

# ONE OF A KIND RESTAURANT / HOSPITALITY SPACES AT THE LOFTS AT RIVER EAST

435 E ILLINOIS STREET, CHICAGO



*presented by*

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# ABOUT THE PROPERTY

435 E ILLINOIS ST, CHICAGO



Flagship second-generation restaurant/hospitality space in the heart of Chicago's Streeterville neighborhood. Join Target, Carson's Ribs, Cupitol, Robert's Pizza and Wu's Korean BBQ (coming soon) at The Lofts at River East - one of Chicago's most unique and sought-after retail/restaurant locations. This two-level,  $\pm 34,000$  SF space can be easily separated into two spaces of  $\pm 11,500$  and  $22,500$  SF, with further demising flexibility down to approx. 4,100, 5,300, 9,800 and 12,400 SF spaces. The site has been the long-time home of a national bowling, bocce, dining and special event facility and sits beneath 285 luxury loft apartments. The ground-level portion of the space has access to an outdoor seating area on the Ogden slip docks and is one of the only waterside dining opportunities available in Chicago.

This is an in-place, fully functional restaurant and high-volume event facility with incredible infrastructure including multiple kitchens and bars, a large full-service main kitchen, several restaurant venting options including a live fuel facility with a wood-burning oven, bathrooms, a main level outdoor deck and the Ogden Slip level waterfront outdoor seating areas, along with high capacity electrical and HVAC systems. The brick and timber interior aesthetics provide for a unique tenant setting.

Additional property and area co-tenants include Pinched Mediterranean Restaurant, Cupitol, Whole Foods, Kanela and Yolk to name a few. The property is located one block from Chicago's Navy Pier and boasts over 2 million unique pedestrian visits per year. This high-profile space has entrances and exposure both on Illinois St and on Ogden Slip. This is a once-in-a-lifetime opportunity to take advantage of Chicago's high-density Streeterville neighborhood location, which draws residents, and tourists alike.



# PROPERTY HIGHLIGHTS

435 E ILLINOIS ST, CHICAGO



- » One-of-a-kind waterfront high-capacity restaurant/hospitality opportunity in Chicago's Streeterville neighborhood
- »  $\pm 34,000$  SF restaurant/hospitality space on ground floor beneath 285 luxury apartments
- » Two-level space can be easily demised into spaces of  $\pm 22,500$  and 11,500 SF.
- » Additional demising possible into spaces of  $\pm 4,100$ , 5,300, 9,800 and 12,400 SF
- » Fully appointed 2nd generation space with multiple kitchens, bathroom, HVAC, bowling alleys, bocce courts, outdoor seating, dual venting sources including a live fuel system, and much more
- » Large-capacity corporate, social and special event banquet facilities
- » Entrances and signage on Ogden Slip & Illinois Street
- » Rarely available outdoor dockside seating on Ogden Slip
- » Great co-tenancy includes Target, Carson's Ribs, Robert's Pizza, Pinched Mediterranean, Cupitol and Wu's Korean BBQ (coming soon)
- » Incredible urban density and foot traffic with over two million visitors per year
- » On-site parking garage
- » One block to Chicago's Navy Pier
- » Fantastic area demographics with over \$180K average annual income and over \$560K median area home price



# PROPERTY SUMMARY

435 E ILLINOIS ST, CHICAGO



**ASKING RATE:** \$43/SF NNN

**PROPERTY TYPE:** MIXED-USE

**SPACE TYPE:** RESTAURANT / RETAIL

**TOTAL GLA:** 109,700 SF

**TOTAL SPACE SIZE:** +/- 34,000 SF OVER TWO-FLOORS

**DEMISING OPTIONS:** APPROX. 4,100-22,000 SF SPACES

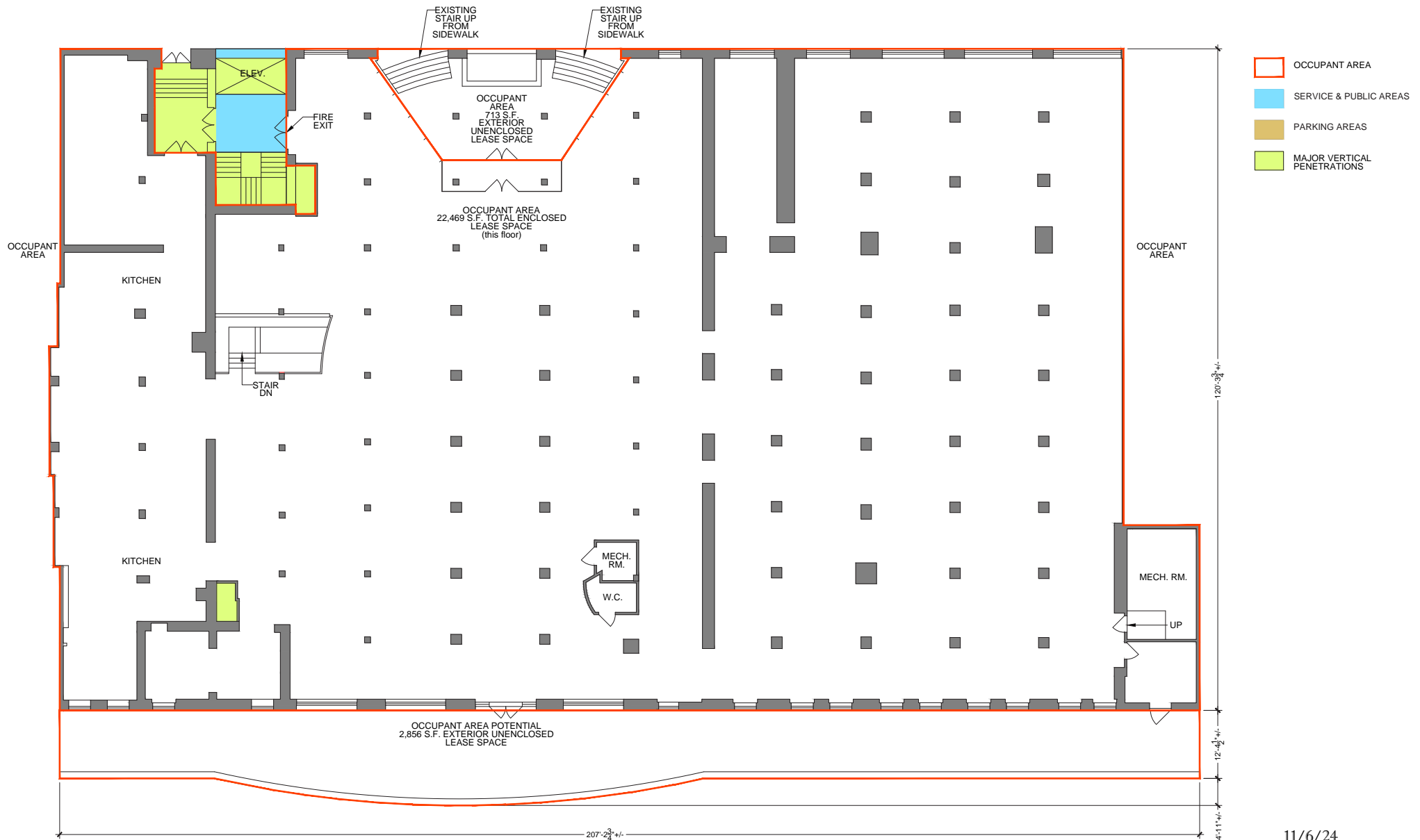
**PARKING:** ON-SITE HOURLY GARAGE

**ZONING:** PD-368 / DX-12

**MARKET:** DOWNTOWN CHICAGO

**SUB-MARKET:** STREETERVILLE / RIVER EAST

435 E ILLINOIS ST, CHICAGO

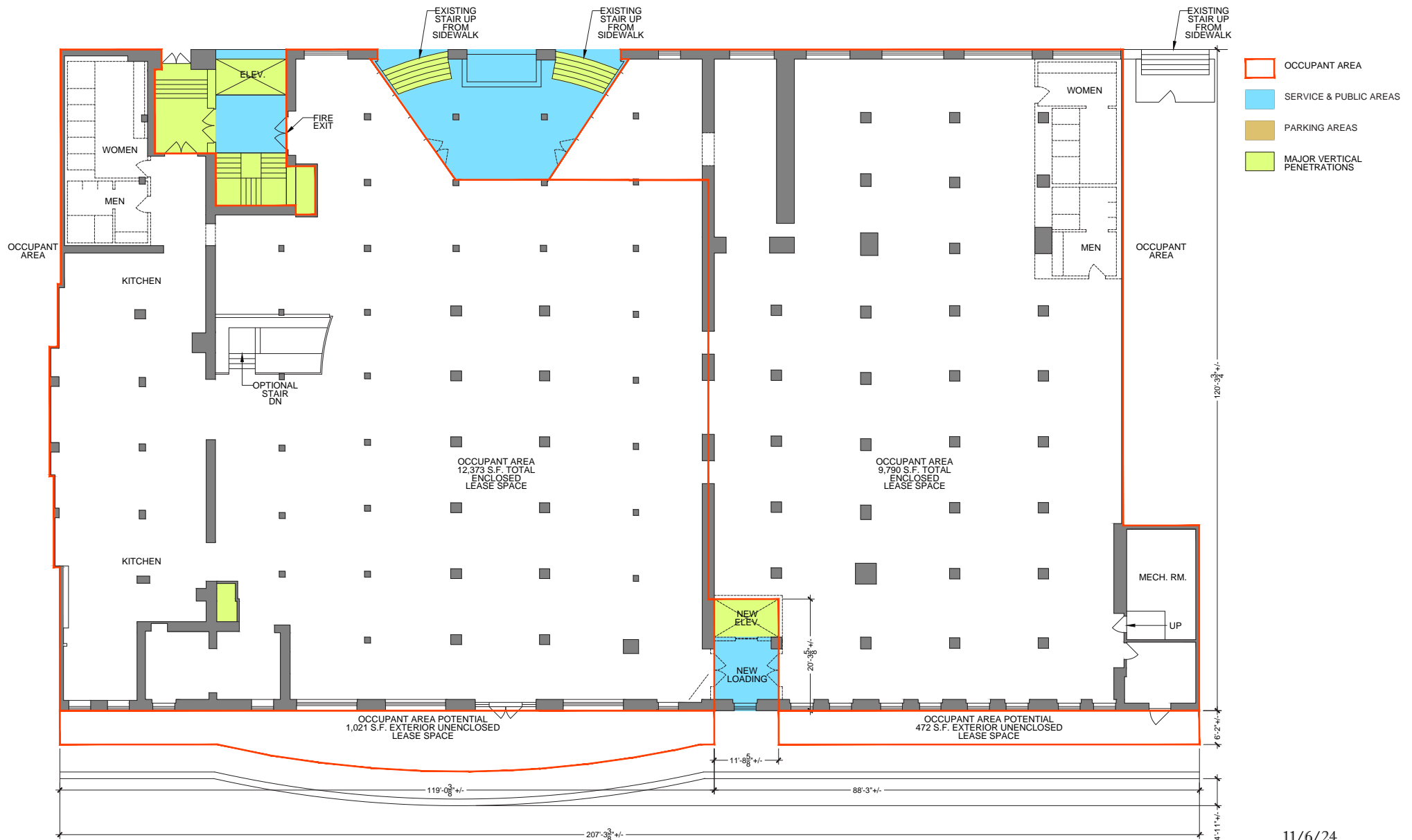


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# FLOOR PLANS

435 E ILLINOIS ST, CHICAGO

## MAIN LEVEL FLOOR PLAN POTENTIAL DEMISE



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# FLOOR PLANS | WATERFRONT/OGDEN SLIP LEVEL FLOOR PLAN

435 E ILLINOIS ST, CHICAGO



# FLOOR PLANS |

435 E ILLINOIS ST, CHICAGO

## WATERFRONT/OGDEN SLIP LEVEL FLOOR PLAN POTENTIAL DEMISED PLAN





# AREA & SUBMARKET DESCRIPTION

435 E ILLINOIS ST, CHICAGO



## Streeterville / River East

435 E Illinois / The Lofts at River East is located steps from Navy Pier and Lake Michigan in Chicago's Streeterville neighborhood. Streeterville is a neighborhood in the Near North Side community area of Chicago, Illinois, north of the Chicago River. It is bounded by the river on the south, the Magnificent Mile portion of Michigan Avenue on the west, and Lake Michigan on the north and east. It can be described as the Magnificent Mile plus all land east of it. The tourist attraction of Navy Pier extends out into the lake from southern Streeterville.



\*Info courtesy of wikipedia.org

## Nighborhood Snapshot

### 1-MILE DEMOGRAPHICS

MEDIAN AGE

39



AVERAGE INCOME PER HOUSEHOLD

\$180,000

ESTIMATED DAYTIME POPULATION  
300,000



ESTIMATED POPULATION  
62,000

ESTIMATED NUMBER OF HOUSEHOLDS  
43,000



MEDIAN HOME VALUE  
\$560,000

SOURCE: ©2021, Sites USA, Chandler, Arizona, 480-491-1112  
Demographic Source: Applied Geographic Solutions 11/2021, TIGER Geography

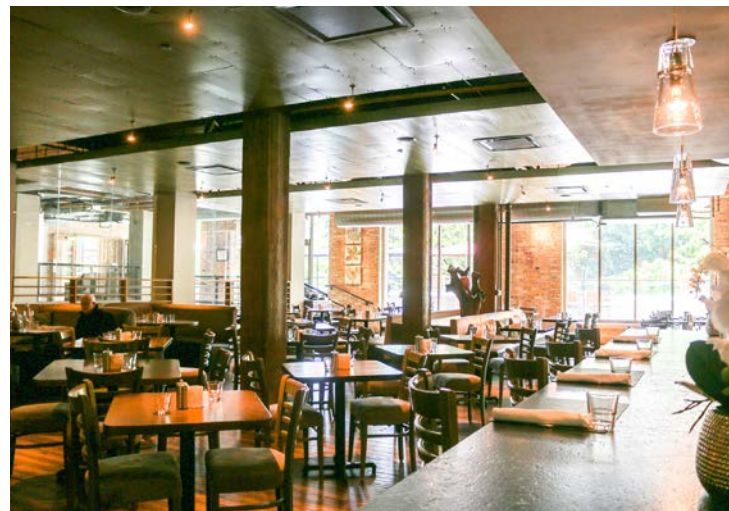
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# INTERIOR PHOTOS | MAIN LEVEL DINING AND BAR AREA

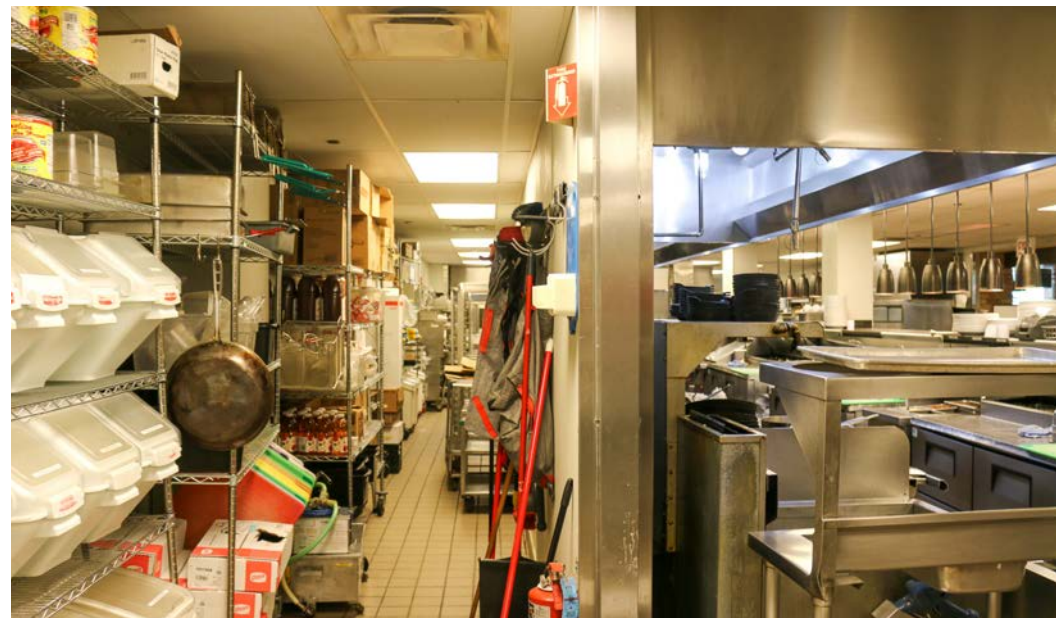
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# INTERIOR PHOTOS | KITCHEN

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# INTERIOR PHOTOS | BOWLING AREA

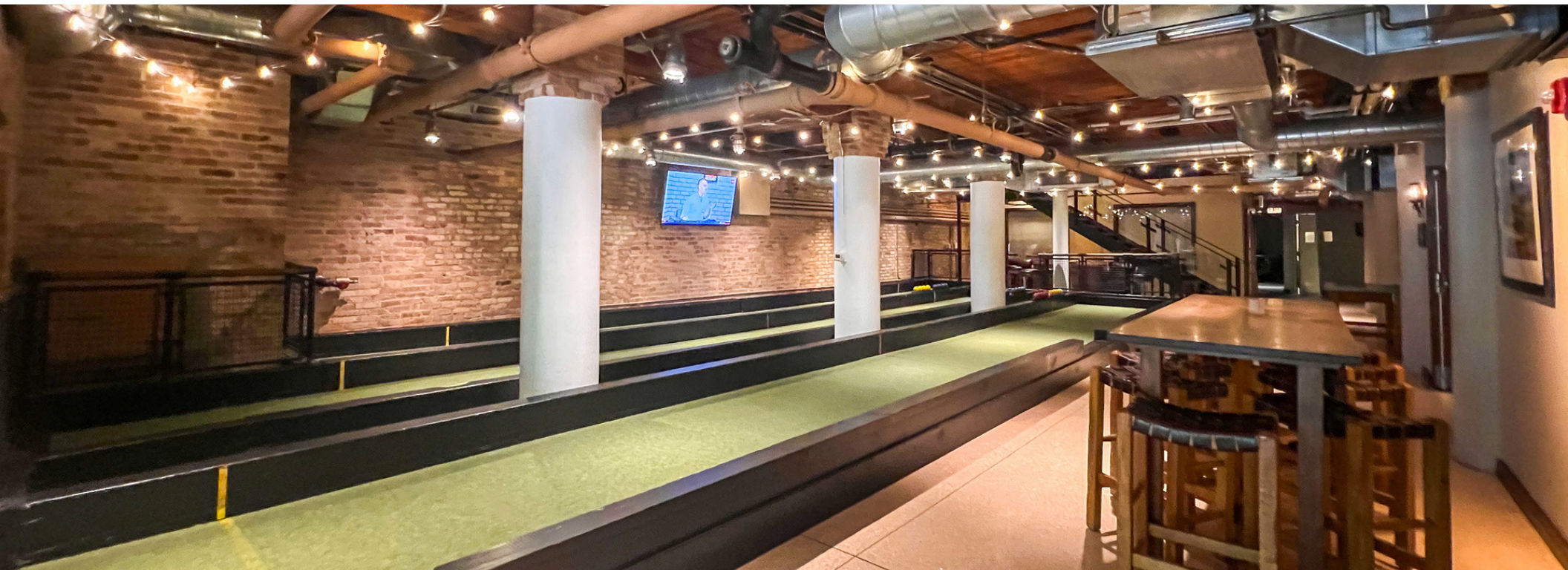
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# INTERIOR PHOTOS | LOWER LEVEL

435 E ILLINOIS ST, CHICAGO





# INTERIOR PHOTOS | LOWER LEVEL

435 E ILLINOIS ST, CHICAGO





# EXTERIOR PHOTOS

435 E ILLINOIS ST, CHICAGO





# EXTERIOR PHOTOS

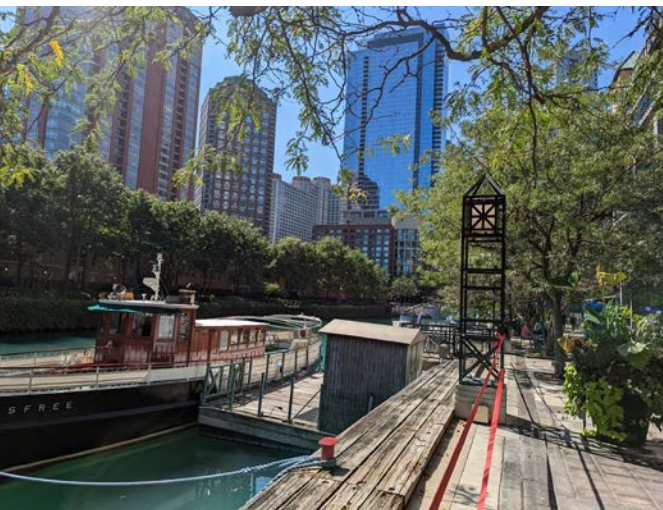
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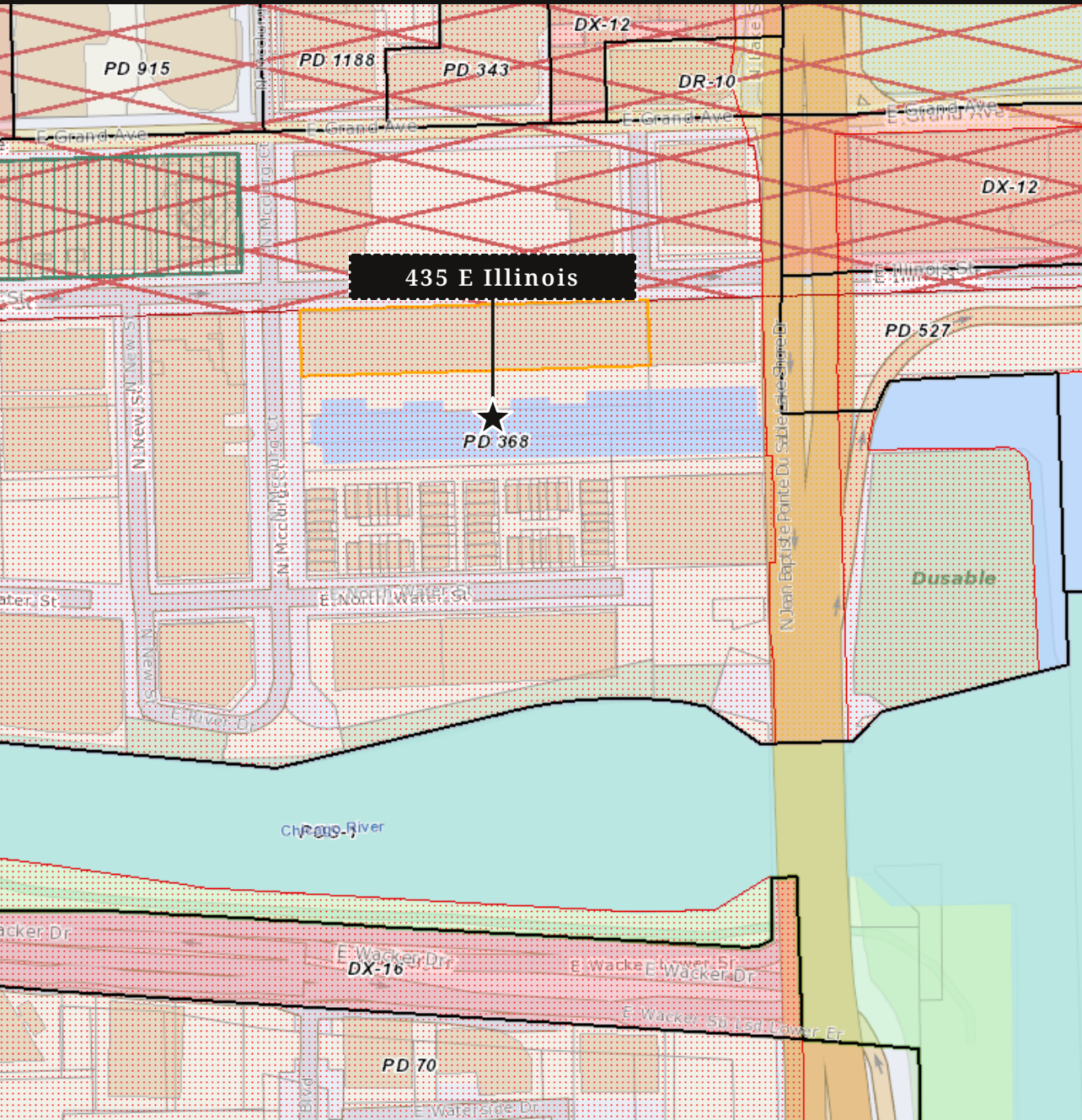
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# PROPERTY ZONING

435 E ILLINOIS ST, CHICAGO



## Property Zoning Summary

According to the City of Chicago, 435 E Illinois Street has an PD-368 zoning designation, which indicates the following:

### Zoning District Title:

PD-368 with underlying DX-12 zoning [Downtown Mixed-use] which allows for a vast array of potential uses.

### What PD Means:

Tall buildings, campuses, and other large developments that must be negotiated with city planners. Developers gain freedom in building design, but must work with city to ensure project serves and integrates with surrounding neighborhood.

### What DX Means:

Downtown high-rises - offices or apartments - with ground-floor stores. Prevalent on the edges of Loop: east of Dearborn Ave, in River North, the South Loop, and the West Loop.

*sources: [chicago.gov](http://chicago.gov) & [secondcityzoning.org](http://secondcityzoning.org)*



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