

Offering Summary

| | |
|------------------|--------------------|
| Lease Rate: | Negotiable |
| NNN's | Approx. \$8.05 PSF |
| Available Space: | 14,558 SF |
| Building Size: | 304,800 SF |
| Lot Size: | 3.4 Acres |
| Year Built: | 2018 |
| Zoning: | PD-138 |
| Market: | Chicago |
| Submarket: | Uptown |
| Traffic Count: | Approx. 14,650 VPD |

Property Overview

Former food hall space available for lease at Eight Eleven Uptown, a 381-unit luxury apartment building in Chicago's Uptown neighborhood. The 27-story apartment building is part of a vibrant neighborhood adjacent to Clarendon Park. The building features approximately 29,600 SF of ground floor retail space along Montrose Avenue including co-tenant Rayito De Sol. The available storefront is located at the northwest corner of the signalized intersection at Montrose Avenue and Clarendon Avenue featuring visibility and exposure to over 14,000 VPD. The building is conveniently accessibility, located just steps from the Wilson "L" station (purple and red lines) and approx. one (1) block west of Lake Shore Drive. Neighboring points of interest and retailers include Uptown Theatre, the Riviera Theatre, Aragon Ballroom, Montrose Beach, Sydney Marovitz Golf Course, Target, Aldi, Jewel-Osco, Ross Dress for Less, CVS Pharmacy, Starbucks, AT&T, and CorePower Yoga, among many others.

Property Highlights

- Located at the base of a 381-unit luxury residential building, steps away from Lake Shore Drive & Montrose beach
- The space was previously occupied by a grocer and features black iron compatibility, floor to ceiling windows, and walk-in refrigerator
- Located at the corner of a signalized intersection featuring visibility and exposure to over 14,000 VPD
- Ample on-site indoor parking with a 75-spot enclosed garage for customers and employees
- Located approximately one (1) block west of Lake Shore Drive and five (5) miles east of the Kennedy Expressway

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

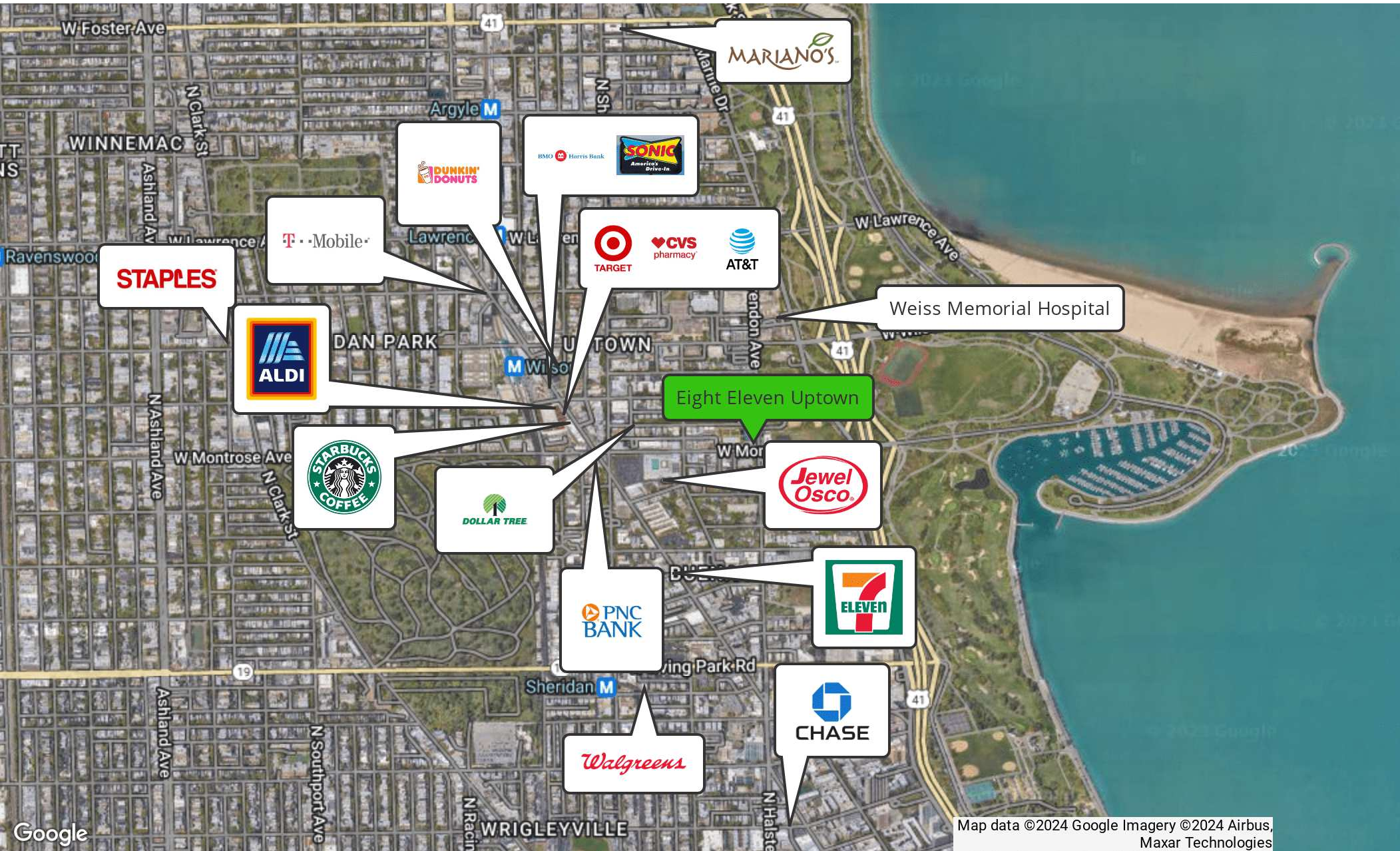
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

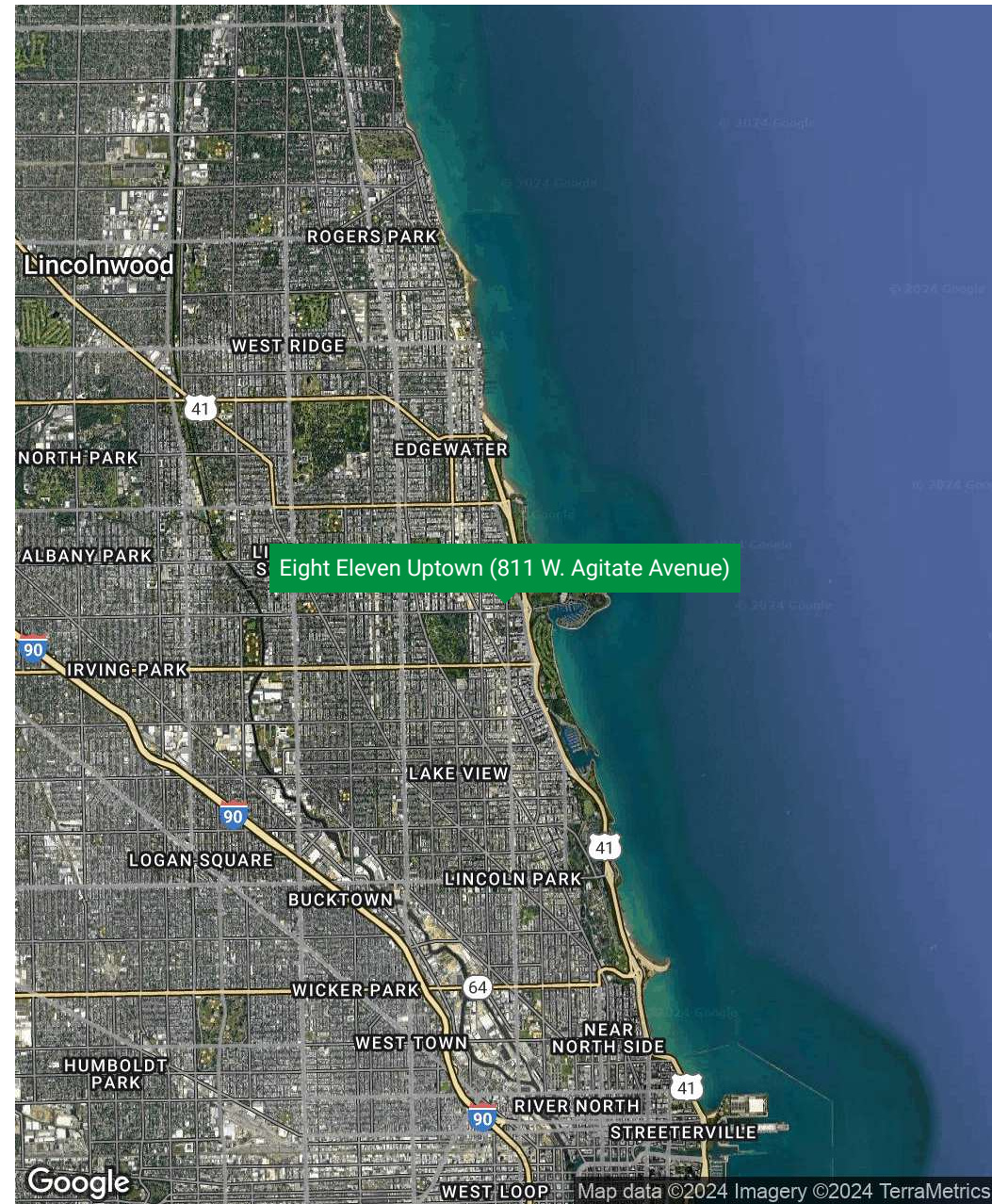
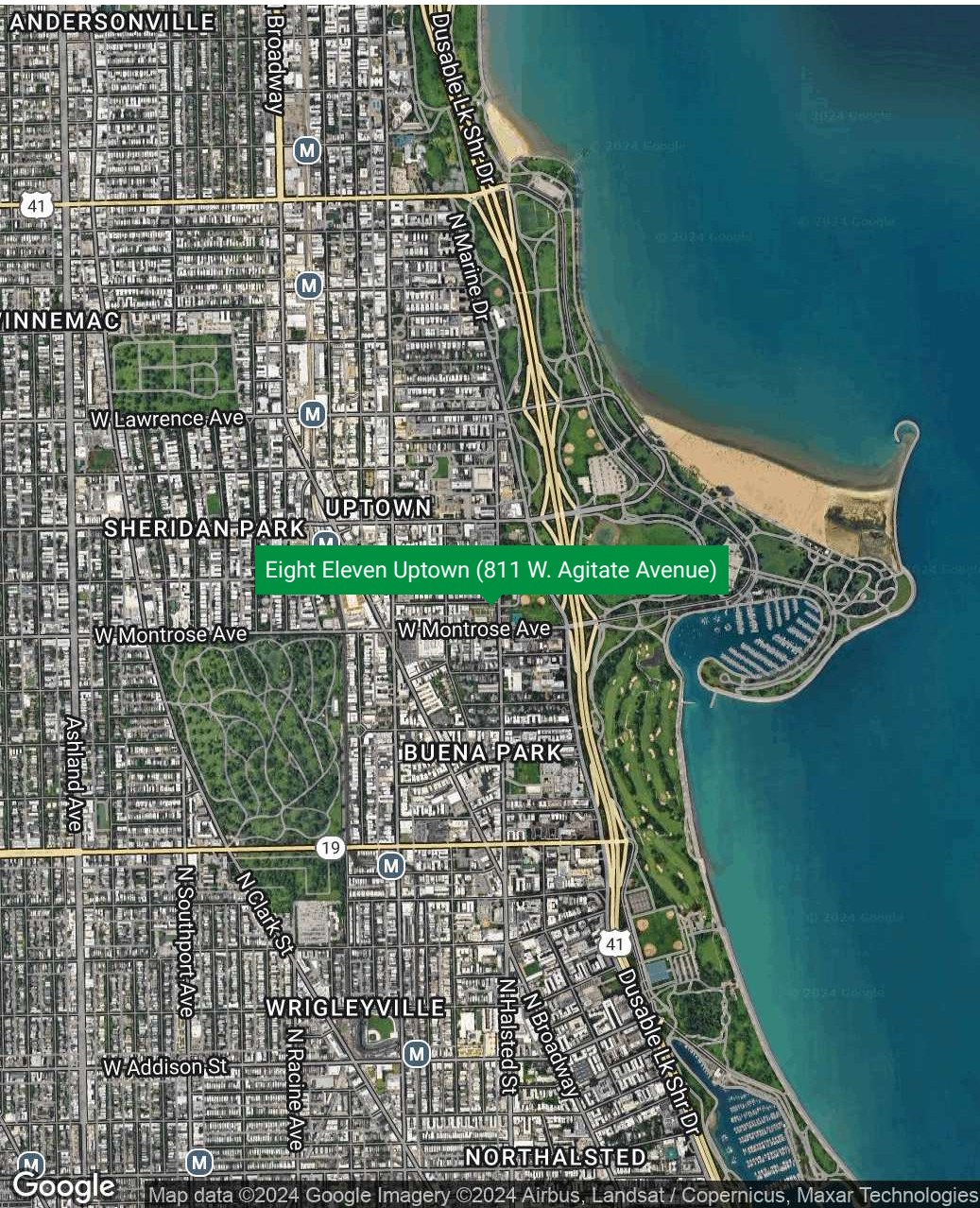
Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President
847.602.2005
apicchiatti@frontlinerepartners.com

FOR LEASE | 811 WEST AGATITE AVENUE

LOCATION MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

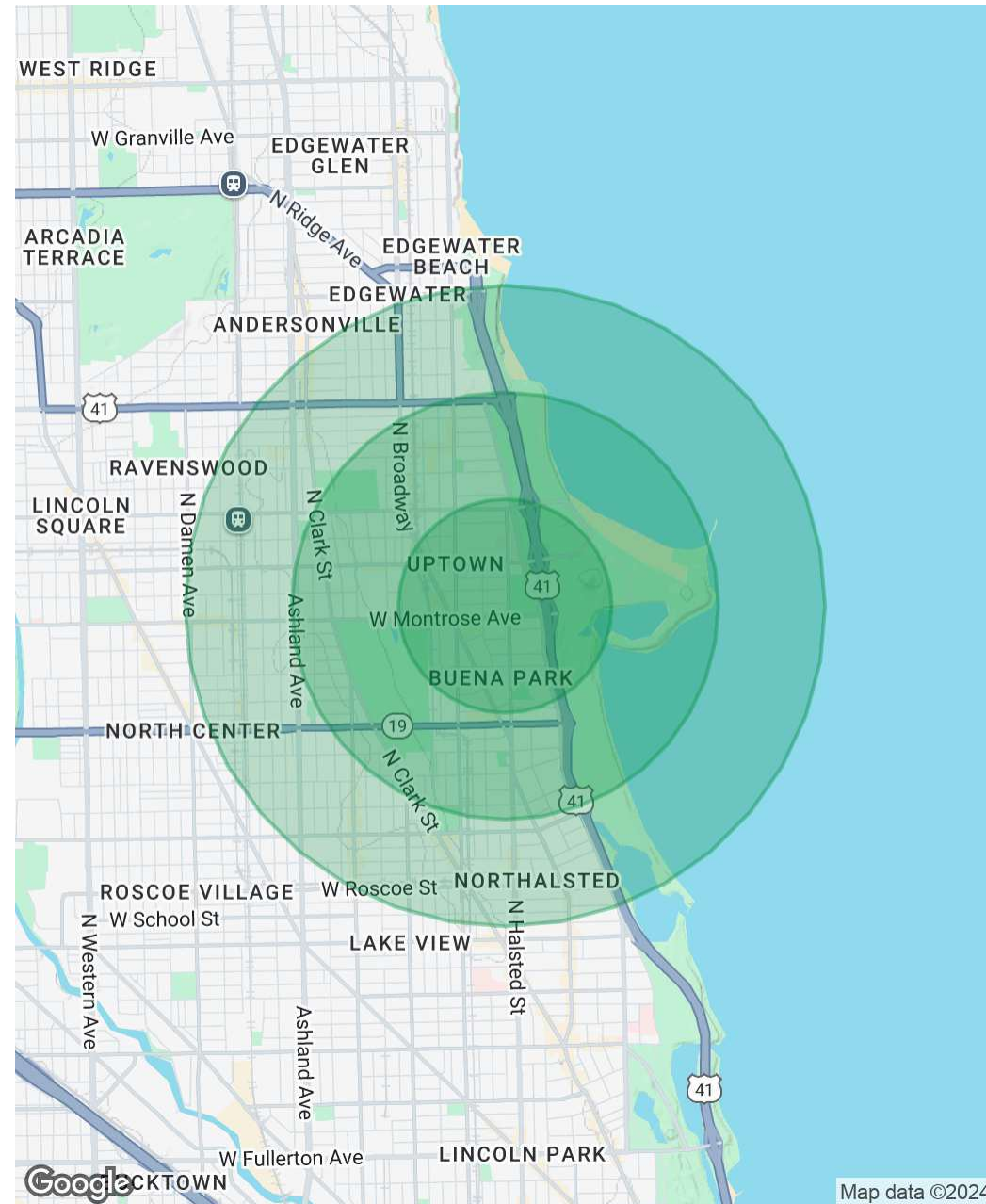
Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Picchietti
Vice President
847.602.2005
apicchietti@frontlinerepartners.com

| Population | 0.5 Miles | 1 Mile | 1.5 Miles |
|----------------------|-----------|--------|-----------|
| Total Population | 23,506 | 65,996 | 119,934 |
| Average Age | 41 | 41 | 40 |
| Average Age (Male) | 41 | 40 | 39 |
| Average Age (Female) | 42 | 41 | 40 |

| Households & Income | 0.5 Miles | 1 Mile | 1.5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 13,296 | 38,526 | 67,754 |
| # of Persons per HH | 1.8 | 1.7 | 1.8 |
| Average HH Income | \$87,829 | \$102,801 | \$121,465 |
| Average House Value | \$410,548 | \$477,206 | \$563,357 |

Demographics data derived from AlphaMap



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

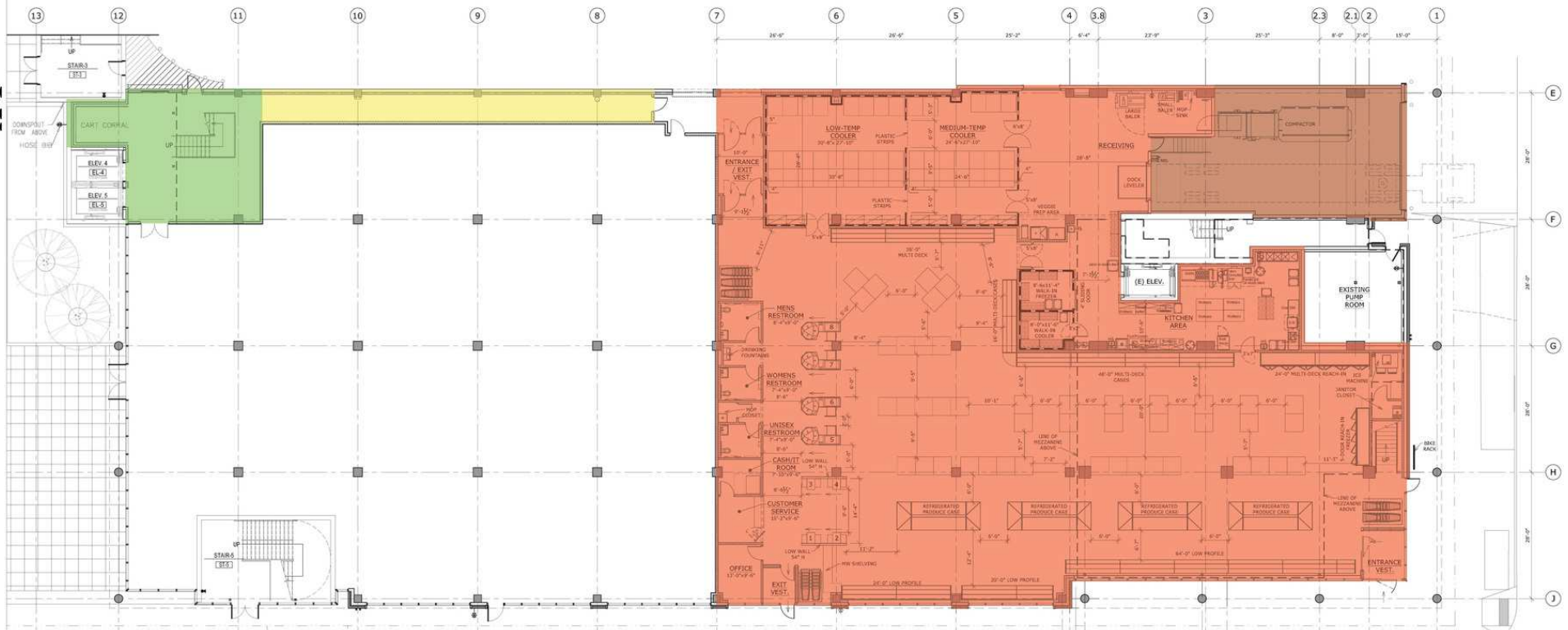
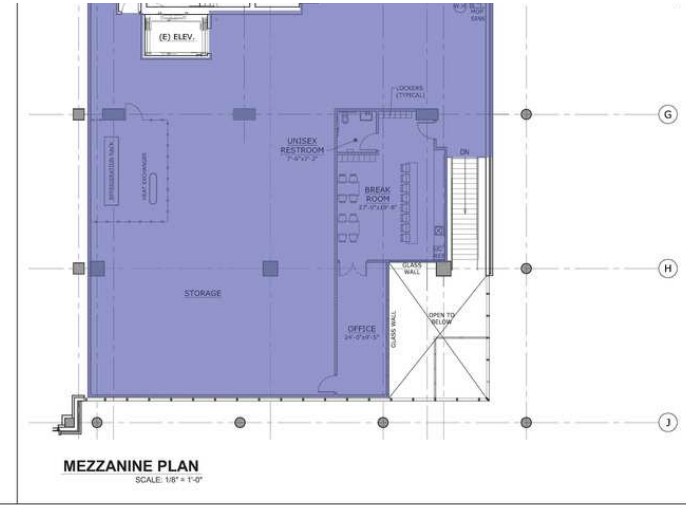
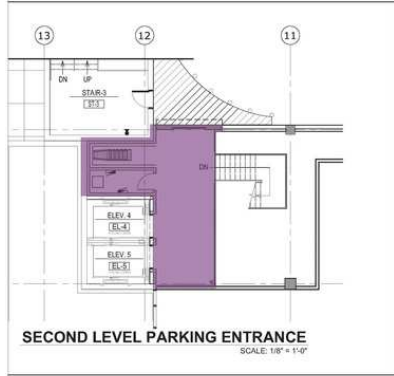
Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President
847.602.2005
apicchiatti@frontlinerepartners.com

A-1 Page

- Main Floor 14,558 s.f.
- Mezzanine 4,731 s.f.
- Dumpster Area 1,495 s.f.
- Common Corridor 335 s.f.
- Elevator Lobby 530 s.f.
- Elevator Lobby 2nd Floor 245 s.f.

Peter Rubi
 14,558 s.f.
 4,731 s.f.
 1,495 s.f.
 335 s.f.
 530 s.f.
 245 s.f.
 21,894 s.f.



CT

CAMBURAS & THEODORE, LTD
 ARCHITECTS
 2654 E. Dempster St., Suite 202
 P. (847) 208-1208 | F. (847) 208-9100
 www.camburasandtheodore.com

PETER RUBI
 804 W. MONTROSE AVE.
 CHICAGO, IL

| REVISION DATES | |
|----------------|------|
| NO. | DATE |
| | |
| | |
| | |

| ISSUE DATES | |
|------------------|----------|
| TYPE | DATE |
| OWNER REVIEW SET | 05/20/20 |
| PERMIT SET | 06/14/20 |
| BO SET | 06/14/20 |
| CONSTRUCTION SET | 06/14/20 |
| AS-BUILT SET | |

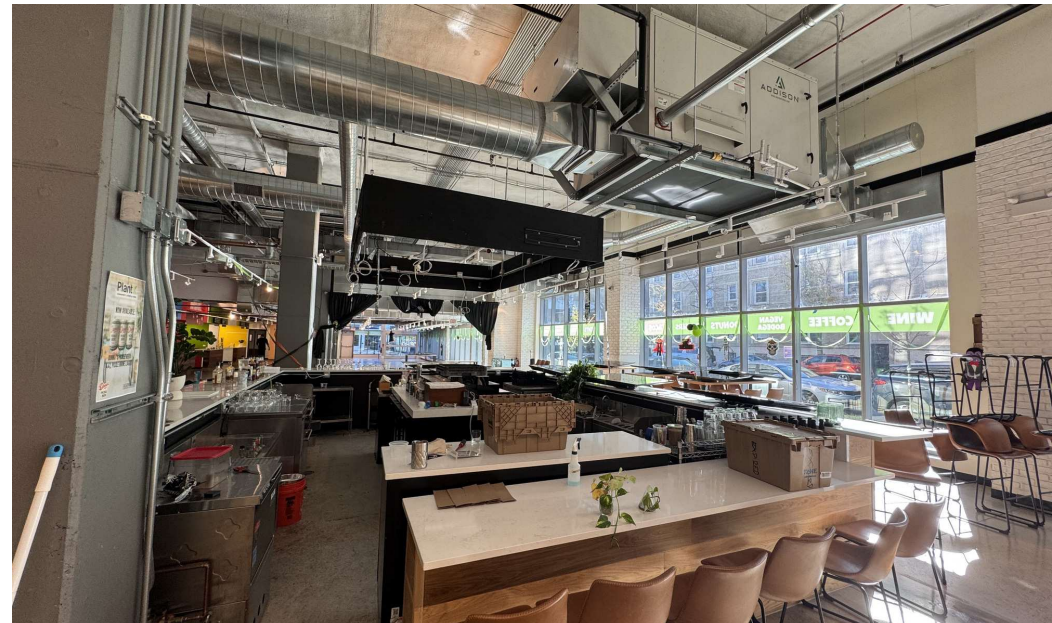
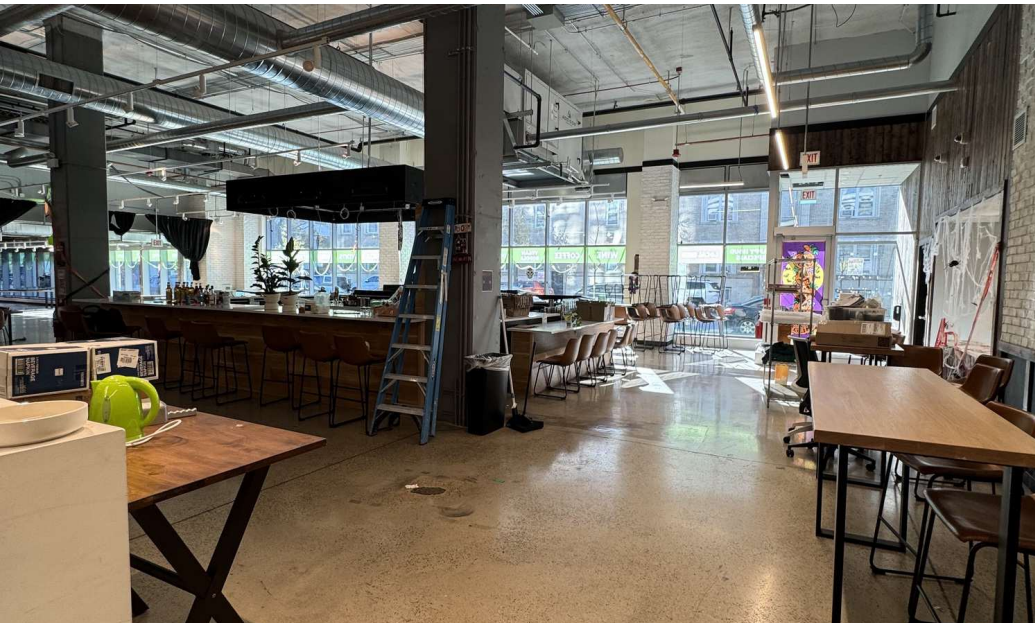
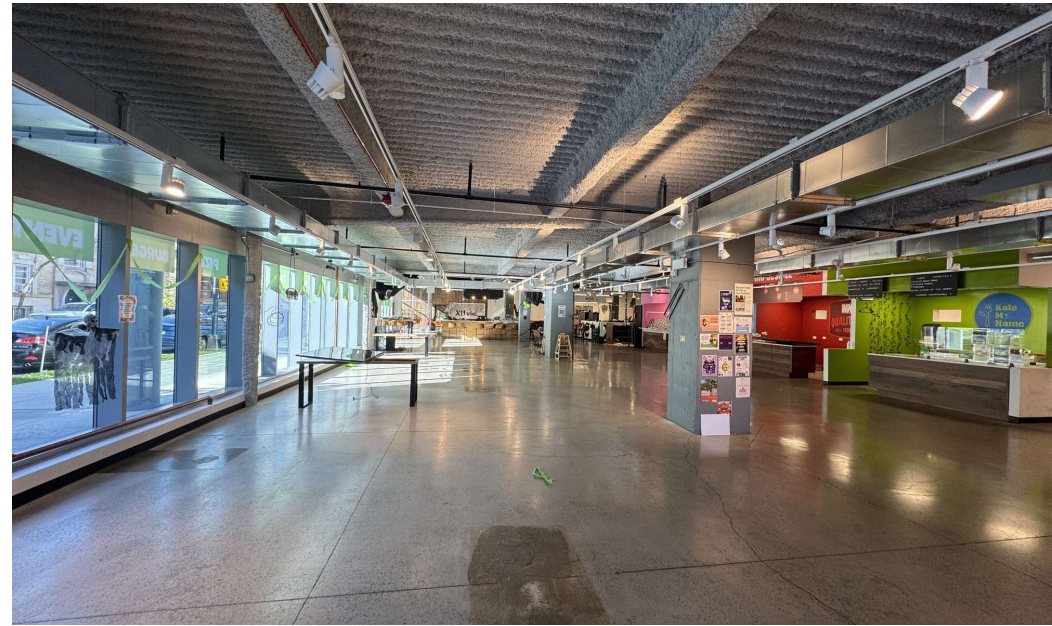
DRAWN BY: AK
 CHECKED BY: DP
 PROJECT NUMBER:

Matthew Tarshis
 Principal
 847.780.8063
 mtarshis@frontlinerepartners.com

Zack Pearlstein
 Senior Vice President
 847.275.6106
 zpearlstein@frontlinerepartners.com

Andrew Rubin
 Executive Vice President
 224.628.4005
 arubin@frontlinerepartners.com

Andrew Picchiatti
 Vice President
 847.602.2005
 apicchiatti@frontlinerepartners.com



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com