

STONE REAL ESTATE

# 311 W. HURON | CHICAGO, IL



**2.5-6.8K**

DIVISIBLE  
Rentable SF Available



**100'**

Frontage

## New Construction Class A Retail Space in the Heart of River North



### PROPERTY DESCRIPTION

- Significant corner branding opportunity;
- Tremendous frontage with short depths;
- Unique design build possibilities that include demising plans;
- Parking options available;
- Ceiling heights of over 15 ft.;
- Surrounded by dense residential growth;
- Access to best in class building amenities (discuss details with broker).

### AVAILABLE SPACE

- Corner 6,838 rentable square feet (divisible to ~2,555 rsf)

### AREA RETAILERS



(COMING SOON)



**avec**

avli

ligneroset®

**LUMINAIRE**



**STUDIO 41**



**610K**

Daytime Pop in a  
1.5 Mile Radius



**\$215K**

Household Income in a  
1.5 Mile Radius



**205K**

Total Population in a  
1.5 Mile Radius

	.5 MILE	1 MILE	1.5 MILE
POPULATION	37,796	120,378	205,341
AVERAGE HH INCOME	\$213,285	\$207,565	\$215,469
DAYTIME POPULATION	57,335	418,890	610,179

#### EXCLUSIVE AGENTS

**Brooke Hazen** 312/782-1375  
bhazen@stonerealestate.com

**Noah O'Neill** 312/245-5206  
noah@stonerealestate.com

#### MANAGED BY

**ti** urban innovations

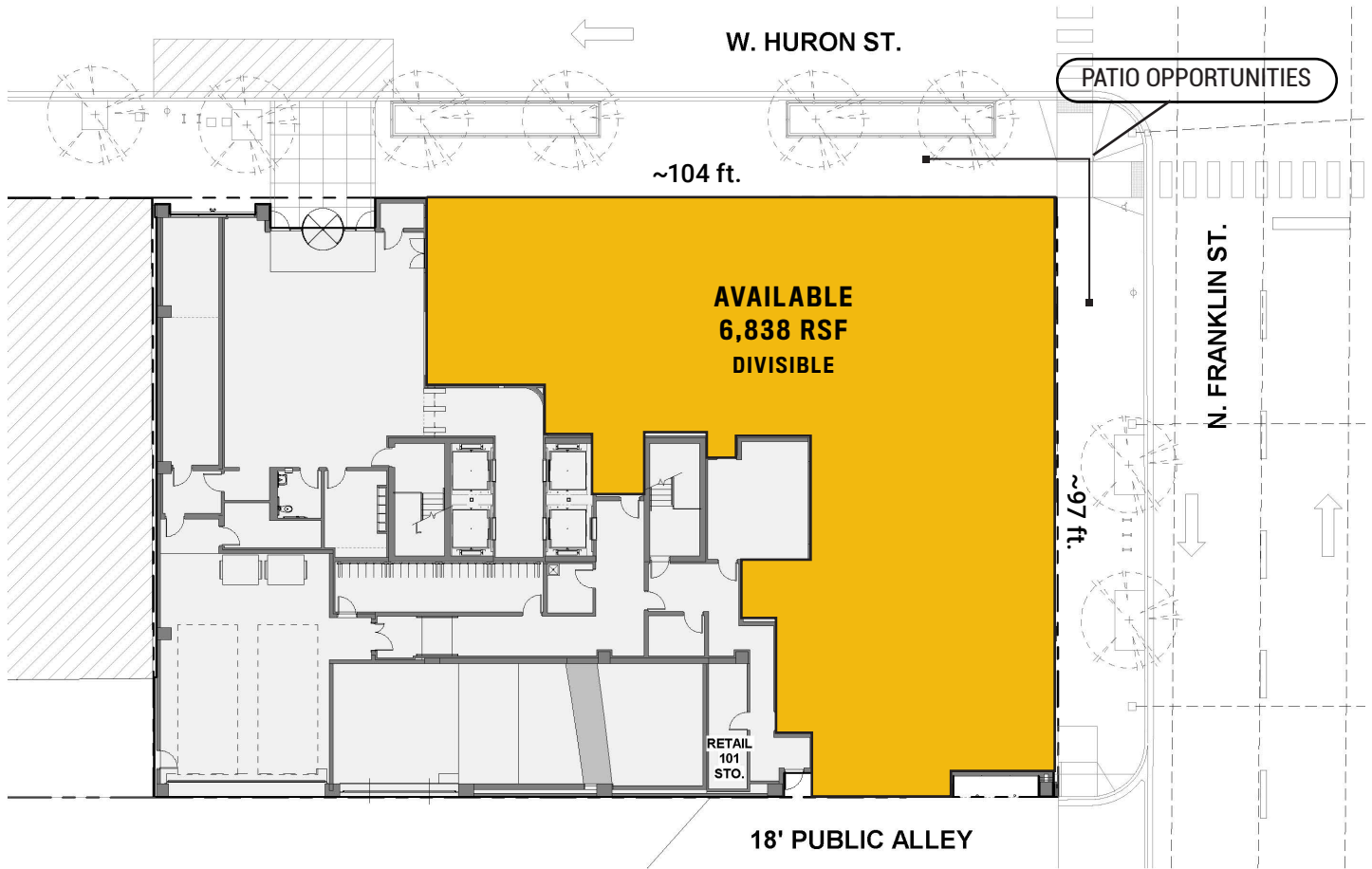
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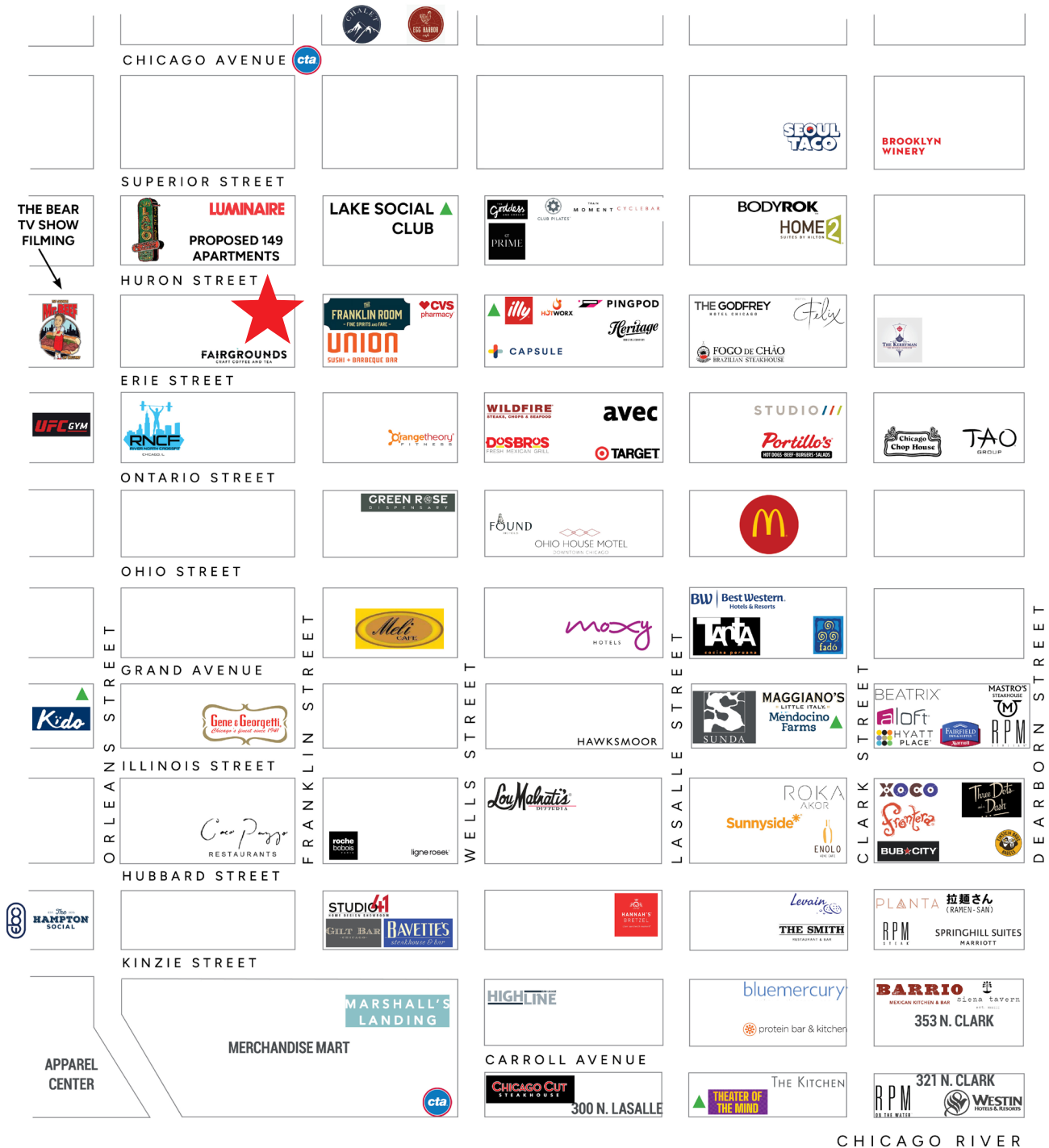
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▲ Subject  
▲ Coming Soon



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## BEST IN CLASS AMENITIES



- Rooftop Deck
- Tenant Lounge
- Fitness Center (includes Changing Rooms & Showers)
- Conference/ Meeting Space
- Bicycle Storage
- Discuss Details with Broker

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