



Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$15.80 PSF
Lower Floor SF Available	1,409 - 2,979 SF
Main Floor SF Available	1,377 SF
Second Floor SF Available	1,377 - 2,786 SF
Building Size	14,328 SF
Zoning:	DX-12

Property Overview

Exceptional opportunity to lease retail or office space in Chicago's River North neighborhood. The prominent three-story building offers a signature presence just steps from the Magnificent Mile, 900 N Michigan Avenue, and Water Tower Place. The building's versatile layout features a lower level containing a second generation kitchen, offering existing infrastructure for potential food and beverage operators. The first floor, formerly a salon, seamlessly connects to the upper level, offering up to 4,356 SF of contiguous space, suitable for retail, medical office or service oriented businesses. The property is also well positioned adjacent to a new high end development featuring 88-apartment units (January 2027). Neighboring high-profile retailers and restaurants include Whole Foods, Trader Joe's, Lifetime Fitness, ALDI, Zara, Tiffany & Co., Alo, Neiman Marcus, Nordstrom Rack, Giordano's, Rosebud & Jake Melnick's, among many others.

Property Highlights

- High-visibility, three-story opportunity along Superior Street situated between the prominent Gold Coast and River North neighborhoods
- Lower level features a former second-generation restaurant space with existing kitchen infrastructure
- Former Salon space is available, providing existing infrastructure for any beauty related business or medical office
- Adjacent to a new multi-family development featuring 88-apartment units, delivering in January 2027

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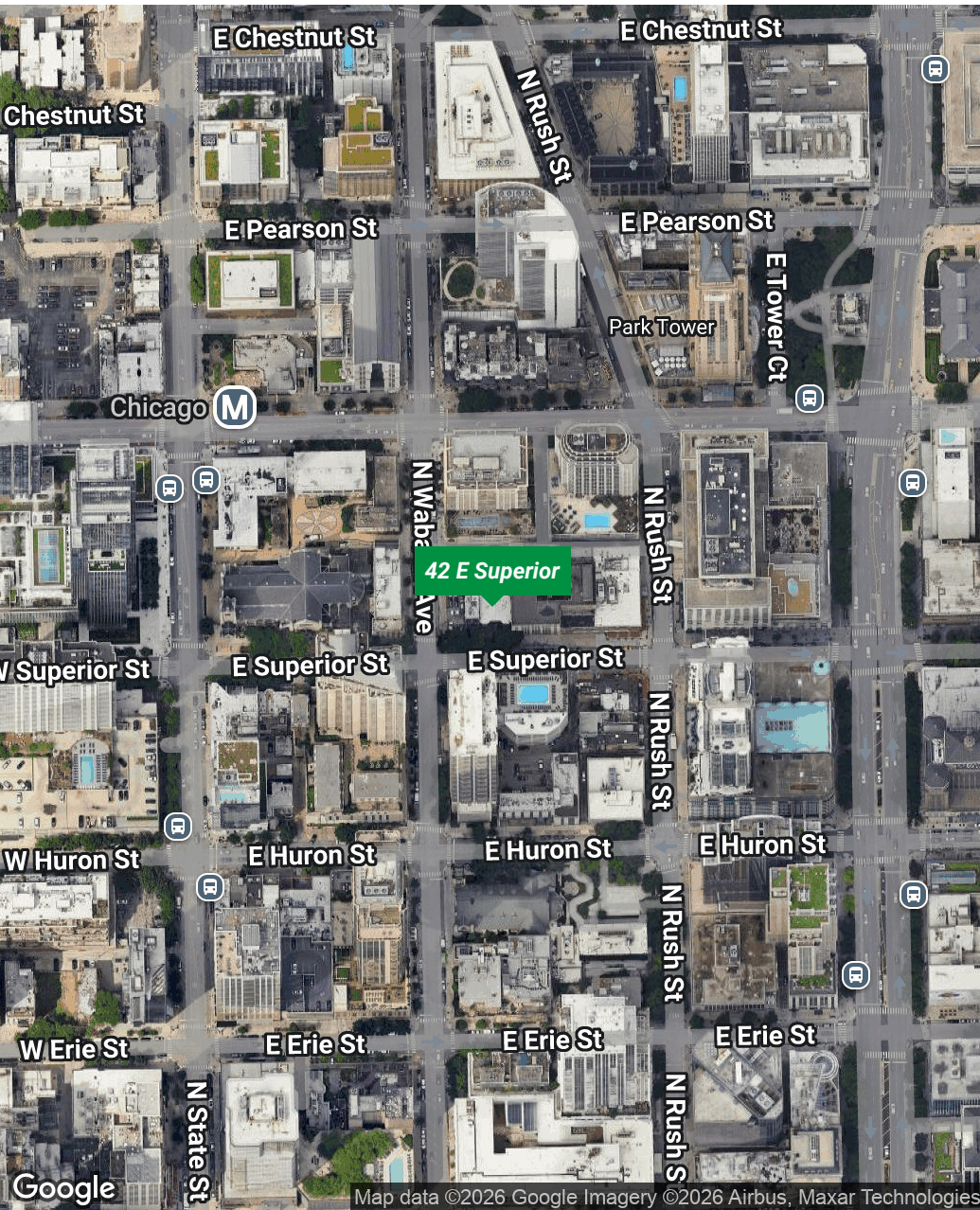
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# FOR LEASE | 44-46 E SUPERIOR ST

LOCATION MAP



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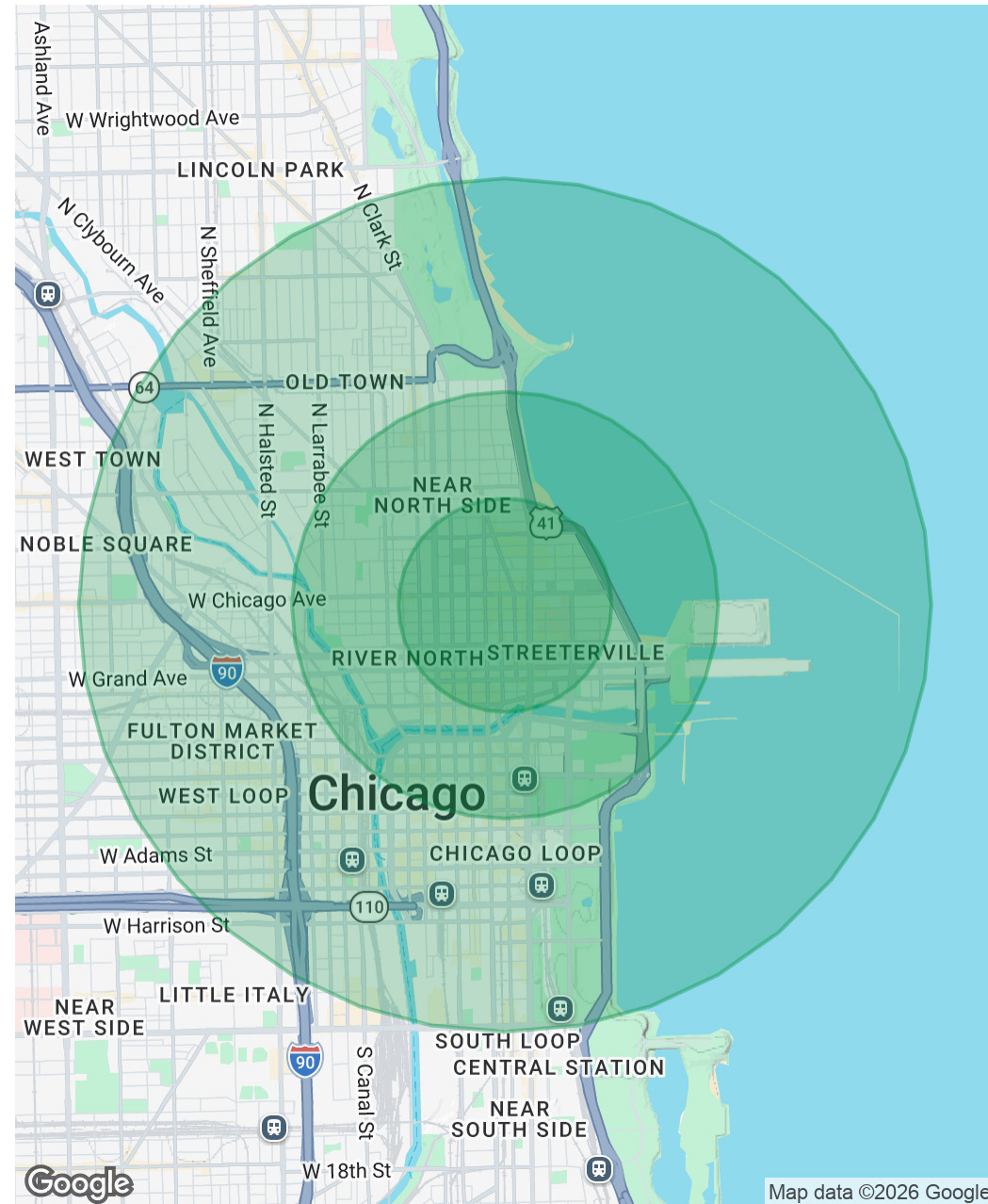
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## DEMOGRAPHICS MAP & REPORT

Population	0.5 Miles	1 Mile	2 Miles
Total Population	137,705	409,661	792,443
Average Age	41	38	38
Average Age (Male)	39.2	36.6	36.2
Average Age (Female)	40.5	37.4	37

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	86,593	228,045	401,884
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$152,288	\$146,893	\$130,320
Average House Value	\$534,853	\$513,558	\$478,835

Demographics data derived from AlphaMap



Map data ©2026 Google

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