

Flagship opportunity 12,000 – 21,000 SF  
Small shops from 1,000 to 5,000 SF



# TRIBUNE TOWER





# The Flagship





# The Small Shops

An architectural rendering of the Chicago Tribune building's renovation. The image shows a multi-story building with a light-colored stone facade. The top of the building features a large, illuminated sign that reads "Chicago Tribune". The ground floor is designed for retail, with large glass windows and doors. Several storefronts are visible, including "VOYAGE", "KOREAN", "SALON", and "FARM'S TABLE". The building is surrounded by a landscaped plaza with a large tree on the right, a flower bed in the foreground, and people walking. The sky is blue with some clouds.



**N. MICHIGAN AVE.**



1

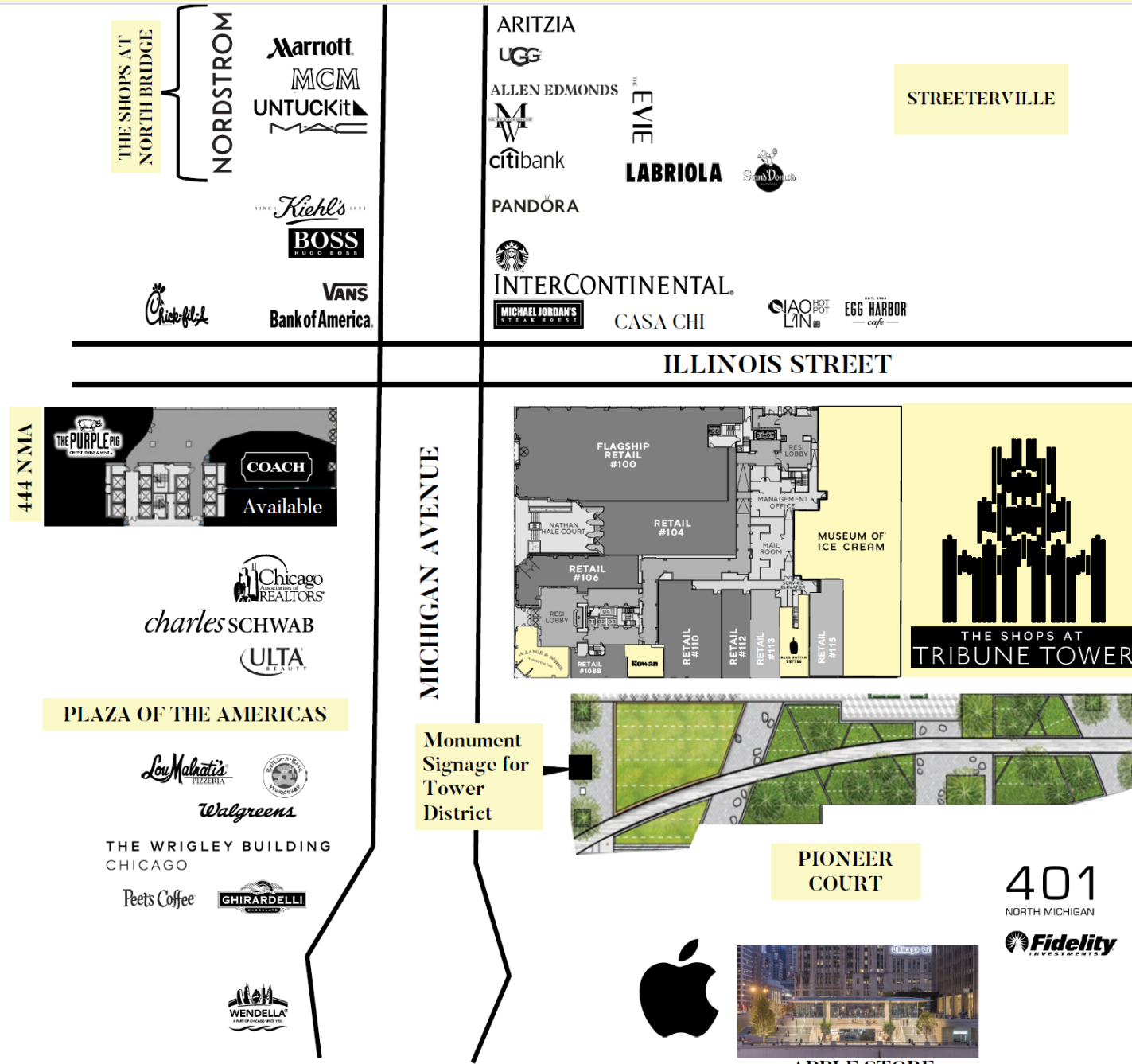
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# TRIBUNE TOWER HIGHLIGHTS

- Massive amounts of pedestrian traffic – Pioneer Court is Chicago's premier outdoor plaza
- The building has historical significance and is a tourist attraction unto itself
- Ceiling heights in excess of 20 ft
- Tribune has excellent loading facilities
- Anchored by Nordstrom on the north and the Apple store on the south
- Jumping off point for Chicago River boat tours and the Riverwalk
- More hotel rooms in a two-block radius than any other Chicago location



# TOWER DISTRICT





# WHY MICHIGAN AVE

## OVERVIEW

**#1**

As the, “Best Big City in the US” 3rd year in a row. From Conde Mass Travel

**#5**

In World’s Best Awards for Travel + Leisure’s List

**49M**

Chicago tourists in 2022

**30M**

Annual visitors to Michigan Ave

## RETAIL & OFFICE

**3.3M**

Square feet of retail space on Michigan Ave with a 7.4% retail vacancy rate

**\$2.3B**

In annual retail and F&B sales on N Michigan Ave

**25.1K**

Hotel rooms in the area

**17.7 MSF**

Of office space in N Michigan Ave submarket with a 12.4% vacancy rate

## DEMOGRAPHICS

**2.9M**

Population within 20-min drive time

**166K**

Average household income within 1-mile

**32.1**


Median Age within 1-mile

**3.5M**

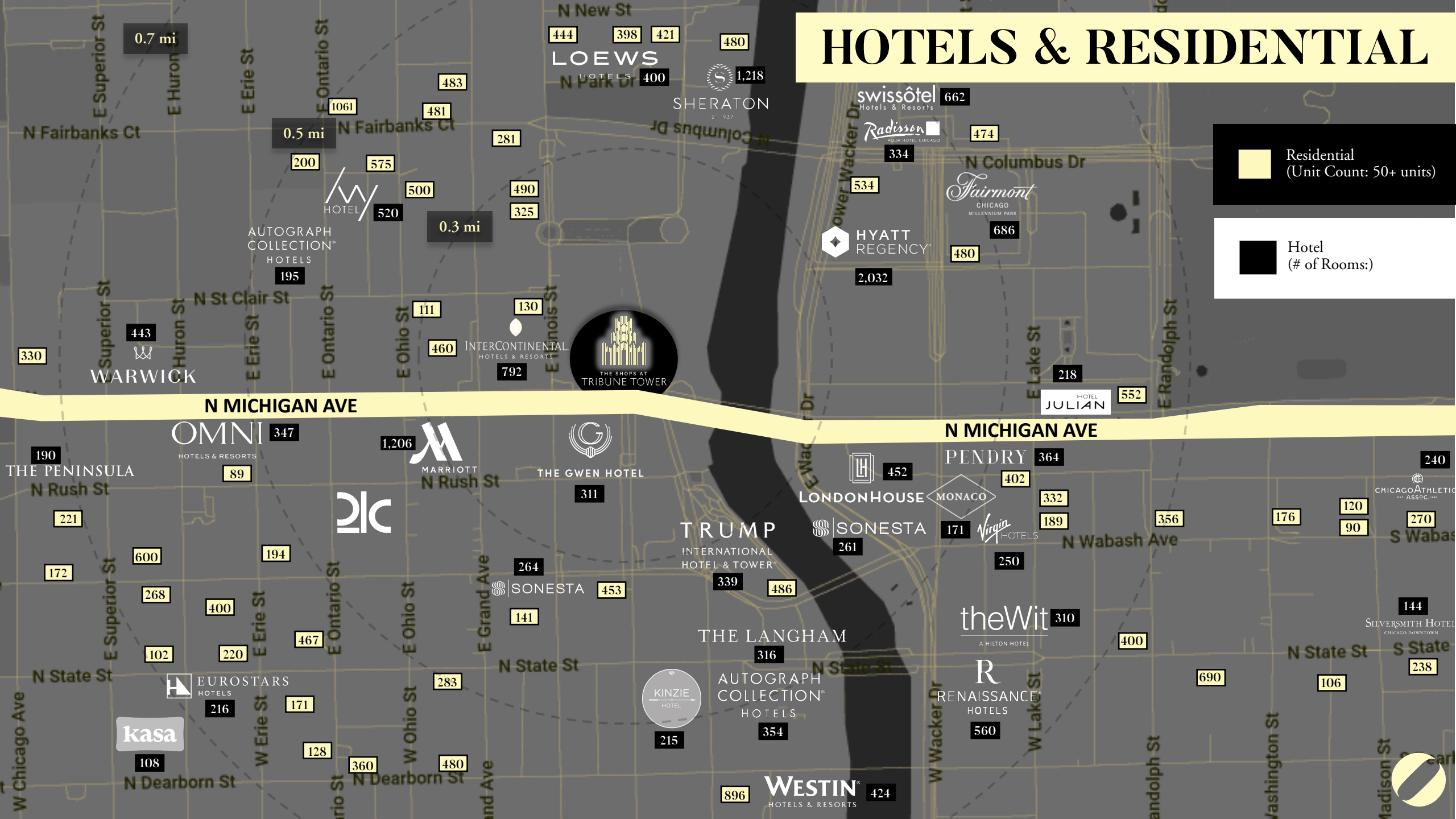
Daytime population compared to 2.9M daytime population to Rush and Oak St within 20-min drive time



## HOTELS & RESIDENTIAL

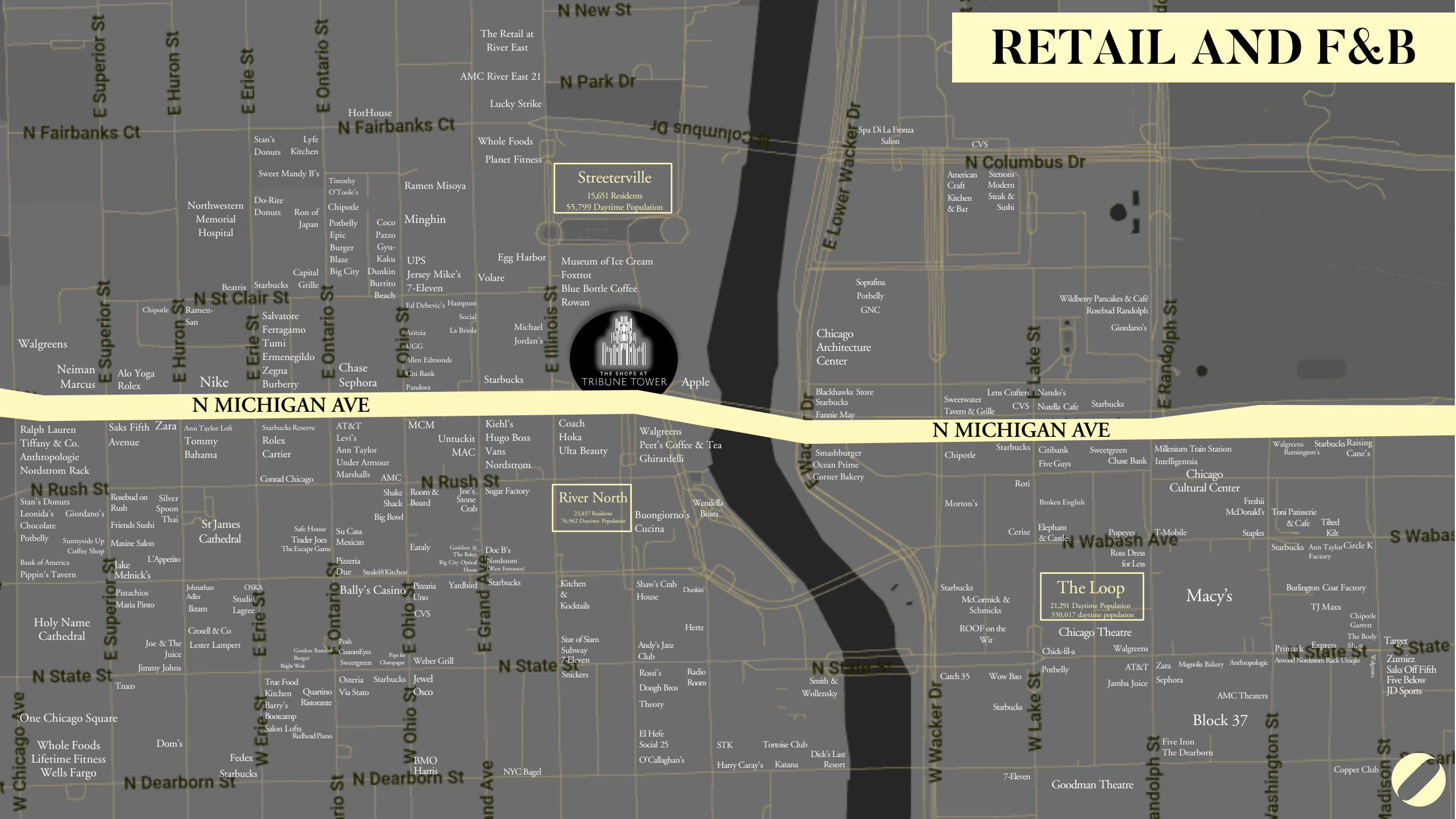
 Residential  
(Unit Count: 50+ units)

Hotel  
(# of Rooms:)





# RETAIL AND F&B







Become part of the

# TOWER DISTRICT

Michigan Ave





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GOLUB

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