



Offering Summary

Lease Rate:	Negotiable
NNN's:	\$10.75 PSF
Available SF:	2,000 - 15,000 SF
Year Built:	1985
Renovated:	2019
Residential Units:	400
Zoning:	PD-318
Market:	Chicago
Submarket:	River North
Traffic Count	Up to 38,000 VPD

Property Overview

Incredible leasing opportunity at the newly renovated (2019) River North Park, located in the affluent River North neighborhood in downtown Chicago. River North Park, a 24-story apartment building totaling approximately 400 units, is located just two (2) blocks from the Ontario Street & Ohio Street feeder ramps in the heart of one of Chicago's most densely populated neighborhoods (approx. 127,000 residents and 645,000 daytime employees and within a one-mile radius). River North Park features approximately 19,600 SF of prime storefront space and provides an excellent opportunity to join co-tenants UPS, Domino's Pizza, Ora Dental Studio, Tivvy Nails, Innovative Med Spa and Pups Pet Club. There are three (3) available units along Grand which are 2,998 SF, 5,977 SF and 6,073 SF (can be combined). The units have large windows allowing retailers to display their brand as well as open interiors providing flexibility for an array of restaurant, retail, medical office or service-oriented users. The units do have the potential for black iron hook ups. There is a 211-space adjacent parking garage available to utilize for a fee.

Property Highlights

- Prime location just two (2) blocks from the downtown feeder ramp and located in the heart of one of Chicago's most affluent neighborhoods (River North).
- Current zoning provides ownership flexibility to lease the remaining vacancies to a range of retail, restaurant, office and medical office tenants.
- Tenant signage opportunities available with visibility and exposure to 17,000 VPD along Grand Avenue and 21,400 VPD along Orleans Street, in addition to heavy pedestrian traffic.

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

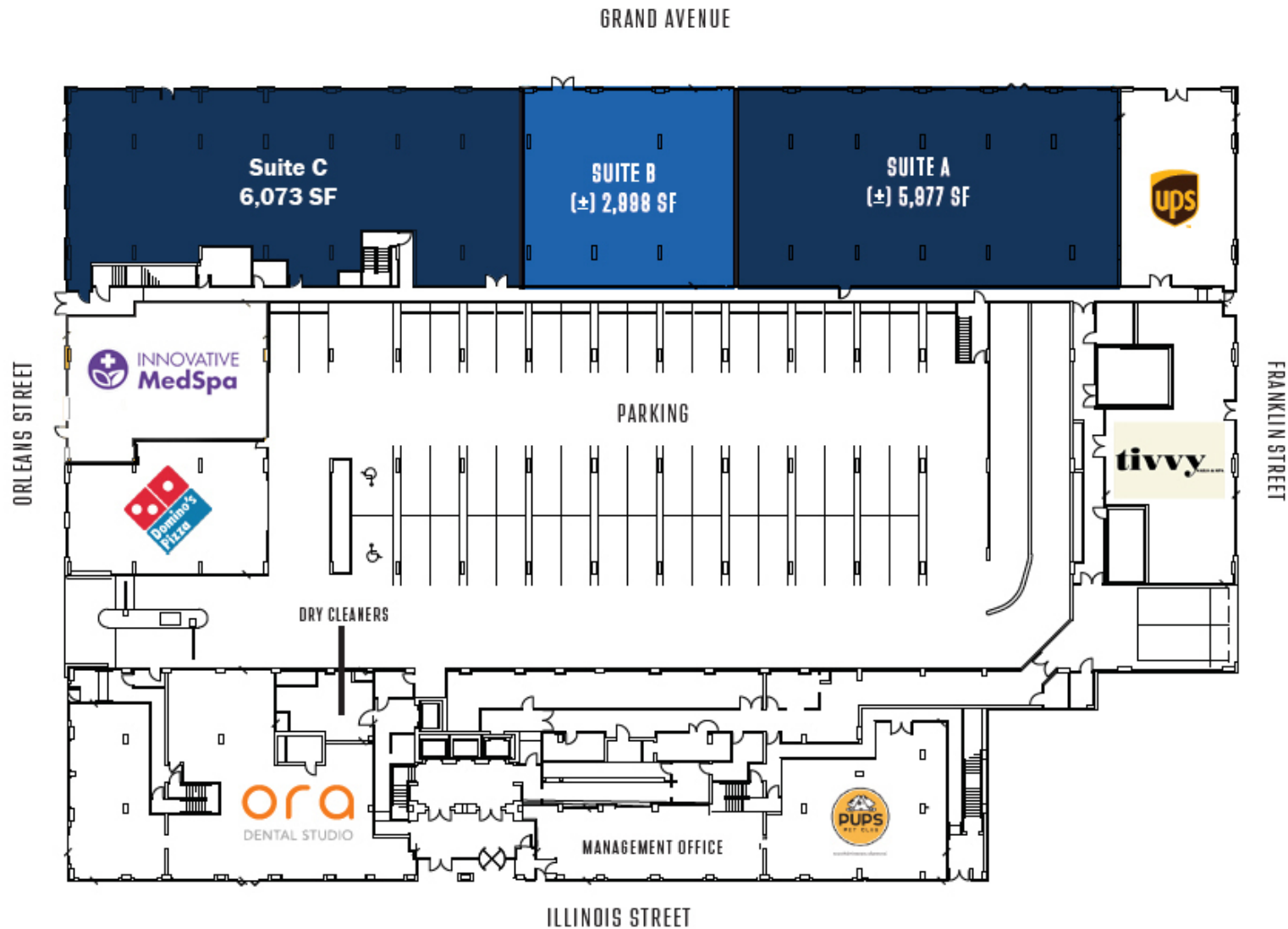
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com



Goddess and the Grocer
Texican

Big & Little's
Mogadish
Bismilah
Headquarters
Beer Arcade
Liqrbox

Moody Bible Institute
Foxtrot Market
Regin Mary
Pizano's Pizza &
Pasta
Miste J's
Friends Ramen



Smoke Bones
Griddle 24
Farmhouse Chicago

Office DEPOT



SITE

The Greendoor Tavern
Bernie's Chicago
Brunch
Entente
Hutch Amerian Cafe

bp
Cuvee Chicago
Mixed Greens
The Franklin Room
V Bar
Prosecco
Club Lago



Cafe Iberico
Seoul Taco
Centennial Crafted
Beer & Eatery
IO Godfrey Rooftop
Lounge
Fogo de Cháo Brazilian
Steakhouse
Kerryman Irish Bar &
Restaurant

W Ontario St

W Ohio St

Doubletree

W Grand Ave

East Bank Club
The Hampton Social

CVS/pharmacy



UPS Store
Binny's Beverage Depot
Coco Pazzo
Doughnut Valut
Bavette's Bar & Boeuf

Office DEPOT

P.F. Chang's
CHINA BISTRO



Corey's NYC Bagel Deli
Rock Bottom Restaurant
& Brewery
Beatrix
Sushi-San
Ema
RPM Italian
Weber Grill
LA Burdick
Hommade
Chocolates



Sunda Chicago
Roka Akor - Chicago
Bar Ramone
The Bamboo Room
Bub City
Firecakes Donuts
Three Dots and a Dash
LYFE Kitchen
RAMEN-SAN
Hub 51
Holloway's Bar
Harry Caray's Italian
Steakhouse
Katana Chicago
Yolk - Marina City
Museum of Broadcast
Communications

W Hubbard St

Portillos
GT Fish & Oyster
Meli Cafe
Ohio House
The Franklin Room
GT Prim Steakhous
Comedy Bar Gino's East
Hard Rock Cafe

Walgreens



Untitled Supper Club
Protien Bar & Kitchen
Nonnina
Mercadio
The Smith
Celest



Wishbone | Bellemore
Saigon Sisters
Oriole
Saint Lou's Assembly
City Pool Hall & Sports Bar
CH Distillery



FedEx



Jewel-Osco

CHASE

Oglive Transportaiton Center
Chicago French Market
B.I. Tean Dim Sum
Ovie Bar & Grill Takeout
Le Cafe Du Marche
New Line Tavern
Gibson Italia | Taste 222

Great Clips
IT'S GONNA BE GREAT



CVS/pharmacy

CVS/pharmacy

Tradition
Bacci Pizzeria
Primebar
Sushi Sai
U.B. Dogs
5411 Empanads
Monk's Pub
Well's Street
Market

FedEx



Stock and Ledger
Kitchen & Spirits
Delmonico
Ronny's Steak House
Do-rite Donuts & Coffee
Corner Bakery
Ace Ping Pong Bar
Tiny Tap & Café



W Lake St

N State St



Location Description

The Property is located within the near north side of Chicago in the bustling River North neighborhood. The building is part of a thriving community projected to experience a 6.04% population growth over the next five (5) years and has a median household income of \$107,187 within a one-mile radius. The Property is situated on an entire city block between Grand Avenue and Illinois Street (east/west thoroughfares) and between North Orleans Street and North Franklin Street (north/south thoroughfares). With this location, the building is situated in one of Chicago's most densely populated neighborhoods (127,813 within a one-mile radius) along with excellent public transit options. The building is steps from the Merchandise Mart "L" station (Brown and Purple lines) and is also just west of the Grand "L" station (Red line). The Brown line has an average weekday ridership of 68,073 while the Purple line has an average weekday ridership of 10,413. It is worth noting that the building is surrounded by several tech companies that help drive a daytime employee population of approximately 453,000. Some of these companies include Groupon (HQ), Yelp, Spotify, Salesfores, Motorola, Braintree, GoHealth, 1871 and eBay, among others.

Another feature of this location is the convenient access to the Kennedy Expressway (Interstate 90 and Interstate 94). Located just two (2) blocks north is the Ontario Street and Ohio Street feeder ramps. The nearby location of the feeder ramps provides vehicular commuters and delivery vehicles a direct route to and from the property. The building is also surrounded by an abundance of national and local retailers and is within walking distance to North Michigan Avenue, Chicago's top shopping destination. Neighboring retailers include Whole Foods, Walgreens, Orange Theory, CorePower Yoga, Starbucks, FoxTrot, McDonald's, Potbelly, Chick-Fil-A, Dunkin Donuts, Peet's Coffee, Limitless Coffee, Gino's Pizza, Lou Malnati's UFC Gym, River North CrossFit, Supercuts, Portillo's, and Chase Bank, among many others.

Highlights

- Approximately 645,000 daytime employees within one (1) mile of radius.
- Situated in an area with numerous completed/active new developments, demonstrating a commitment by tenants to be part of the River North neighborhood.
- Conveniently located steps from the Merchandise Mart "L" station (Brown and Purple lines) as well the Grand "L" station (Red line).
- Located two (2) blocks from the Ontario Street/Ohio Street feeder ramps, providing direct access to the Kennedy Expressway (Interstate 90 and Interstate 94), other neighborhoods in the city, and the entire interstate system.

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

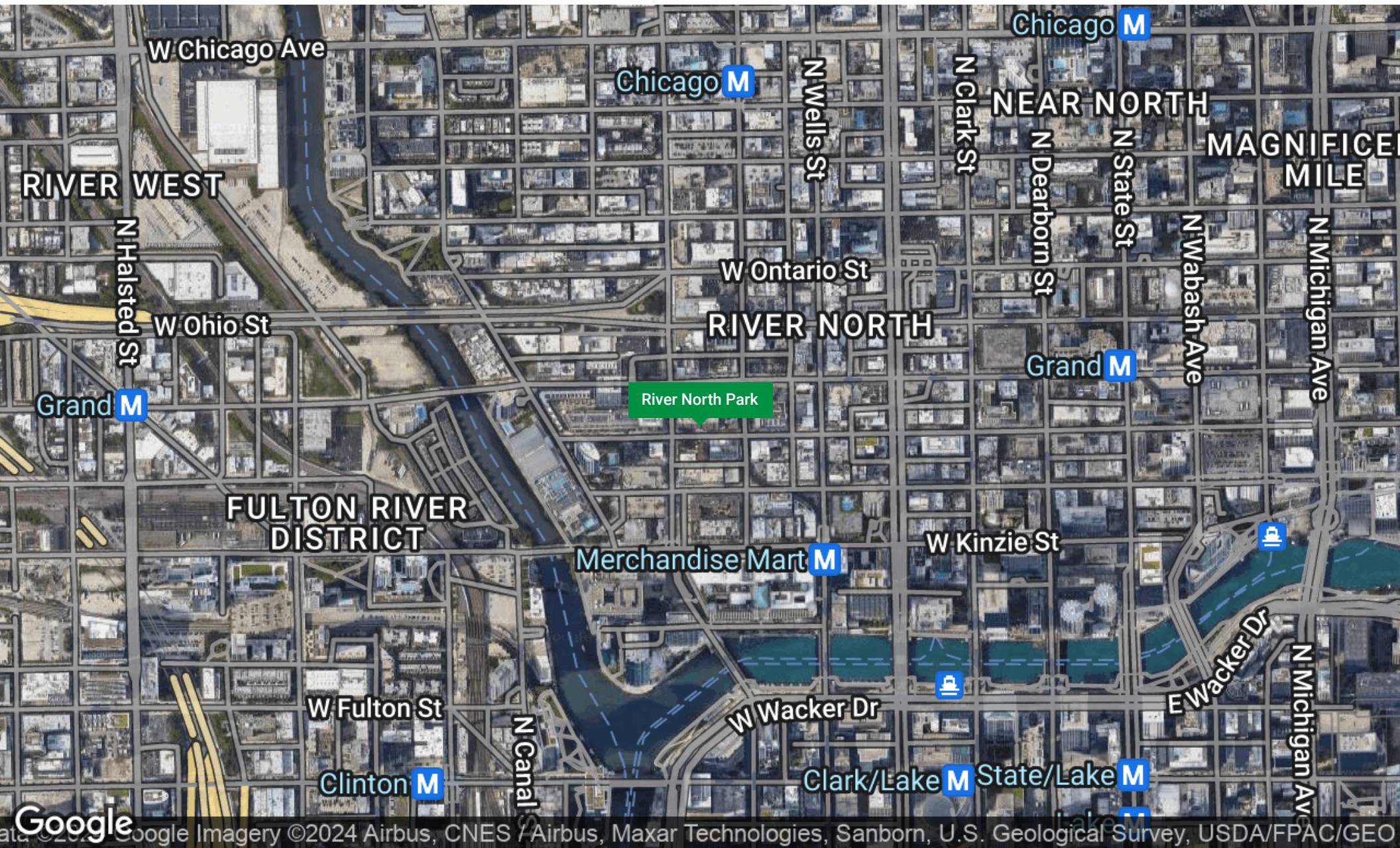
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

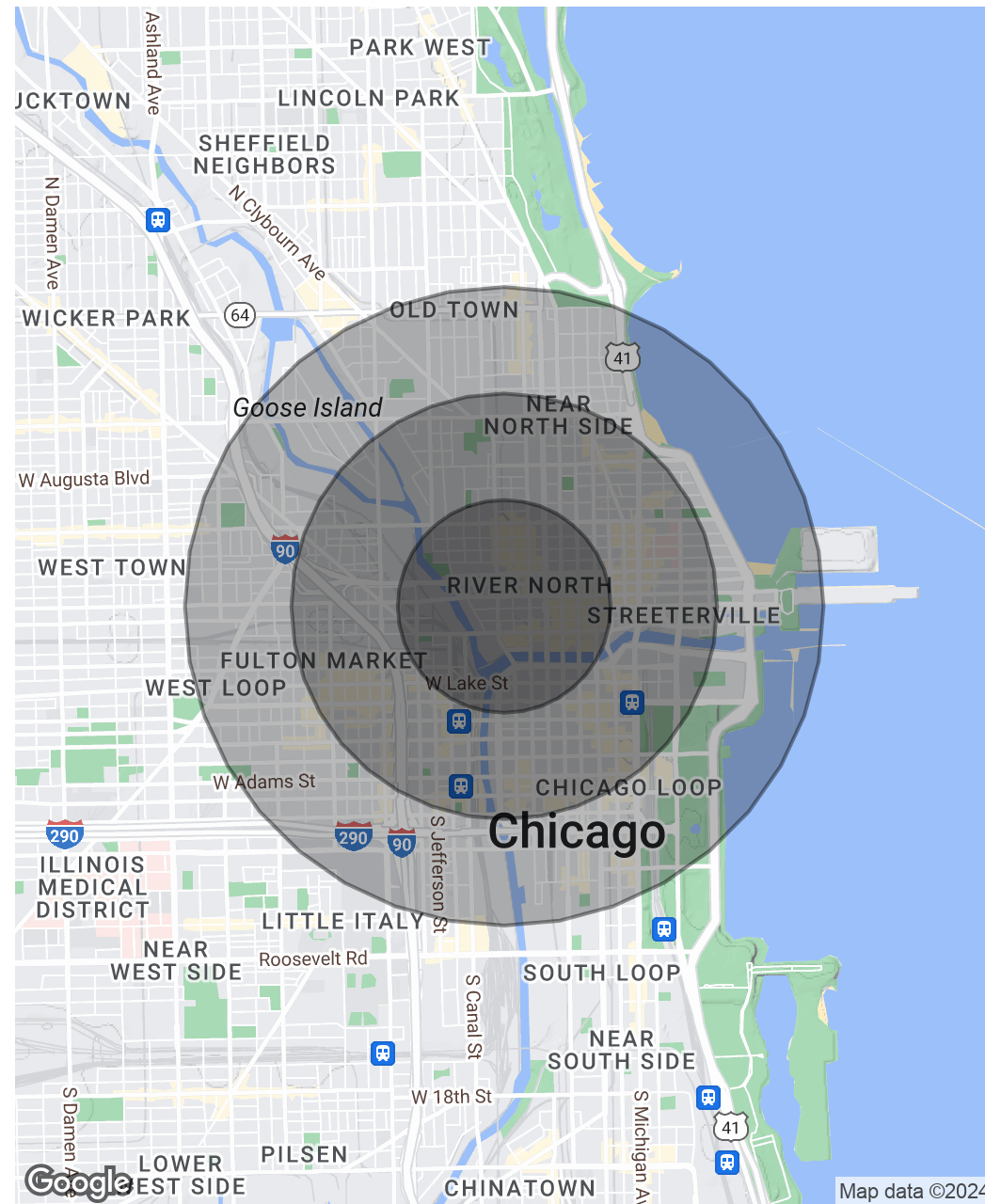
847.602.2005
apicchiatti@frontlinerepartners.com

Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	13,876	64,092	127,334
Average age	31.6	34.5	37.6
Average age (Male)	32.2	35.1	37.7
Average age (Female)	31.0	33.7	37.4

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total households	8,498	40,118	77,242
# of persons per HH	1.6	1.6	1.6
Average HH income	\$142,240	\$121,820	\$128,442
Average house value	\$478,223	\$510,411	\$495,320

Race	0.5 Miles	1 Mile	1.5 Miles
Total Population - White	10,667	47,304	93,422
Total Population - Black	767	6,602	15,765
Total Population - Asian	1,611	7,574	13,326
Total Population - Hawaiian	0	2	9
Total Population - American Indian	8	113	218
Total Population - Other	515	1,364	2,598

* Demographic data derived from 2020 ACS - US Census



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchietti
Vice President

847.602.2005
apicchietti@frontlinerepartners.com