

3 West 5 Wacker

BRING YOUR **RETAIL**
CONCEPT TO THE

RIVERFRONT

exclusively leased by

BA BRADFORD
ALLEN



PRIME WACKER DRIVE EXPOSURE JUST STEPS FROM THE RIVERWALK

35 W. Wacker is a premier trophy office tower in one of Chicago's most iconic and globally recognized locations.

The property offers a turnkey 10,000-SF restaurant space overlooking the Chicago River, along with small-shop opportunities fronting Dearborn and Lake Streets.

Positioned just steps from the Riverwalk, Chicago Theatre, Renaissance Hotel, and House of Blues, food and beverage operators benefit from exceptional foot traffic along some of Chicago's most visited corridors.

The building's Gallery of Shops provides small-shop tenants with access to premier office towers, luxury residential high-rises, and a constant flow of daytime professionals and evening visitors, delivering unmatched visibility and steady foot traffic year-round.

SERVE UP YOUR VISION IN THIS TURNKEY RESTAURANT SPACE

This former restaurant space features high-end finishes, an expansive bar, a commercial kitchen, and a flexible layout ideal for dining, corporate events, or experiential concepts.

With strong street presence, high ceilings, outdoor patio potential, and direct access to surrounding office and retail traffic, the space offers exceptional visibility and existing infrastructure for a seamless operator transition.

An added bonus is a built out grab-and-go cafe connected to the building lobby that can be used to serve the buildings tenants throughout the workday.



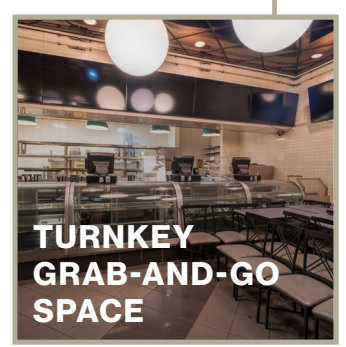
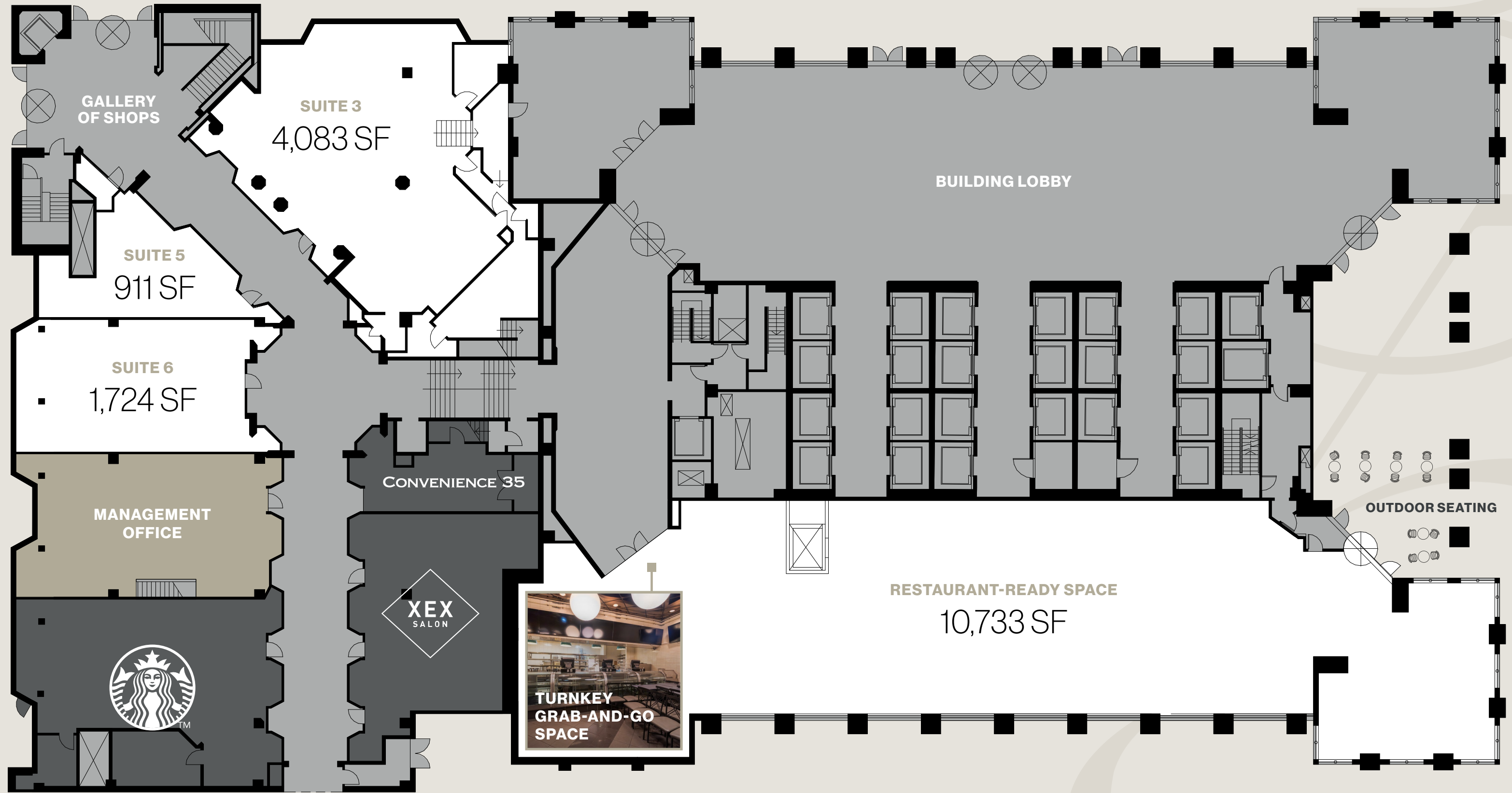
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DEARBORN

LAKE

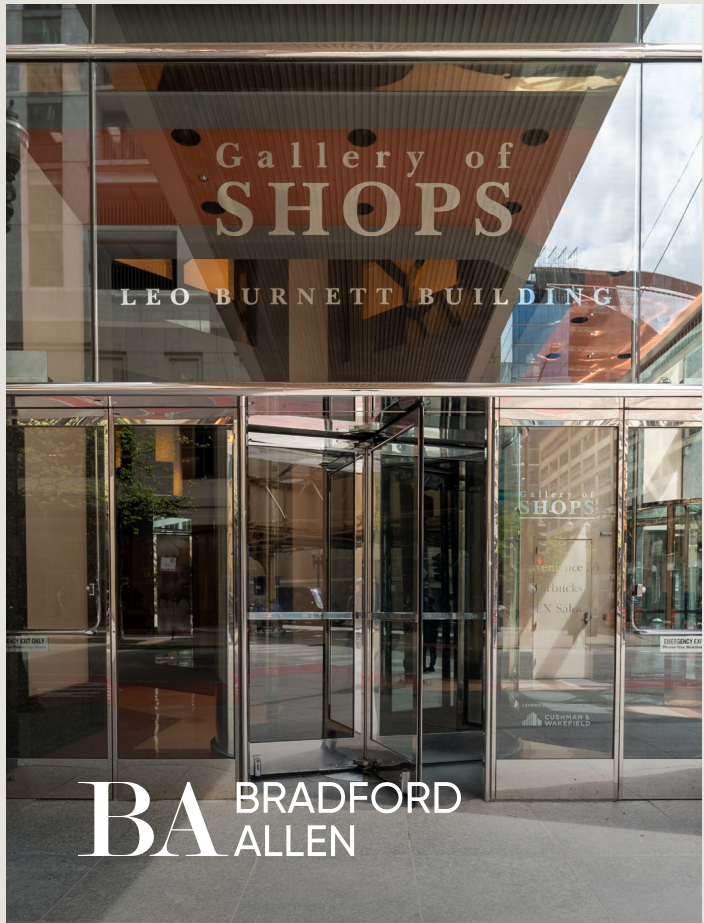
WACKER



16,500,000 SF
OFFICE SPACE WITH 1/4-MILE RADIUS

Surrounded by multiple CTA elevated trains, bus lines, and within walking distance to Ogilvie Transportation Center.

CAPTURE
DOWNTOWN'S
DAILY
COMMUTER
FLOW AND
SURGE OF
WEEKEND
TOURISTS



3 West Wacker

35 W. Wacker Drive, Chicago, IL

For more information or to arrange
a tour, please contact:

MICHAEL FLINCHBAUGH

(312) 741-8121

mflinchbaugh@bradfordallen.com

KYLE SKARR

(312) 224-8794

kskarr@bradfordallen.com

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