

15
N STATE



PRIME RETAIL SPACE IN THE HEART OF CHICAGO'S LOOP



FEATURES

- High profile corner position with 104' of frontage along State Street
- Immediate access to State/Lake Red Line with 2.1M annual riders and Block 37 Blue Line with 1.3M annual riders
- Located at the base of the School of the Art Institute student housing and the Gene Siskel Film Center (in 150 N. State building)
- Potential for multiple demising scenarios

SQUARE FOOTAGE BREAKDOWN

Ground	7,625
Second	10,702
Third	11,034
Basement	1,842
Total	31,203

NEIGHBORING TENANTS



SEPHORA



PRIMARK



STATE STREET

The State Street Corridor in the Loop has a long tradition as one of the main shopping strips in Chicago with historic buildings, art installations, classic theaters, hotels and higher education institutes.

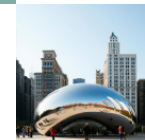
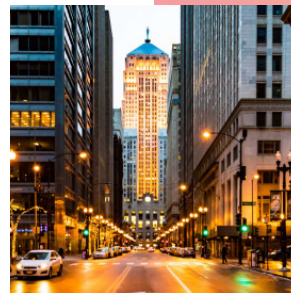
Chicago's Theatre District (Goodman Theatre, James M. Nederlander Theatre, Gene Siskel Film Center and The Chicago Theatre) boasts over 1.5M+ visitors per year making it Chicago's 5th largest tourist destination.

Block37 has over 400,000 SF of retail anchored by traffic generator AMC Theatre, Zara, Anthropologie and Sephora along with 600 residential units.

THE LOOP

- Fastest growing downtown in the United States and fastest growing neighborhood in Chicago.
- Population has continued to grow with an estimated total population of 46,000 in 2022 (a gain of more than 4,000 residents since the 2020 census).
- Weekly pedestrian counts along State Street topped 1.3M in Q4 '22 (85% of 2019 levels)
- Residents had \$481M in annual economic impact on Loop businesses with an additional \$940M per year in retail gap for retail and service options in the Loop.
- An average of \$18,000 is spent in the Loop per Loop household annually.

Source: Chicago Loop Alliance



AREA MAP



TOTAL POPULATION

17,351
.5 MILE



DAYTIME POPULATION

178,328
.5 MILE



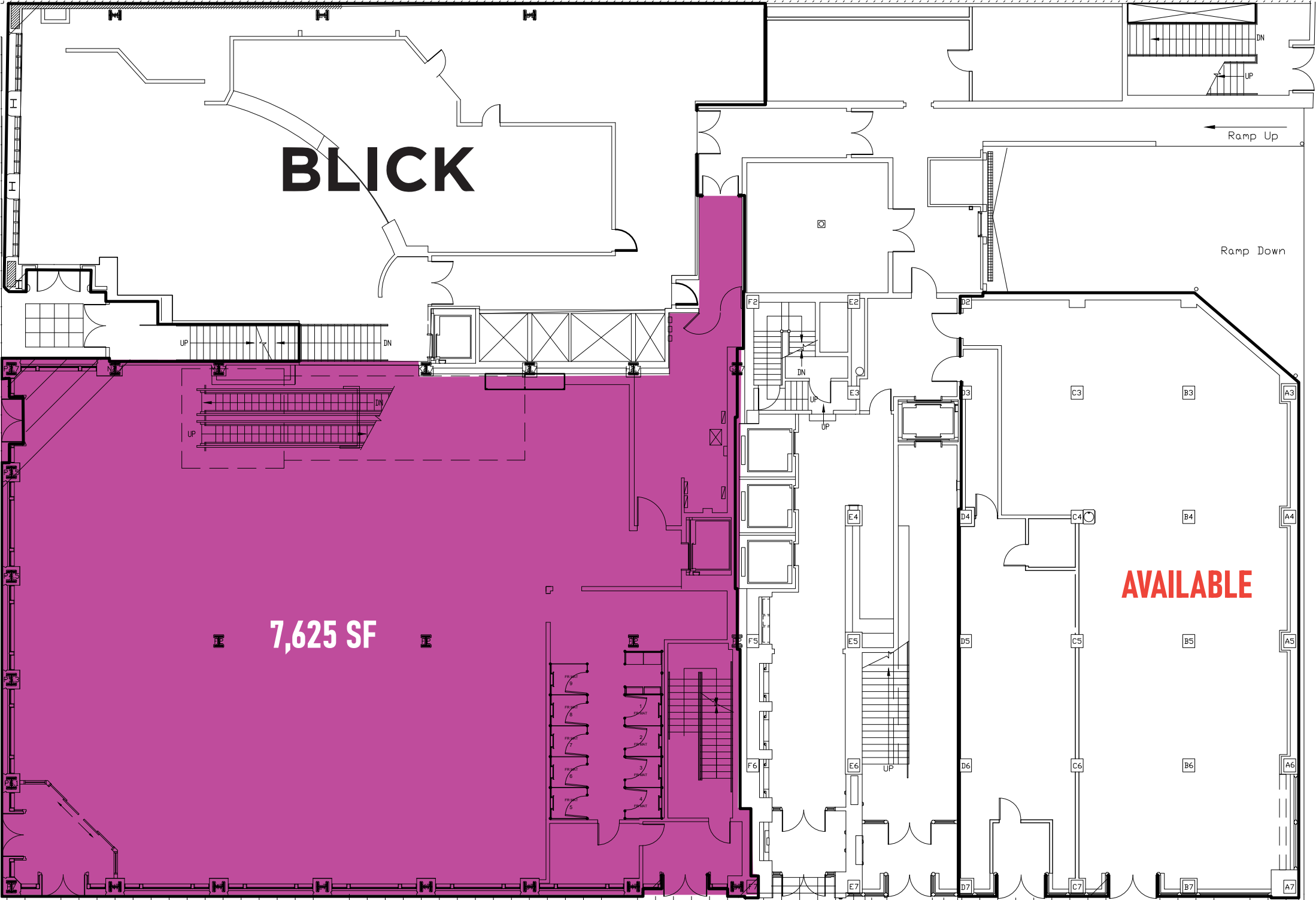
AVERAGE HH INCOME

\$111,994
.5 MILE



GROUND FLOOR

W RANDOLPH STREET (11,400 VPD)
143,176 PEDESTRIANS PER WEEK



ENTRANCE TO ART INSTITUTE STUDENT RESIDENCIES

ENTRANCE TO GENE SISKEL FILM CENTER

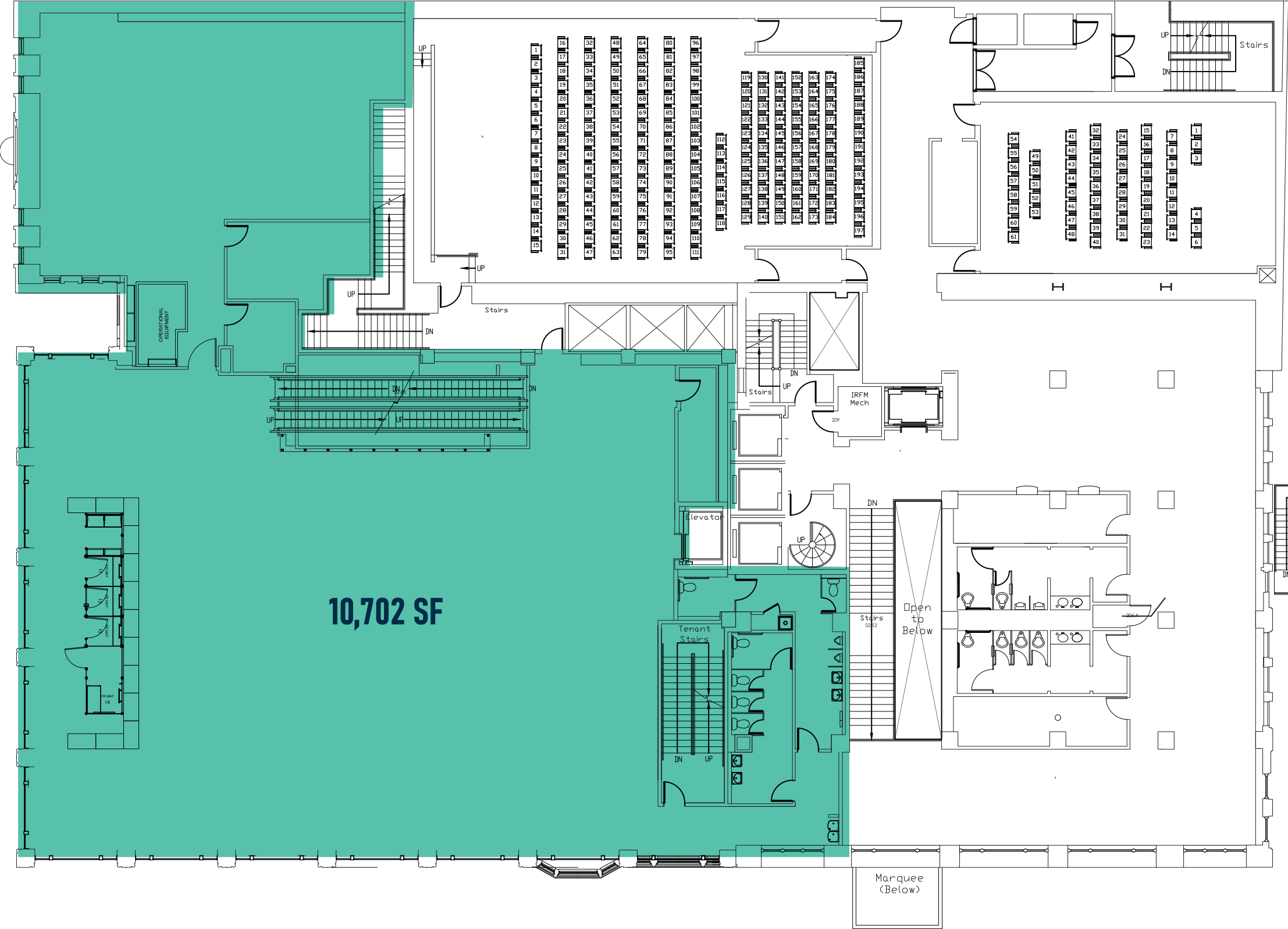


N STATE STREET (30,800 VPD)
191,331 PEDESTRIANS PER WEEK



SECOND FLOOR

W RANDOLPH STREET (11,400 VPD)
143,176 PEDESTRIANS PER WEEK

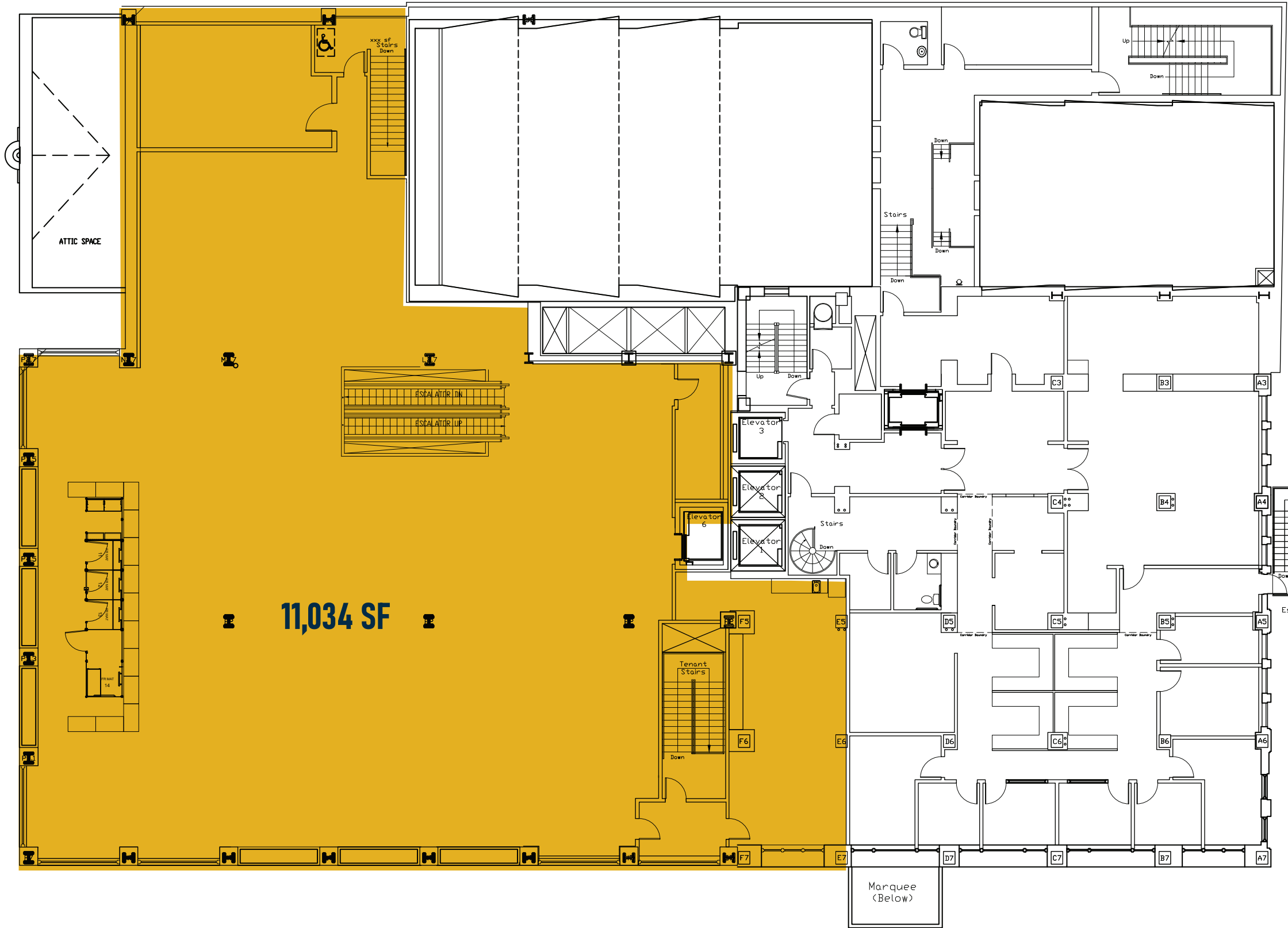


N STATE STREET (30,800 VPD)
191,331 PEDESTRIANS PER WEEK



THIRD FLOOR

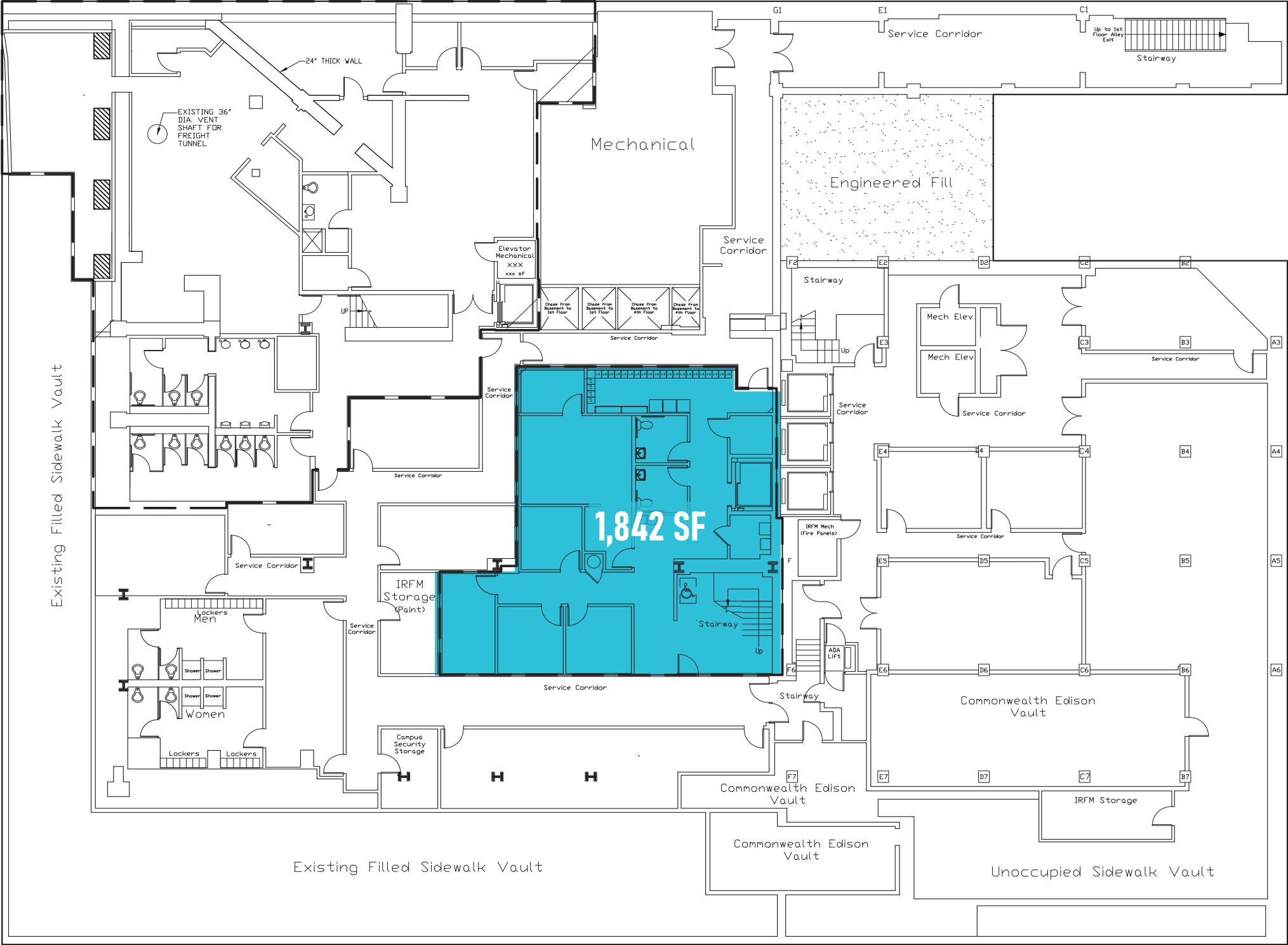
W RANDOLPH STREET (11,400 VPD)
143,176 PEDESTRIANS PER WEEK



N STATE STREET (30,800 VPD)
191,331 PEDESTRIANS PER WEEK

BASEMENT
2,107 SF

W RANDOLPH STREET (11,400 VPD)
143,176 PEDESTRIANS PER WEEK



N STATE STREET (30,800 VPD)
191,331 PEDESTRIANS PER WEEK





150
N STATE

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