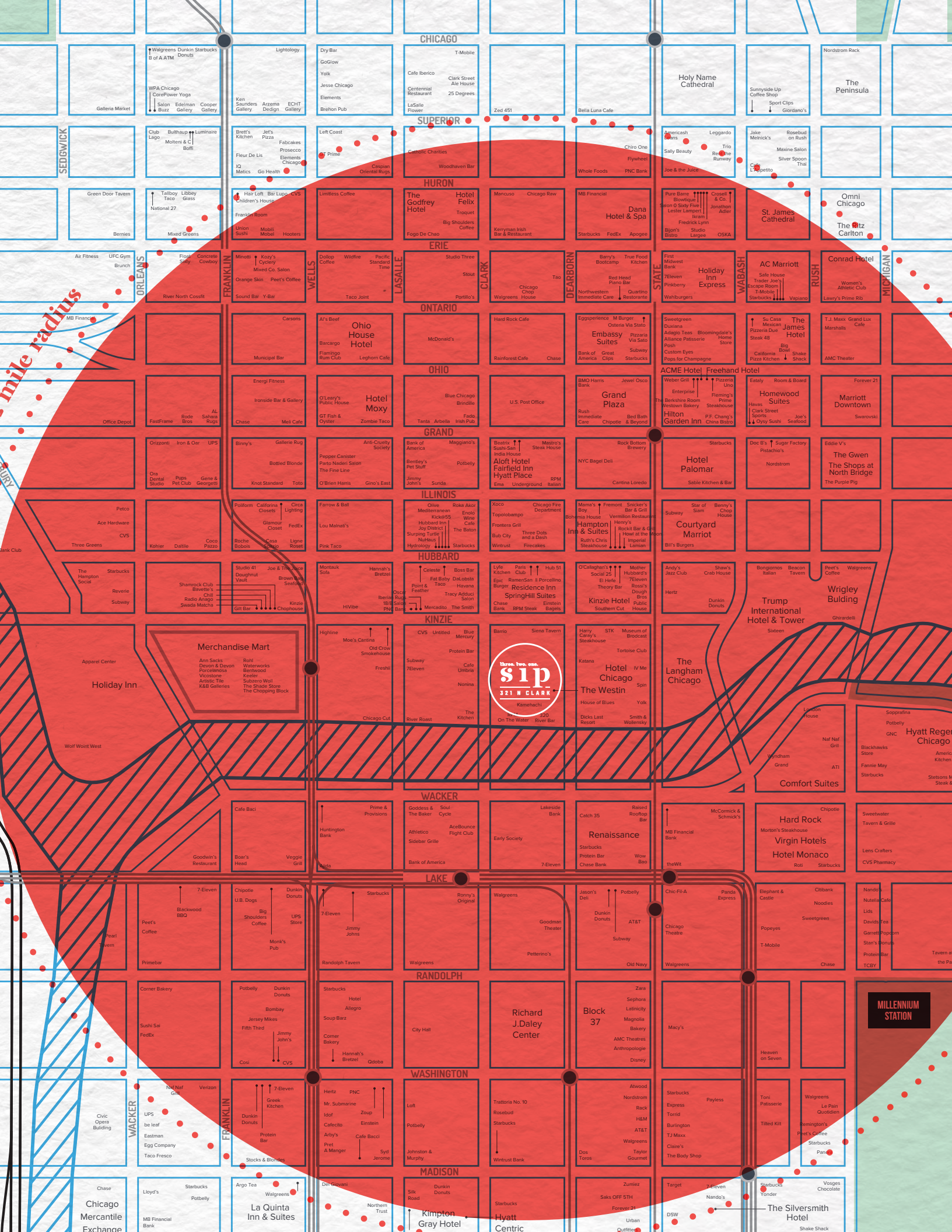
Starbucks // Imperial Lamian // Frontera Grill //

Mastro's Steakhouse // Sushi-san //

House of Blues // The Merchandise Mart //

«





one mile radius

there too sip
321 N CLARK

MILLENNIUM STATION

CHICAGO

SUPERIOR

HURON

ERIE

ONTARIO

OHIO

GRAND

ILLINOIS

HUBBARD

KINZIE

WACKER

LAKE

RANDOLPH

WASHINGTON

MADISON

CHICAGO

CHICAGO

CHICAGO

CHICAGO

CHICAGO

Holy Name Cathedral

Americash

Pure Barre

First Midwest Bank

Swidgreen

Wesber Grill

Enterprise

Subway

Anya's Jazz Club

Hyatt Regency Chicago

Comfort Suites

Hard Rock

Virgin Hotels

Chipotle

Chic-Fil-A

Macy's

Starbucks

Target

Starbucks

St. James Cathedral

AC Marriott

The James Hotel

Estaly

Homewood Suites

Room & Board

Bongomus Italian

Trump International Hotel & Tower

Wrigley Building

Hyatt Regency Chicago

Hard Rock

Virgin Hotels

Chipotle

Chic-Fil-A

Macy's

Starbucks

Target

Starbucks

Omni Chicago

Conrad Hotel

The James Hotel

Marriott Downtown

Forever 21

The Gwen

The Shops at North Bridge

Wrigley Building

Hyatt Regency Chicago

Comfort Suites

Hard Rock

Virgin Hotels

Chipotle

Chic-Fil-A

Macy's

Starbucks

Target

Starbucks

The Ritz Carlton

Women's Athletic Club

AMC Theater

Marriott Downtown

Swarovski

The Purple Pig

Wrigley Building

Hyatt Regency Chicago

Comfort Suites

Hard Rock

Virgin Hotels

Chipotle

Chic-Fil-A

Macy's

Starbucks

Target

Starbucks

Starbucks

The Ritz Carlton

Women's Athletic Club

AMC Theater

Marriott Downtown

Swarovski

The Purple Pig

Wrigley Building

Hyatt Regency Chicago

Comfort Suites

Hard Rock

Virgin Hotels

Chipotle

Chic-Fil-A

Macy's

Starbucks

Target

Starbucks

Starbucks

JAMES C TYREE WAY



321 NORTH CLARK

N CLARK STREET

WESTIN[®]
HOTELS & RESORTS

RPM
SEAFOOD™



CHICAGO RIVER

The background is a light beige, textured surface. It features several blue line-art illustrations: a coffee branch with leaves and berries in the top left, a coffee cup with foam in the center, and several coffee beans scattered around. The text is in a bold, red, serif font.

2019 demographics

(1/2 MILE DEMOGRAPHICS)

26,910

POPULATION

\$139,551

AVERAGE HOUSEHOLD INCOME

33.6

MEDIAN AGE

250,140

DAYTIME POPULATION

TOTAL F&B AND RETAIL SALES

\$2.5b

AVERAGE DAILY VEHICLES
ALONG CLARK STREET

9,200

Hines

three. two. one.

SIP

321 N CLARK

TODD L. SIEGEL

Senior Vice President
+1 312 861 7834
todd.siegel@cbre.com

PHILLIP GOLDING

Vice President
+1 312 338 2045
phillip.golding@cbre.com

KIMBERLY WISKUP

Associate
+1 312 935 1943
kimberly.wiskup@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMSStudio_June2020

CBRE