

CRE ADVISING



605 N CLARK

N

N CLARK ST

W ONTARIO ST

W OHIO ST

W GRAND ST

605 NORTH CLARK STREET

RARE TROPHY RETAIL/RESTAURANT PROPERTY FOR LEASE

RIVER NORTH

BUILDING DETAILS



SIZE

Building: Approximately 22,000 SF over two floors

Lot: Approximately 13,976 SF

RENTAL RATE

Leasing rates will be in line with River North leasing rates which, depending on existing improvements/condition, size and location, can range from market rates of \$45-\$75NNN. Some spaces in the market have also required key money, which is not the case with this space. The leasing rate for this will depend on all leasing factors, quality and strength of tenant, term, TI package (if any), lease/rent commencement date and securitization. This space will most likely have one blended rate for the first and second floor, averaging the first floor and second floor rate (which will obviously be different) to get the blended rate for the total square footage.

BUILDING HIGHLIGHTS

- ▶ Extremely rare trophy property for lease or development opportunity
- ▶ Two story single tenant building built in 1996
- ▶ Zoning DX-7
- ▶ Property currently vacant

NNN CHARGES

- ▶ 2022 Taxes: \$325,796/\$15.89 PSF
- ▶ Insurance: \$14,816/\$0.72 psf
- ▶ Operating Expenses/CAM: Tenant directly responsible

AREA INFORMATION

- ▶ Over 57,000,000 tourists come to Chicago each year and upscale River North is a common destination
- ▶ Food and beverage sales in River North totaled \$811 million in 2018
- ▶ Michigan Avenue, located just 4 blocks east, is the highest grossing retail thoroughfare in Chicago featuring a plethora of international brands including Burberry, Ralph Lauren, Apple, Hugo Boss, Rolex, Salvatore Ferragamo, Gucci and many more
- ▶ Two blocks east of the property is the Grand and State Red Line stop of the CTA which sees 4,057,428 annual ridership
- ▶ Directly across the street from Rock and Roll McDonald's (former) and Portillo's, just steps away from the multitude of restaurants, bars and nightlife in the area. Other nearby national tenants include Hard Rock Cafe, Cold Stone Creamery, Starbucks, Walgreens, Bed Bath & Beyond, 7-Eleven, Potbelly Sandwich Shop, Jimmy John's
- ▶ Nearby restaurants include Beatrix, Chicago Cut, Wildfire, Osteria Via Stato, Mastro's Steakhouse, Maggiano's, RPM Italian, XOCO, Frontera Grill, Fogo de Chao, Sunda, Tao
- ▶ The property is in a highly visible and desirable location with Ohio Street being one of Chicago's highest trafficked streets, seeing approximately 37,000 cars heading east /day
- ▶ Located on North Clark Street and West Ohio Street, in the heart of River North, the property boasts a first-rate location amongst some of the largest and most prominent developments in all of Chicago

AERIAL PHOTO

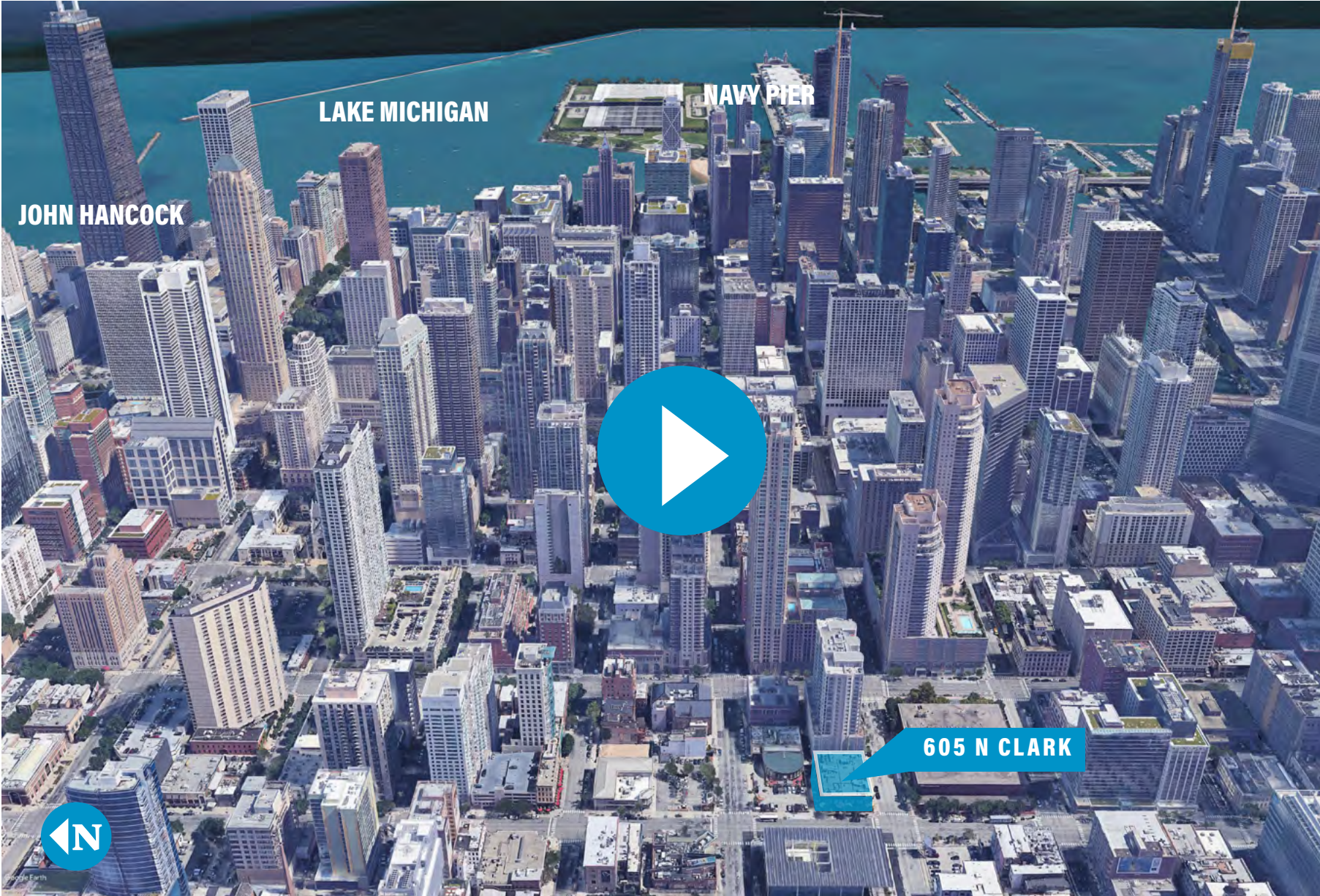


AERIAL PHOTO



AERIAL TOUR

CLICK PLAY BUTTON TO VIEW VIDEO



AREA MAP

NEARBY AREA RETAILERS

MCDONALDS

WALGREENS

PORTILLO'S

MAGGIANO'S LITTLE ITALY

JEWEL-OSCO

HARD ROCK CAFE

STARBUCKS

RPM STEAK

CHIPOTLE

COLDSTONE CREAMERY

JIMMY JOHNS

POTBELLY

BED BATH & BEYOND

SUBWAY

QUARTINO

GINO'S EAST

CHASE BANK

BANK OF AMERICA

M BURGER

RUTH CHRIS STEAKHOUSE

LOU MALNATI'S

FRONTERA

BEATRIX

CHICAGO CUT

TAO

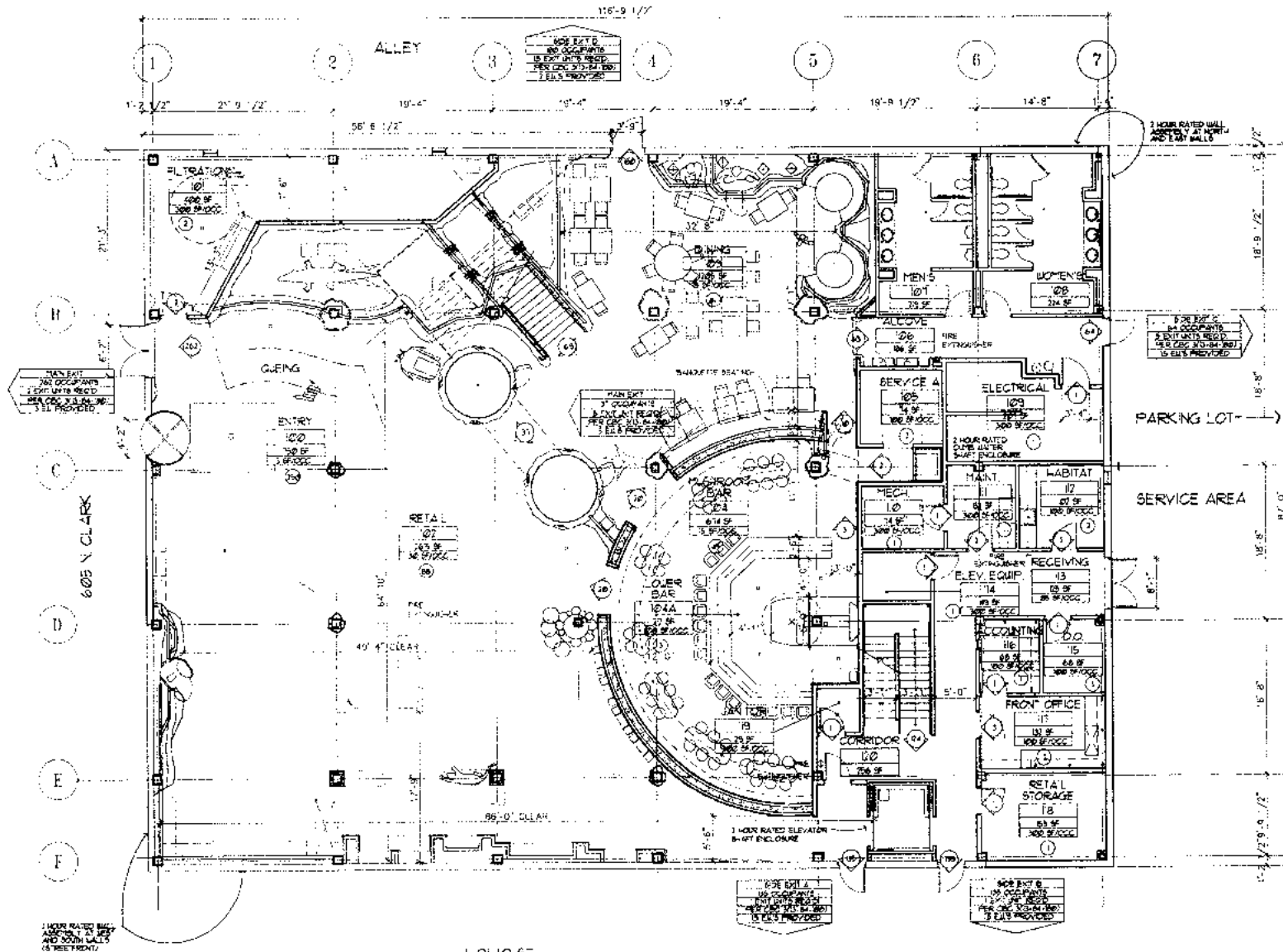
RIVER NORTH DEMOGRAPHICS

	1 MI	3 MI
POPULATION	142,109	417,312
HOUSEHOLDS	86,518	224,306
AVERAGE HH INCOME	\$118,904	\$114,810
DAYTIME EMPLOYEES	453,761	714,532



SPACE PLANS

FIRST FLOOR/GROUND LEVEL



FIRST FLOOR SEATING COUNT	107
DINING	
2 TABLE - 5	
4 TABLE - 1	
6 TABLE - 3	
TOTAL - 56	

BAR	
2 TABLE - 36	
STOOLS - 15	
TOTAL - 51	

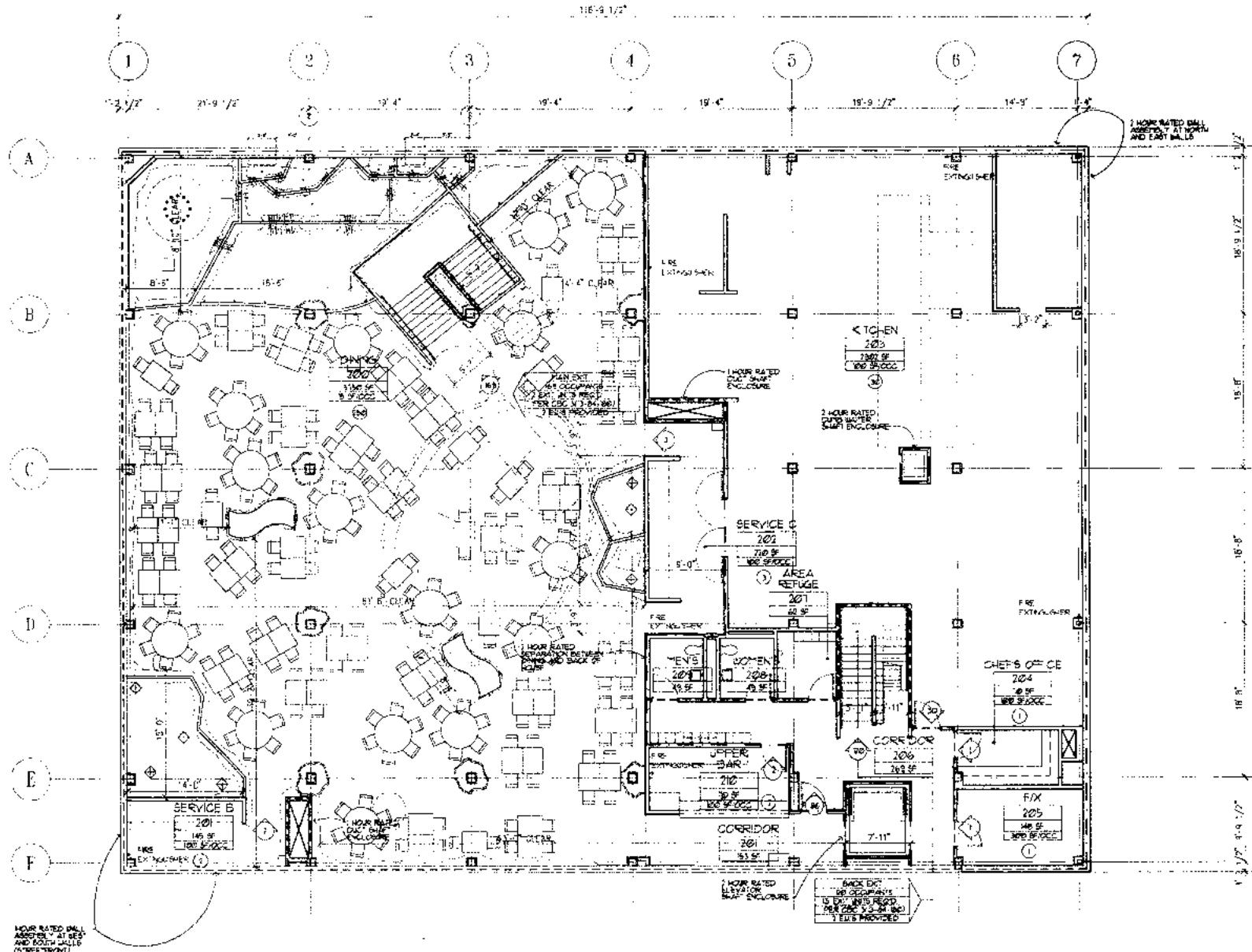
SECOND FLOOR SEATING COUNT	238
DINING	
2 TABLE - 10	
4 TABLE - 28	
6 TABLE - 11	
TOTAL - 238	
TOTAL SEATING	345

NOTE:
 ALL DOORS ARE 3'-0" WIDE UNLESS NOTED OTHERWISE
 ALL SEATS ARE MOVEABLE EXCEPT FOR BANQUETTE SEATING

J. CHOS

SPACE PLANS

SECOND FLOOR



SECOND FLOOR SEATING COUNT	238
DINING	
2 TABLE - 1	
4 TABLE - 30	
6 TABLE - 16	
TOTAL - 238	

NOTE:
ALL DOORS ARE 3'-0" WIDE UNLESS NOTED OTHERWISE

ALL SEATS ARE MOVEABLE EXCEPT FOR BANQUETTE SEATING

1 HOUR RATED DMG. AREA. AT GIES AND SOUTH WALLS 15" HIGH TRIM

1 HOUR RATED DMG. AREA. AT GIES AND SOUTH WALLS 15" HIGH TRIM

PROPERTY RENDERINGS



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EXCLUSIVE AGENT

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