

Under New Ownership  
with New Demised Plan



## Belden Centre

2301 NORTH CLARK STREET  
CHICAGO

CBRE



REGAL VENTURES



Highly Visible Second Floor  
Retail/Office/Medical  
Leasing Opportunity in the  
Center of Lincoln Park



**Incredible Signage Opportunity**  
with Visibility on the Heavily-Trafficked  
Clark Street in the Center of Lincoln Park

**11,100 VPD** Clark Street

SURROUNDING AREA RETAILERS  
+ TRAFFIC GENERATORS

 Ann & Robert H. Lurie  
Children's Hospital of Chicago

 Collective  
COFFEE

 EST. 2013  
**FIRECAKES**  
CRAFT DONUTS

  
new balance

  
LINCOLN PARK  
CONSERVANCY

 guidepost  
montessori

 SALON LOFTS

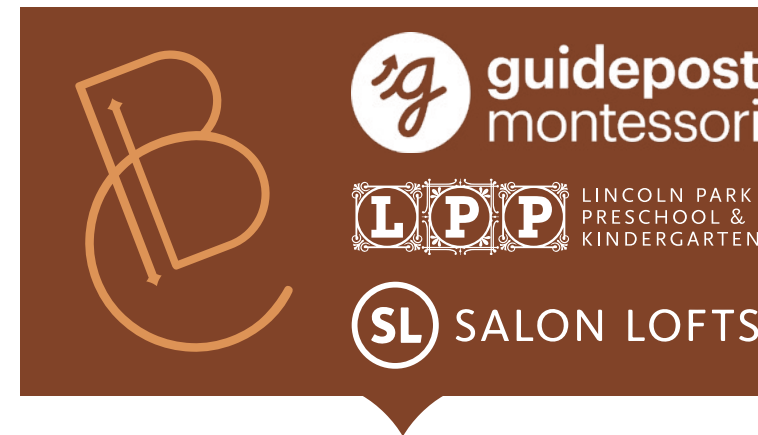
 Walgreens

 Parker

1K+ Students  
on Campus

  
LINCOLN PARK ZOO.

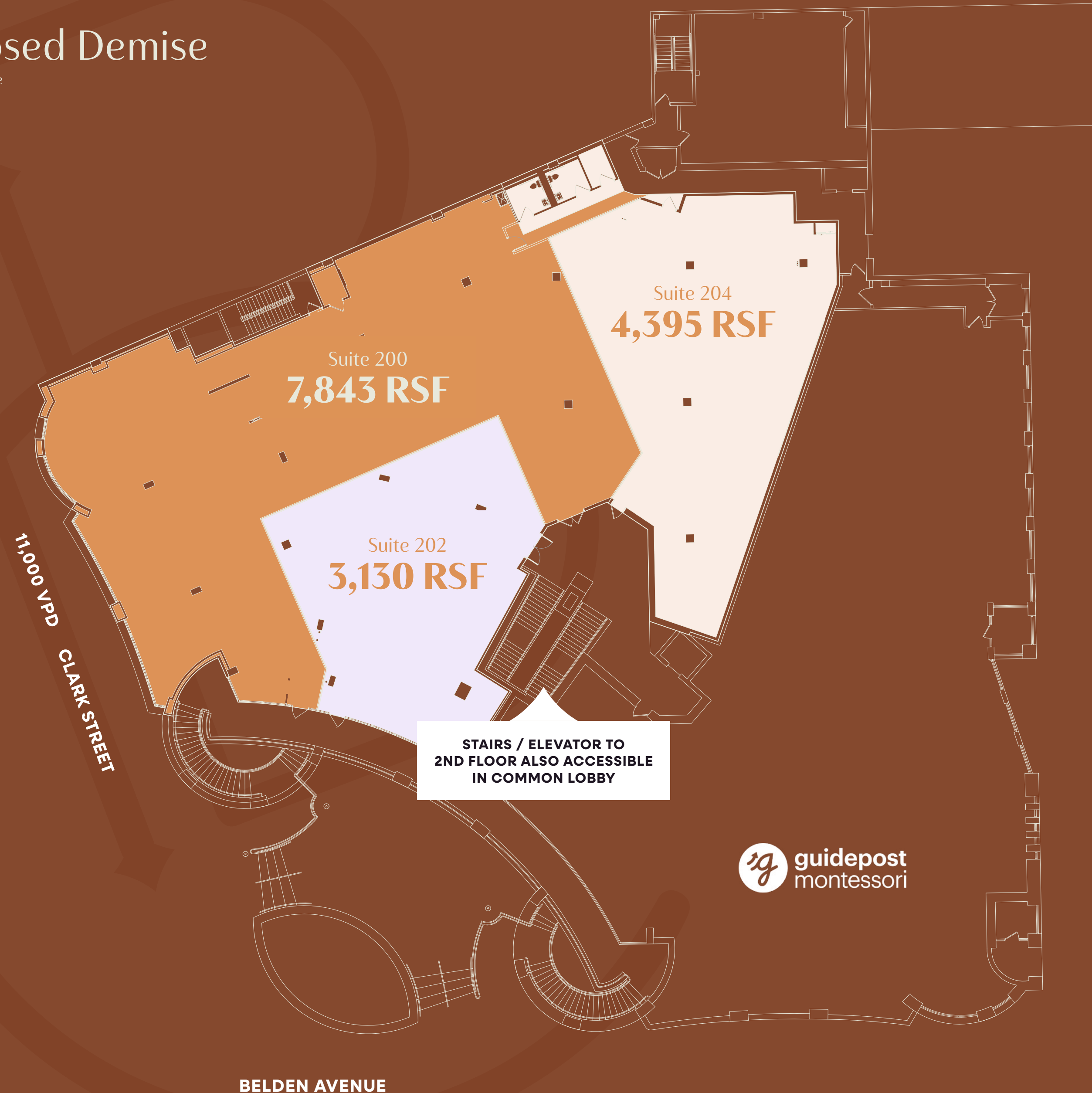
3M+ Visitors  
per Year





# Proposed Demise

Subject to change



## Highly Visible Second Floor

SPACE HIGHLIGHTS

Under New Ownership

Incredible Signage Opportunity  
with Visibility on the Heavily  
Trafficked Clark Street in the  
Heart of Lincoln Park

Surrounded by a Dense Population  
and High Household Incomes

On-Site Parking Available

100+ Feet of Windows  
Along North Clark Street

15,368 SF Opportunity with the  
Ability to Demise





# Lincoln Park

SURROUNDING AREA RETAILERS  
+ TRAFFIC GENERATORS  
(WITHIN 1.5 MILE RADIUS)

**141,687**  
Residential Population

**115,382**  
Daytime Population

**\$171,145**  
Average HH Income



**CBRE**



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CHICAGO

### CONTACTS

**Stephen Ansani**

+1 312 935 1907  
stephen.ansani@cbre.com

**Michael Malen**

+1 312 334 7232  
michael.malen@cbre.com

**Danny Jacobson**

+1 312 935 1901  
danny.jacobson@cbre.com

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