

# Loop

## Restaurant space for lease in the Hilton Garden Inn near Mag Mile.



1629 North Halsted Street, Floor 1  
Chicago, Illinois 60614  
kudangroup.com

66 E. Wacker Pl., Chicago, IL



### Property Description

Fully fixtured and equipped restaurant in the ground floor of the Hilton Garden Inn Hotel. The hotel is located near the pedestrian-dense populated Michigan Avenue (Magnificent Mile) near several tourist attractions, such as the River Walk and Millennium Park. Cater to the tourist and Loop office workers alike.

<b>Size:</b>	2,500 SF	<b>Licenses:</b>	Incidental Liquor
<b>Lease:</b>	\$38.40/SF Net	<b>Op Ex:</b>	Pro-rata Share
<b>Property Taxes:</b>	Pro-rata Share	<b>Zone:</b>	DX-16

For additional information or to schedule a showing, contact:

Georg Simos	312-575-0480 Ext. 13	—	—
	773-294-4065 (Cell)	—	—
	georg@kudangroup.com	—	—

No representation made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice.

### Demographics

Population	2 mile	5 mile
2010 Population	162,622	702,587
2021 Population	248,990	782,286
2026 Population Projection	263,081	789,421
Annual Growth 2010-2021	4.80%	1.00%
Annual Growth 2021-2026	1.10%	0.20%

### Households

2010 Households	96,525	334,101
2021 Households	144,022	374,541
2026 Household Projection	151,666	378,315

### Income

Avg. Household Income	\$148,421	\$123,366
Median Household Income	\$119,936	\$93,412

Source: Costar

### Nearby Businesses

LondonHouse	Fisk & Co.
Wyndham Grand	Hoyt's Chicago
Pendry Chicago	The River
Morton's Steakhouse	Ocean Prime

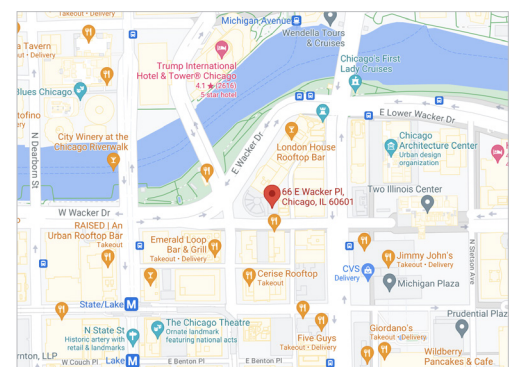
### Location: Loop

Explore the best of the city has to offer in the official downtown of the city. Whether you're drawn to shopping on State Street ("that great street"), dining in America's Best Restaurant City of 2017, seeing a performance in the Theatre District, being dazzled by our architecture or getting lost in the country's second-largest art museum, here in the Loop you'll experience the best of everything Chicago has to offer. Plus, with world-class public transportation and the highest concentration of lodging in the city, getting here and staying here couldn't be easier.

-loopchicago.com

### Map

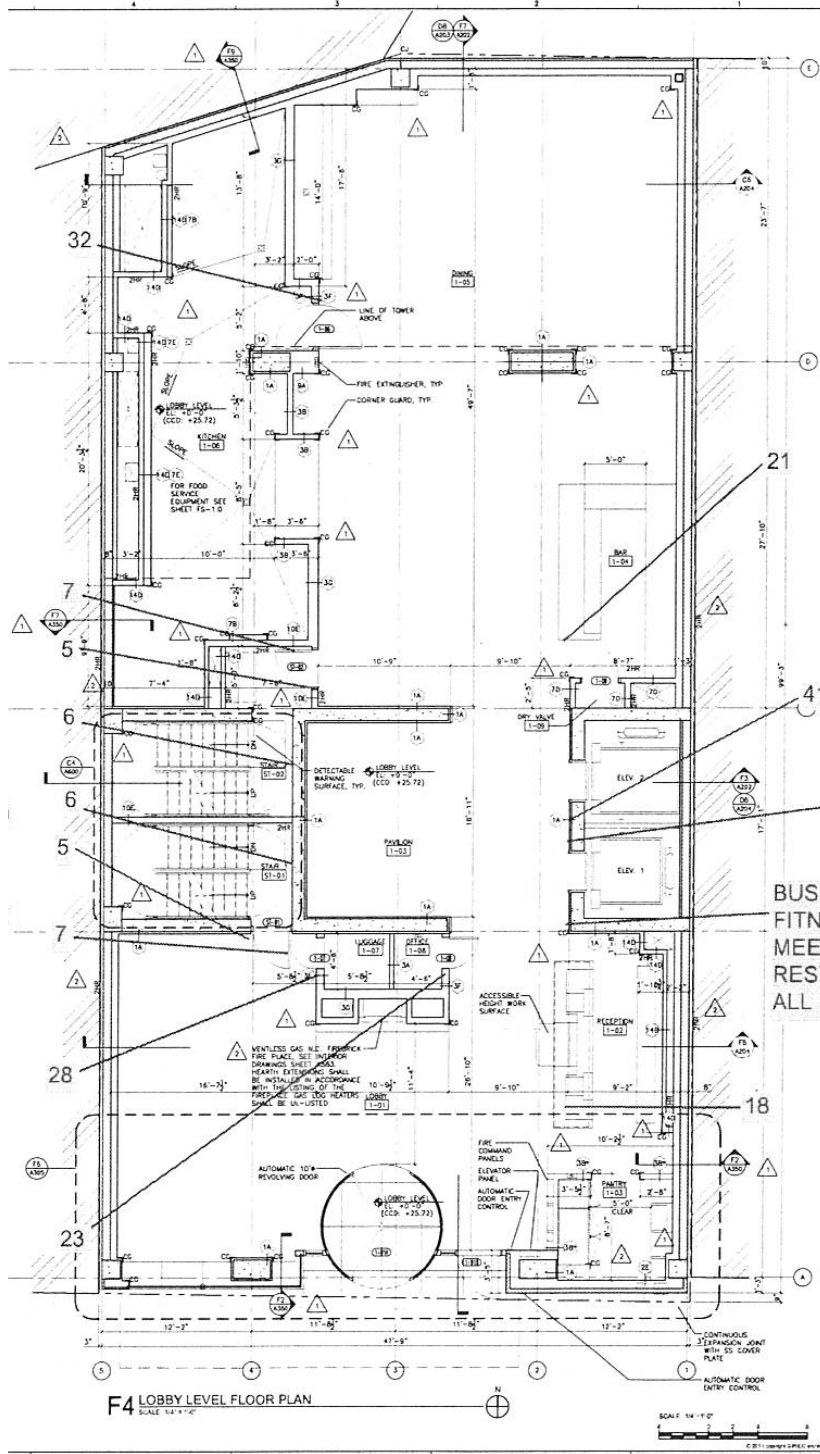
On east Wacker Pl. near north Michigan Ave.



# Loop Site Plan



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Chicago, Illinois 60614  
kudangroup.com



**F4 LOBBY LEVEL FLOOR PLAN**  
SCALE 1/8\"/>

**GREC Architects**



8817 CHICAGO RD. IN CHICAGO, IL 60647  
 GREC ARCHITECTS, LLC ARCHITECT  
 400 WEST WASHINGTON STREET, SUITE 1000  
 CHICAGO, IL 60601  
 ARI DEVINIS, LLC INTERIOR DESIGNER  
 100 WEST WASHINGTON STREET, SUITE 1000  
 CHICAGO, IL 60601  
 WMA CONSULTING ENGINEERS, LTD. MECHANICAL ENGINEER  
 100 WEST WASHINGTON STREET, SUITE 1000  
 CHICAGO, IL 60601  
 V3 COMPANY, INC. ELECTRICAL ENGINEER  
 100 WEST WASHINGTON STREET, SUITE 1000  
 CHICAGO, IL 60601  
 JENNIFER A. HARTSHORN, INTERIOR TRANSPORTATION  
 100 WEST WASHINGTON STREET, SUITE 1000  
 CHICAGO, IL 60601  
 BURNER ASSOCIATES, INC. ACCOUNTING  
 100 WEST WASHINGTON STREET, SUITE 1000  
 CHICAGO, IL 60601  
 EDWARD DON & COMPANY, LTD. SCENE SERVICE ENGINEER  
 100 WEST WASHINGTON STREET, SUITE 1000  
 CHICAGO, IL 60601  
 IPANEMA SOLUTIONS, LLC. SECURITY  
 100 WEST WASHINGTON STREET, SUITE 1000  
 CHICAGO, IL 60601

**BUSINESS CENTER  
FITNESS CENTER  
MEETING ROOMS  
RESTROOMS  
ALL LOCATED ON LOWER LEVEL**

10	PERMIT CONNECTIONS	12-10-2013
09	AND ADDENDUM	10-07-2013
08	BUILDING PERMIT	08-30-2013
07	PERMIT CONNECTIONS	07-18-2013
06	BUILDING PERMIT PRICING	07-12-2013
05	BIDDED FOR GMP	06-21-2013
04	FOUNDATION AND S.S. PERMIT	05-31-2013
03	PERMIT PRICING	05-03-2013
02	SCHEMATIC DESIGN	04-05-2013
01	SCHEMATIC DESIGN	02-21-2013

**HILTON GARDEN INN**  
66 EAST WACKER PLACE  
CHICAGO, ILLINOIS

**LOBBY LEVEL AND  
LOWER LEVEL FLOOR  
PLANS**

DATE: 02-21-2014  
 PROJECT NUMBER: 1226

**A101**