

LEASE

River North Divisible Restaurant/Retail Spaces

405 N WABASH AVE

Chicago, IL 60611

PRESENTED BY:

LESLIE KARR

O: 312.529.5792

leslie.karr@svn.com

LORILE HERLIHY

O: 312.529.5794

lherlihy@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$50.00 - 60.00 SF/yr (NNN)
BUILDING SIZE:	543,600 SF
AVAILABLE SF:	2,000 - 6,777 SF
LOT SIZE:	
ZONING:	PD 113
SUBMARKET:	North Michigan Avenue
TRAFFIC COUNT:	43,000

PROPERTY OVERVIEW

Situated along the Chicago River, between Trump Tower and the Wrigley Building, and just steps from Michigan Avenue and the Apple Store, River Plaza faces the entrance to the River Walk and masses of daily pedestrian traffic. With Michigan Avenue only 150 feet away, commuter, residential and tourist traffic pass by the building daily. Neighbors to this 51-story, 697-unit residential condo building. Nearby tenants include Athletico, Bongiorno’s Cucina Italiana & Pizzeria, Walgreens, Eataly, The Apple Store, Egg Harbor Cafe and Starbucks to name a few. Across the courtyard sits the new, ultra-luxury residential high-rise development, Renelle on the River.

PROPERTY HIGHLIGHTS

- Patio spaces with River views
- 150 steps away from Michigan Avenue
- Co-tenants include Athletico & Buongiorno Restaurant
- TI dollars available to qualified tenants

LESLIE KARR **LORILE HERLIHY**
O: 312.529.5792 O: 312.529.5794
leslie.karr@svn.com lherlihy@svn.com

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,000 - 6,777 SF	LEASE RATE:	\$50.00 - \$60.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
405 N Wabash	Available	2,000 - 5,301 SF	NNN	\$50.00 SF/yr	One block west of Michigan Avenue with riverfront access. Athletico & Buongiorno Restaurant among others.
405 N Wabash	Available	2,482 SF	NNN	\$50.00 SF/yr	One block west of Michigan Avenue with riverfront access. Join Athletico & Buongiorno Restaurant among others.

LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

LEASE SPACES



SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Restaurant Space	Available	4,159 - 6,777 SF	NNN	\$60.00 SF/yr	Full-serve upscale restaurant with gorgeous build-out done to the highest design and quality standards. 2,618SF lower-level prep space with equipment available.

LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

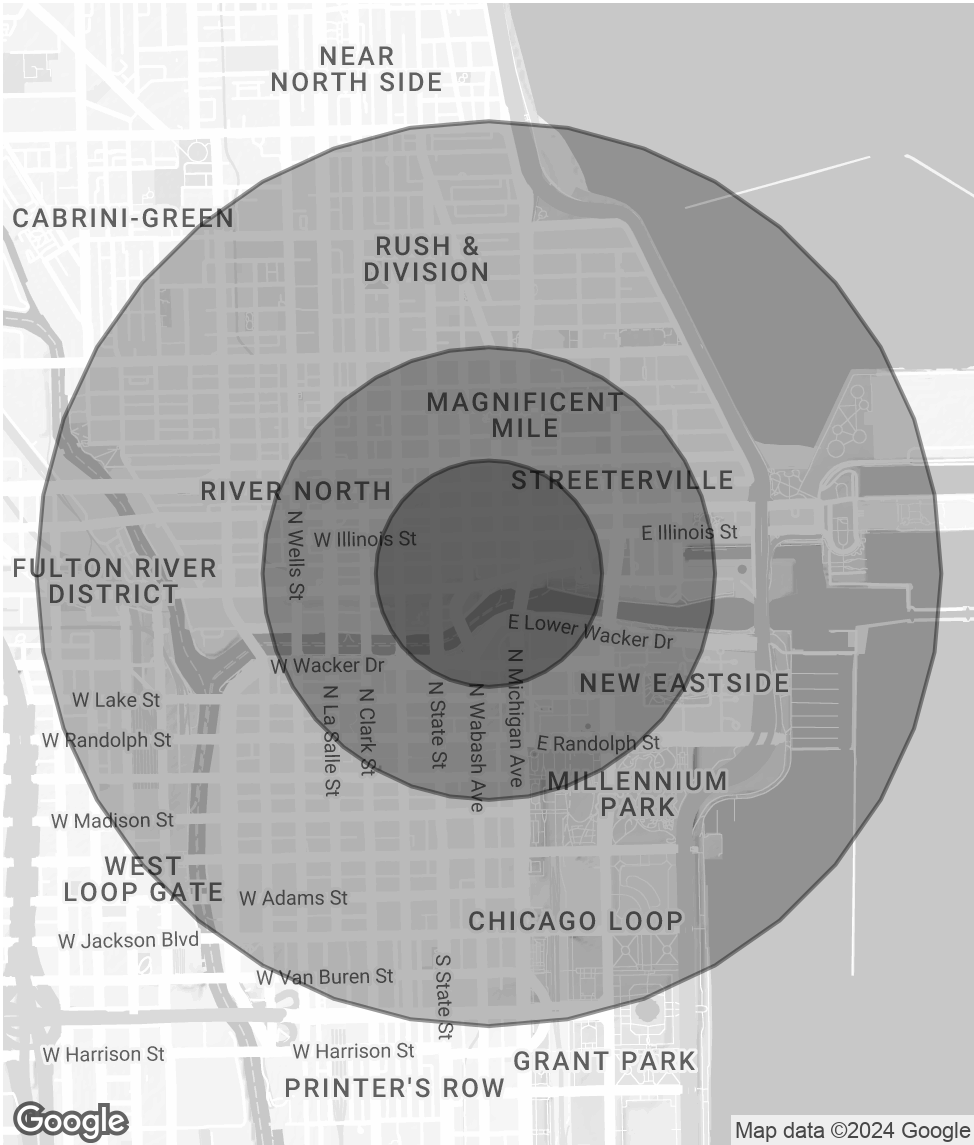
LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	6,015	17,991	64,299
AVERAGE AGE	37.6	37.7	39.4
AVERAGE AGE (MALE)	38.9	37.9	39.2
AVERAGE AGE (FEMALE)	34.6	36.2	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4,252	11,990	41,324
# OF PERSONS PER HH	1.4	1.5	1.6
AVERAGE HH INCOME	\$139,233	\$139,345	\$138,378
AVERAGE HOUSE VALUE	\$536,153	\$525,655	\$558,486

* Demographic data derived from 2020 ACS - US Census



LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

LADY MAY RESTAURANT (OPEN)



LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com



AERIAL PHOTO



LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

AREA RETAIL



LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

2,482 SF SPACE | INTERIOR PHOTOS



LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

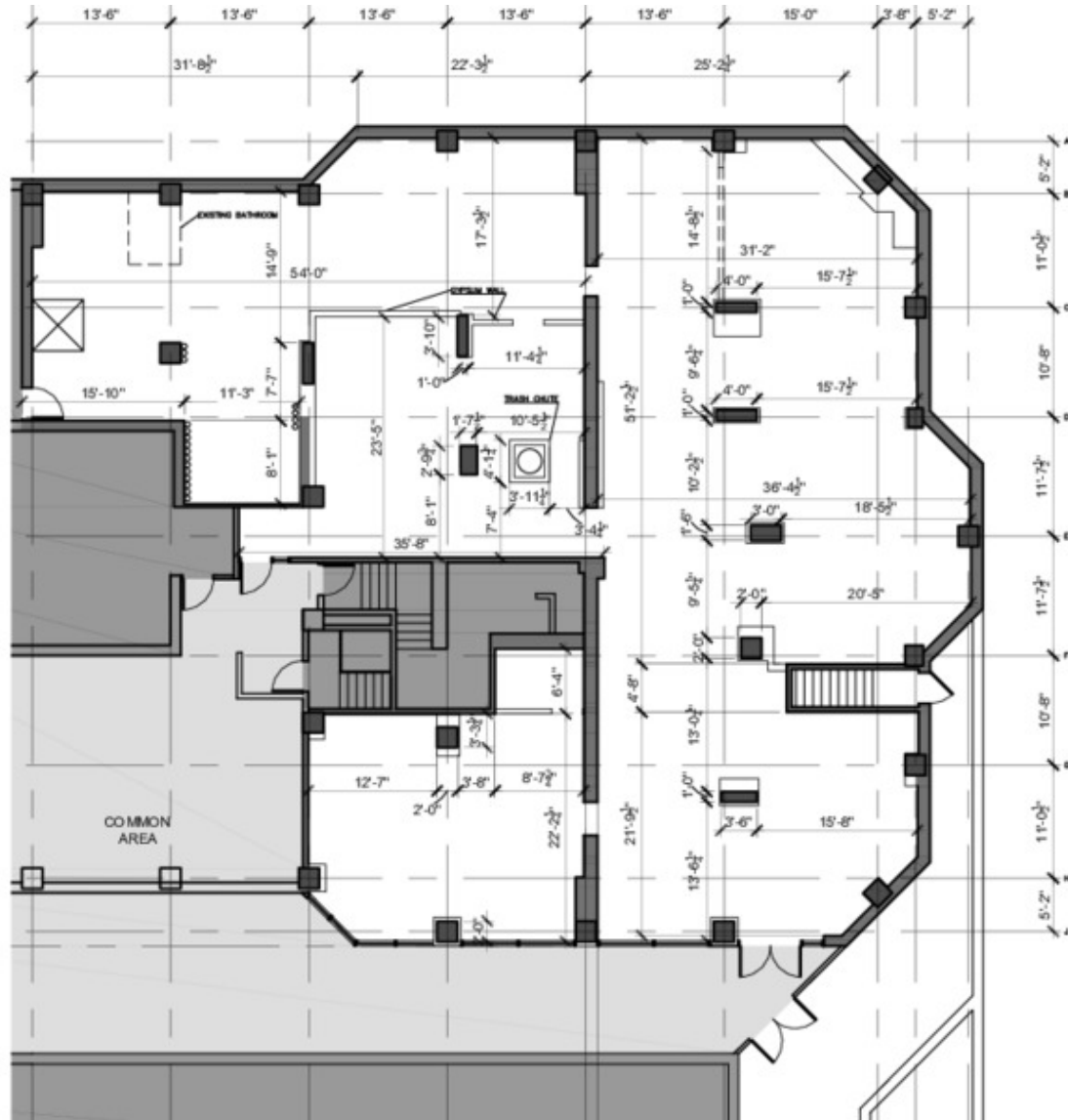
5,300 SF



LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

EAST SPACE FLOOR PLAN | 5,300 SF DIVISIBLE



LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

WEST STOREFRONT, FROM WABASH 2,482 SF



LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

ADDITIONAL BUILDING PHOTOS



LESLIE KARR **LORILE HERLIHY**
O: 312.529.5792 O: 312.529.5794
leslie.karr@svn.com lherlihy@svn.com

WABASH TERRACE RENDERING



MG&A_405 N. Wabash - Terrace View 02

Chicago, Illinois 60611

P219003.000 March 05, 2019



LESLIE KARR

O: 312.529.5792

leslie.karr@svn.com

LORILE HERLIHY

O: 312.529.5794

lherlihy@svn.com

NEARBY HOTELS



LANGHAM
HOTELS & RESORTS
Langham

MARRIOTT
Marriott

LONDONHOUSE
CHICAGO
LondonHouse

swissôtel
swissotel

CONRAD
CHICAGO
Conrad

OMNI HOTELS
chicago
Omni

COURTYARD
Marriott
Courtyard

TRUMP
HOTELS
Trump Hotel

LOEWS
HOTELS
Loews Hotel

Radisson BLU
Radisson Blu Aqua

HYATT REGENCY
Hyatt Regency

THE GEWN HOTEL
The Gewn Hotel

Hampton
Inn & Suites
Hampton Inn

KIMPTON HOTEL
PALOMAR
CHICAGO
Hotel Palomar

INTERCONTINENTAL
HOTELS & RESORTS
InterContinental

Sheraton Grand
Sheraton Grand

WandaVista
万达文华酒店
WandaVista

RENAISSANCE
HOTELS
Renaissance

AC
HOTELS
AC Hotel

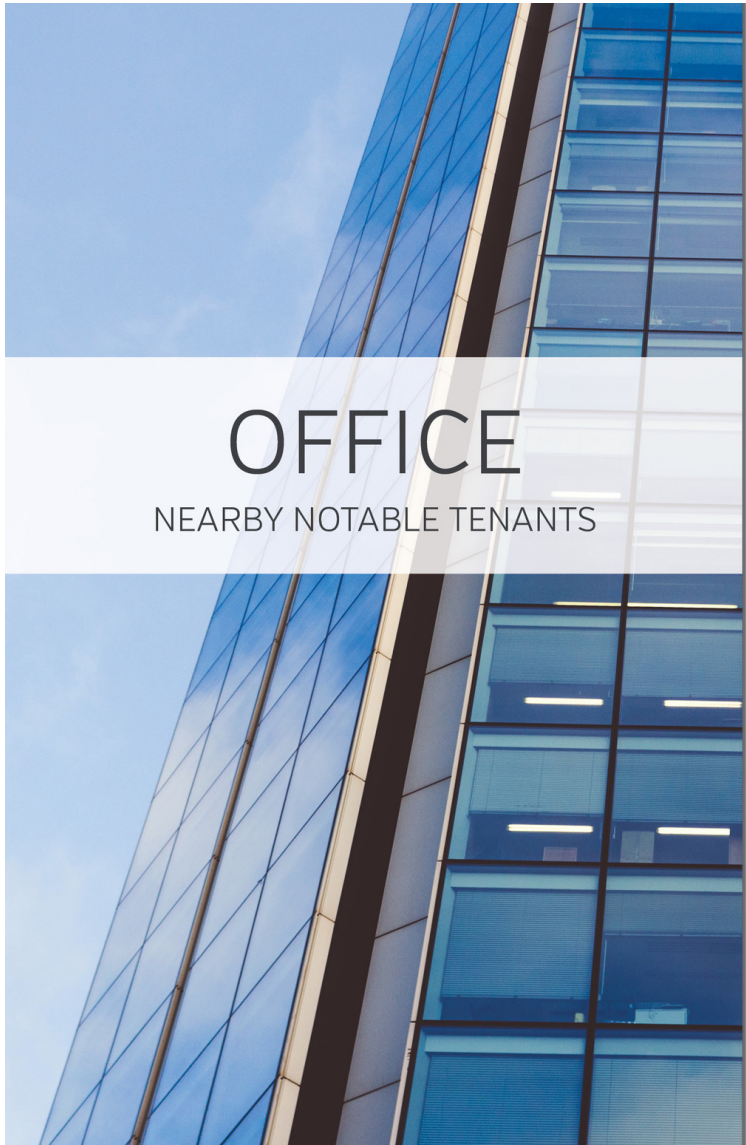
Hilton
Garden Inn
Hilton Garden Inn

EMBASSY
SUITES
by Hilton
Embassy Suites

LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

NEARBY OFFICES



OFFICE

NEARBY NOTABLE TENANTS

Wrigley Building
[400-10 N Michigan Ave]

401 N. Michigan Ave

Realtor Building
[430 N Michigan Ave]

444 N. Michigan Ave

500 N. Michigan Ave

625 N. Michigan Ave

515 N. State St

330 N. Wabash Ave

NBC Tower
[454 N Columbus Dr]

321 N. Clark St

353 N. Clark St

300 N. LaSalle Dr

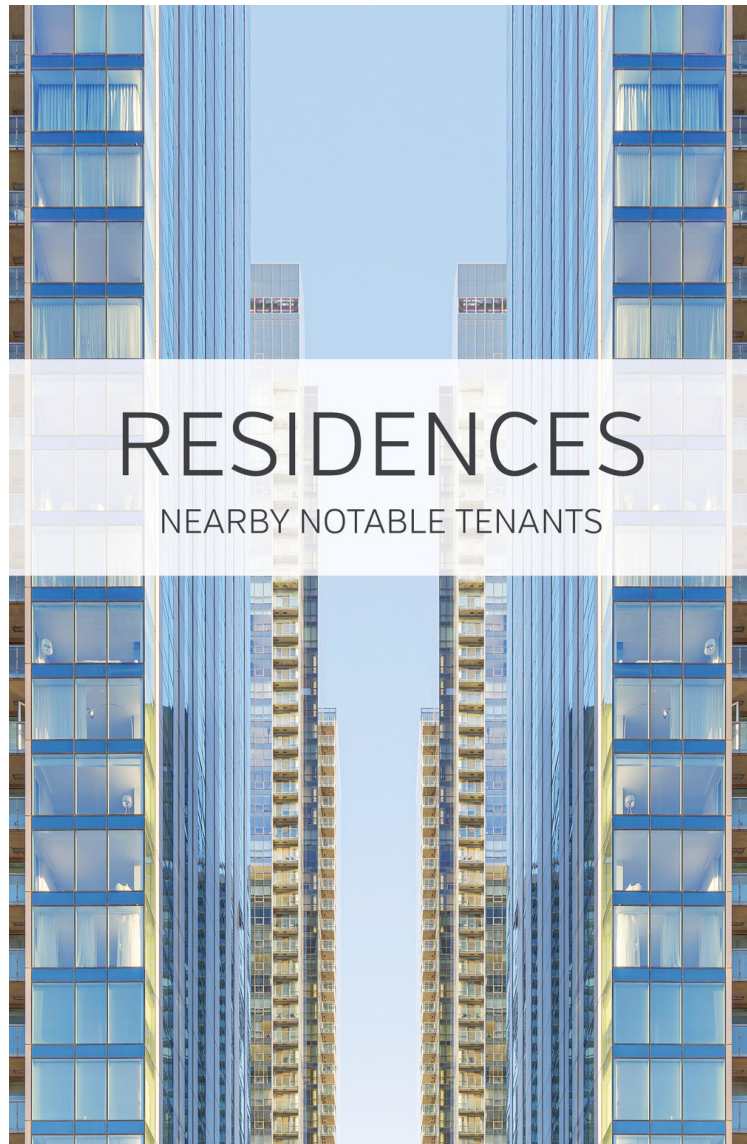
Merchandise Mart

Illinois Center
[111 E Wacker Dr]

LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

NEARBY RESIDENCES



RESIDENCES

NEARBY NOTABLE TENANTS

River Plaza
[405 N Wabash Ave]

Plaza 440
[440 N Wabash Ave]

Trump Tower
[401 N Wabash Ave]

Renelle on the River
[403 N Wabash Ave]

Ontario Place
[10 E Ontario St]

The Caravel
[635 N Dearborn St]

Farallon
[600 N Dearborn St]

Millennium Center
[33 E Ontario St]

160 E. Illinois St

The Fairbanks at Cityfront Plaza
[240 E Illinois St]

The Grand Ohio
[211 E Ohio St]

215 W. Hubbard St

600 N. Fairbanks St

200 N. Dearborn Ave

State & Grand
[505 N State St]

Grand Plaza Apartments
[540 N State St]

330 N. Wabash Ave

NBC Tower
[454 N Columbus Dr]

515 N. State St

55 E. Erie St

340 on the Park
[340 E Randolph St]

Outer Drive East
[400 E Randolph St]

Aqua
[225 N Columbus Dr]

Coast at Lakeshore East
[345 E Wacker Dr]

Harbor Point
[155 N Harbor Dr]

North Harbor Tower
[175 N Harbor Dr]

The Buckingham
[360 E Randolph St]

The Chandler
[450 E Waterside Dr]

The Lancaster
[201 N Westshore Dr]

The Parkshore
[195 N Harbor Dr]

Regatta on Waterside
[420 E Waterside]

The Tides
[360 E South Water St]

The Shoreham
[400 E South Water St]

Cascade
[Under Construction]

Cirrus
[Under Construction]

Vista Tower
[Under Construction]

LESLIE KARR
O: 312.529.5792
leslie.karr@svn.com

LORILE HERLIHY
O: 312.529.5794
lherlihy@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

LESLIE KARR

O: 312.529.5792

leslie.karr@svn.com

LORILE HERLIHY

O: 312.529.5794

lherlihy@svn.com