

THE HERITAGE SHOPS

AT MILLENNIUM PARK



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- SEC of Wabash & Randolph (approximately 8,000 pedestrians per day)
- Retail space sits below LA Fitness and 357 luxury residential units
- One block north of the Washington/Wabash “L” station (approximately 2.079 million annual riders)



THE LOOP



Ideally Located in the Loop, between State Street and North Michigan Ave. The Heritage Shops at Millennium Park caters to the growing residential market, tourist activity, nearby hotels and cultural sites including Millennium Park, Maggie Daley Park and The Cultural Center.



The **fastest growing** downtown in the United States and fastest growing neighborhood in Chicago



A total population of **46,000 in 2022** – an increase of more than 4,000 residents since the 2020 census



Nearly **1,500 new housing units** have been built in the Loop since 2020 and occupancy rates have increased by 9%



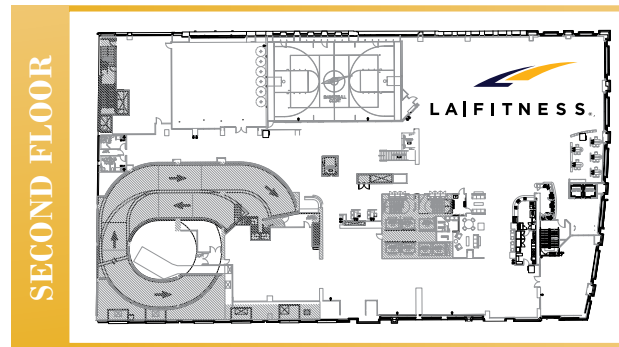
270,000 people attended Sundays on State in 2023. 68% of attendees visited a Loop business before, during, or after the event



State Street pedestrian traffic in the Loop is **94% of 2019 numbers**

STREET LEVEL SPACE

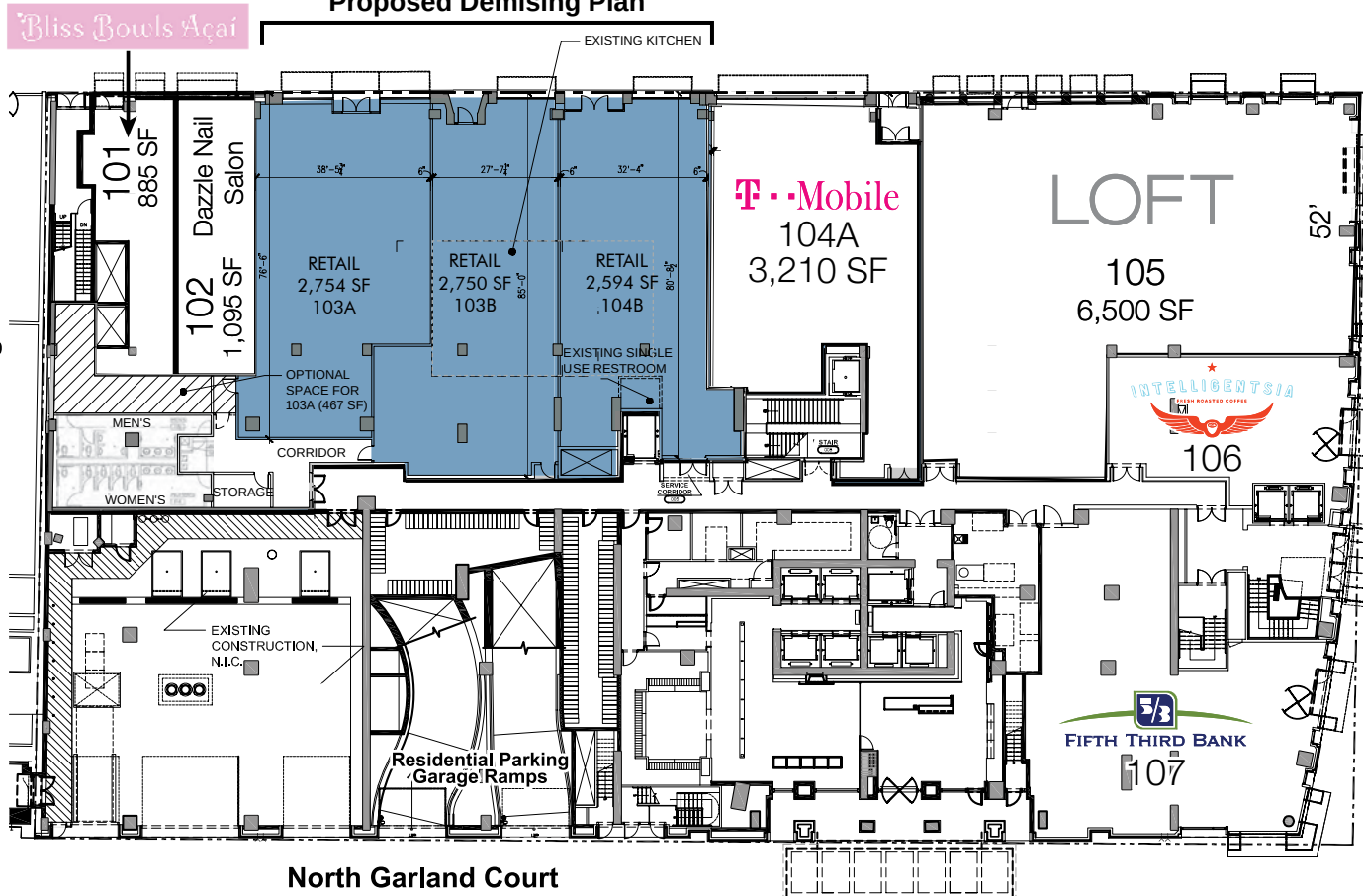
2,594 - 2,754 SF AVAILABLE



Suite	Tenant	SF
101	Bliss Bowls	885
102	Dazzle Nail Salon	1,095
103A	Available	2,754
103B	Available	2,750
104B	Available	2,594
104A	T-Mobile	3,210
105	Loft Outlet	6,500
106	Intelligentsia	1,505
107	Fifth Third Bank	3,430
201	LA Fitness	32,759
Total GLA		59,082

North Wabash Avenue
6,600 Vehicles / Day
8,000 Pedestrians / Day

Proposed Demising Plan



NORTH

UNIT 104A



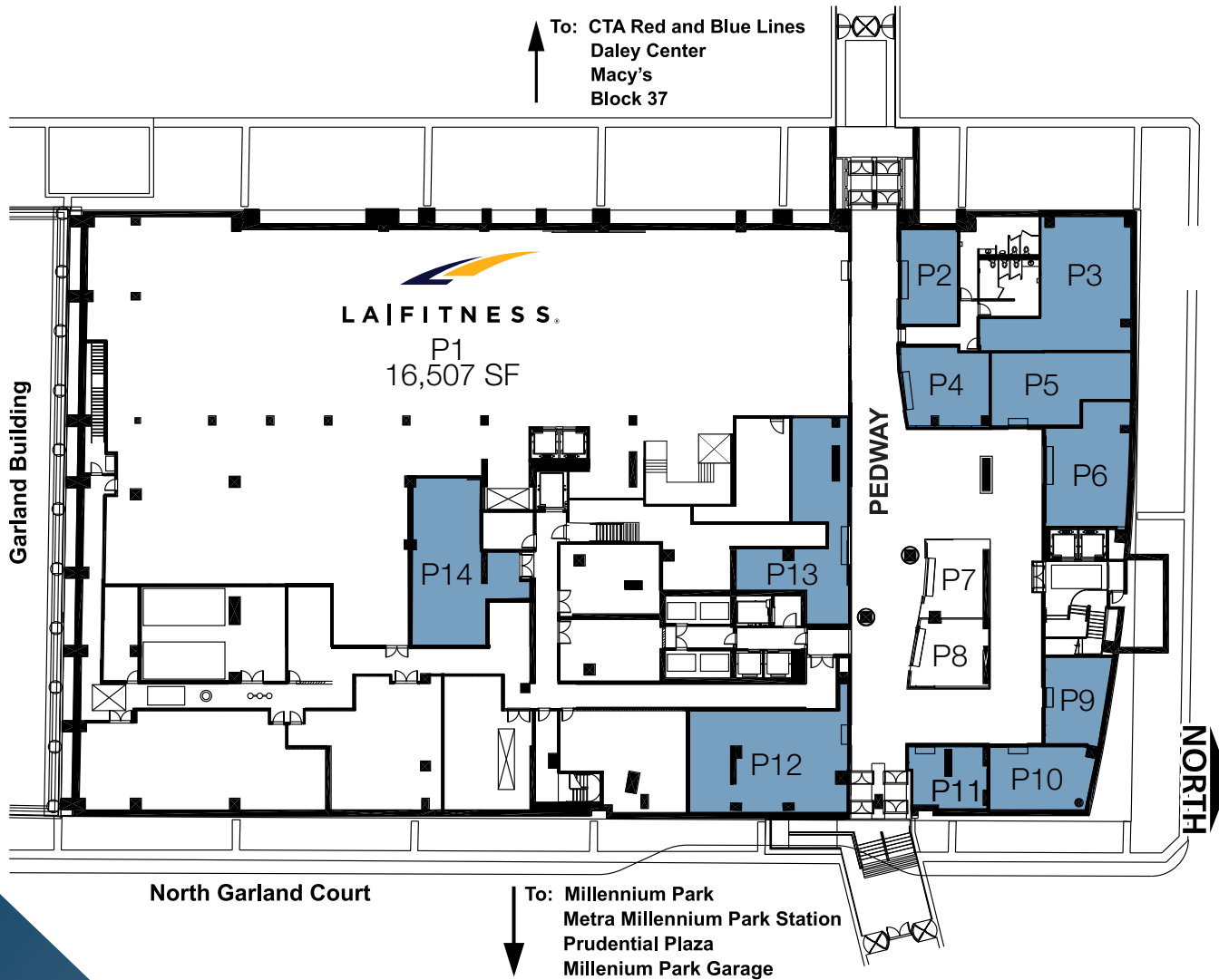
UNIT 103



East Randolph Street
12,200 Vehicles / Day

PEDWAY SPACE

368 SF - 1,221 SF AVAILABLE



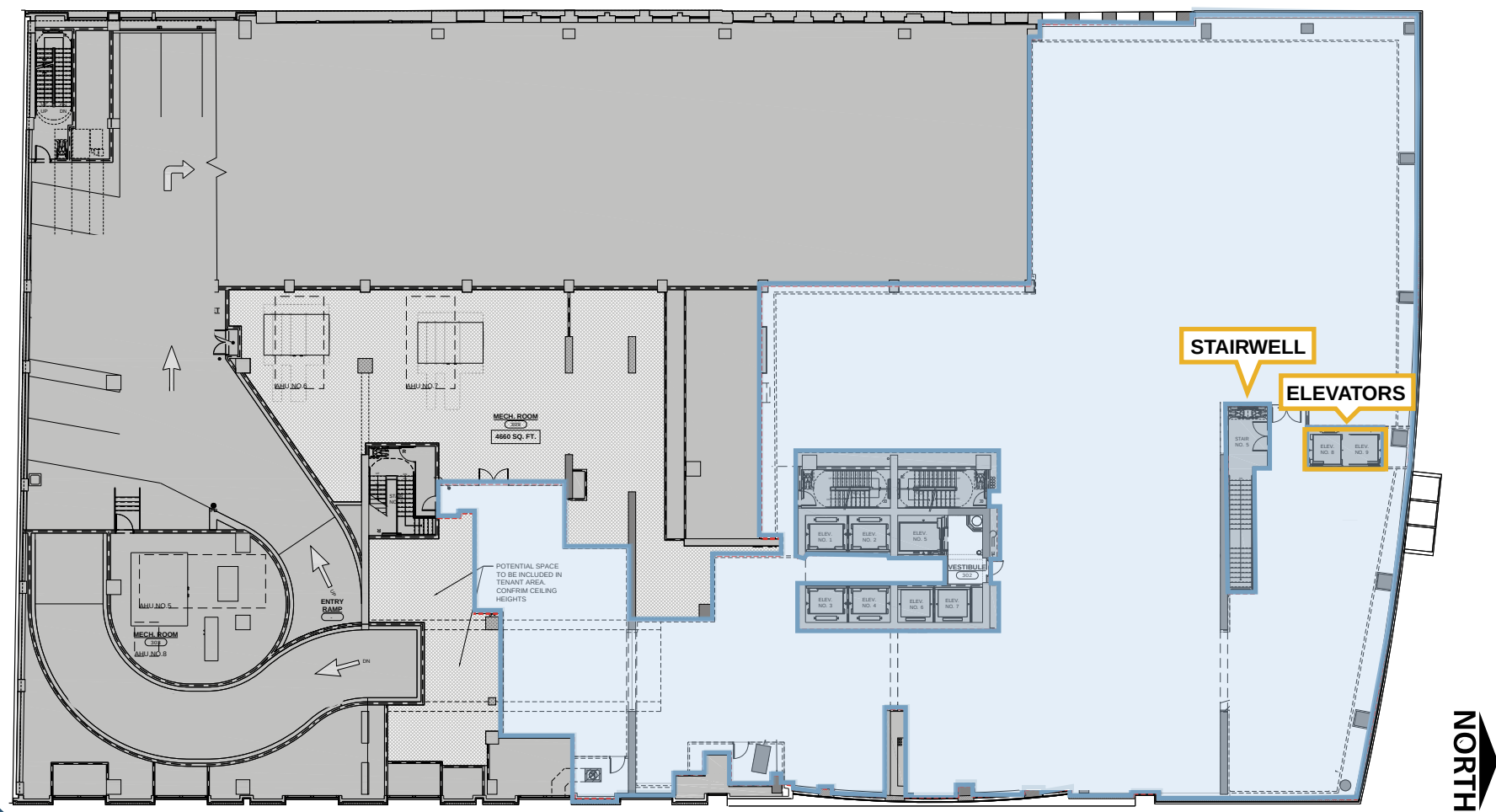
Suite	Tenant	SF
P1	LA Fitness	16,507
P2	Available	416
P3	Available	1,031
P4	Available	504
P5	Available	689
P6	Available	729
P7	Golden Street	368
P8	Intelligentsia Coffeebar	389
P9	Available	406
P10	Available	492
P11	Available	368
P12	Available	1,197
P13	Available	946
P14	Available	1,221
Total GLA		25,263



Direct Pedway access to the
Daley Center, Block 37, Chicago
Cultural Center, Millennium
Station and Millennium Park

THIRD FLOOR SPACE

13,642 SF AVAILABLE

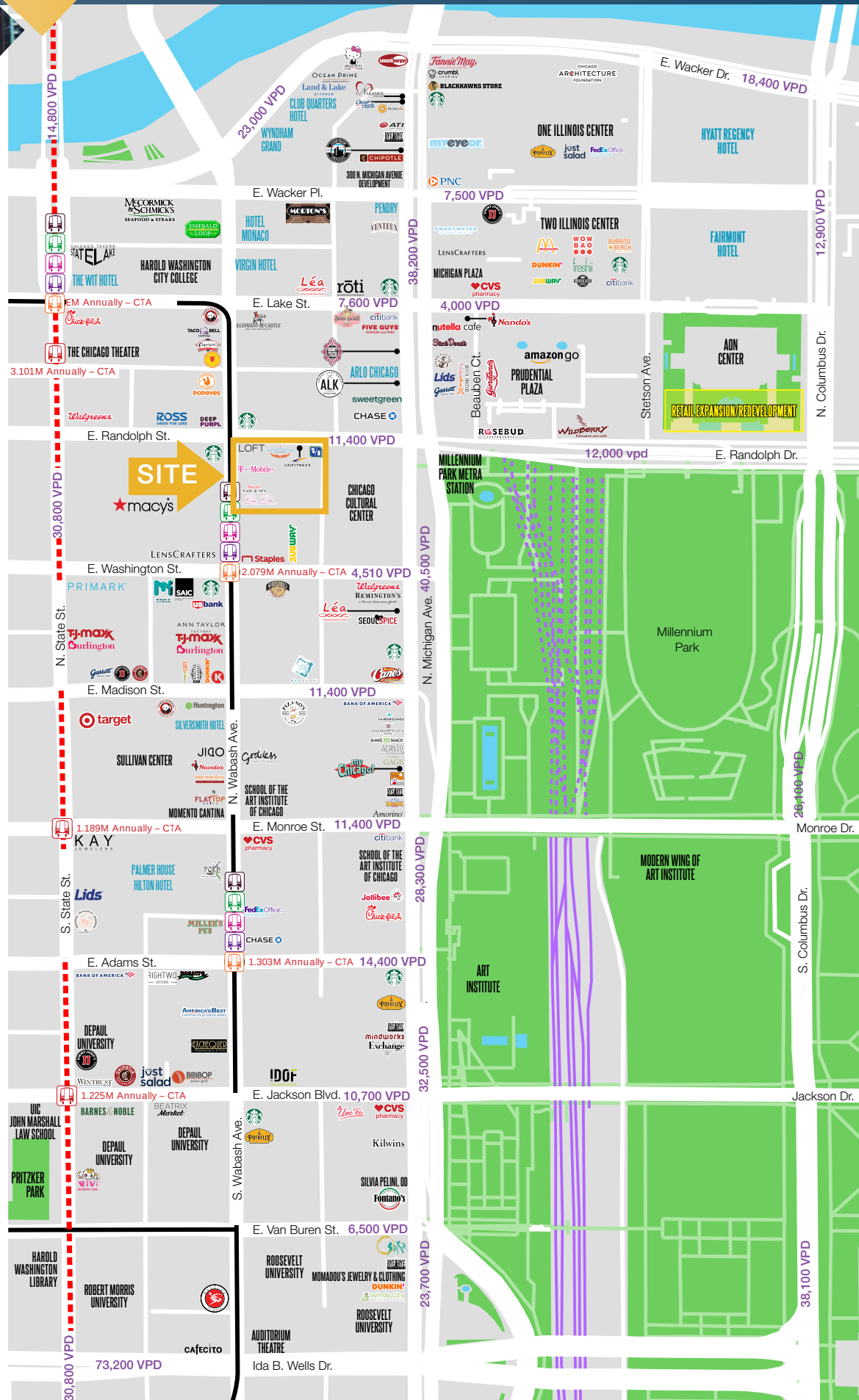


.5 MILES

46,000

241,339

\$188,113



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