

Offering Summary

Lease Rate:	Negotiable
NNN's	Approx. \$13.00 PSF
Building Size:	90,000 SF
Available SF:	2,576 SF
Lot Size:	0.17 Acres
Year Built:	1926
Renovated:	2007
Market:	Chicago
Submarket:	River North
Traffic Count	Approx. 20,000 VPD

Property Overview

Rare opportunity to lease a second generation restaurant at the base of Hotel Felix, a 12-story, 90,000 SF luxury hotel in Chicago's affluent River North neighborhood. The storefront is ideally located in one of Chicago's trendier neighborhoods for living, working, and nightlife. The space features visibility and exposure to over 20,000 VPD, along with heavy pedestrian foot traffic having the location at the southwest corner of Huron and Clark Street. The building's prominent location has become one of Chicago's favorite destinations for urban professionals and continues to see new commercial developments in the immediate area. The storefront features a spacious interior, second generation restaurant equipment, an existing bar, floor to ceiling window lines, and potential for a outdoor patio. Additionally, Hotel Felix offers prospective Tenants an opportunity to join an Eco-friendly boutique experience at a property that was the first Eco-friendly hotel in Chicago with silver LEED certification. Lastly, the storefront benefits from the location just steps west of Michigan Avenue and the Magnificent Mile, one of Chicago's premier shopping destinations.

Property Highlights

- Second-generation restaurant opportunity with black iron in-place along with potential for an outdoor patio in River North
- River North has 105,000 residents that live within a one-mile radius and features a daytime employee population of 453,000
- The Property is conveniently located steps from the Franklin/Chicago (brown/purple) and Chicago (red) "L" stations
- Located just a few blocks from the Ohio Street/Ontario Street entrance/exit ramps providing easy access to the I-90/I-94

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Location Description

The storefront is located on the ground floor of the Hotel Felix in the heart of Chicago's River North neighborhood. The building is situated at the southwest corner of the Huron Street & Clark Street signalized intersection featuring excellent visibility and exposure to over 20,000 VPD, along with an abundance of foot traffic. Additionally, Hotel Felix is conveniently located a few blocks from the Chicago Brown Line, Purple Line and Red Line "L" Stations, and less than one (1) mile from the Kennedy Expressway (Interstate 90/94) and Lake Shore Drive. There are numerous bus stops along both Clark Street and LaSalle Drive.

Hotel Felix is in prime location just a few blocks west of Michigan Avenue and the Magnificent Mile. It is in close proximity to a number of malls such as Shops at North Bridge, 900 N Michigan Shops and several retailers such as Whole Foods, Jewel Osco, Trader Joes, Nordstrom, Bloomingdale's, AMC Michigan, and The Nike Store. Also nearby are hospitals such as Northwestern Memorial Hospital & Lurie's Children's Hospital and several restaurants including RPM Steak, Steak 48, Pizzeria Due, Pizzeria Uno, Portillo's, Eataly, and many others.

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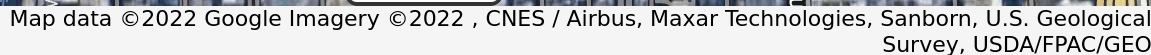
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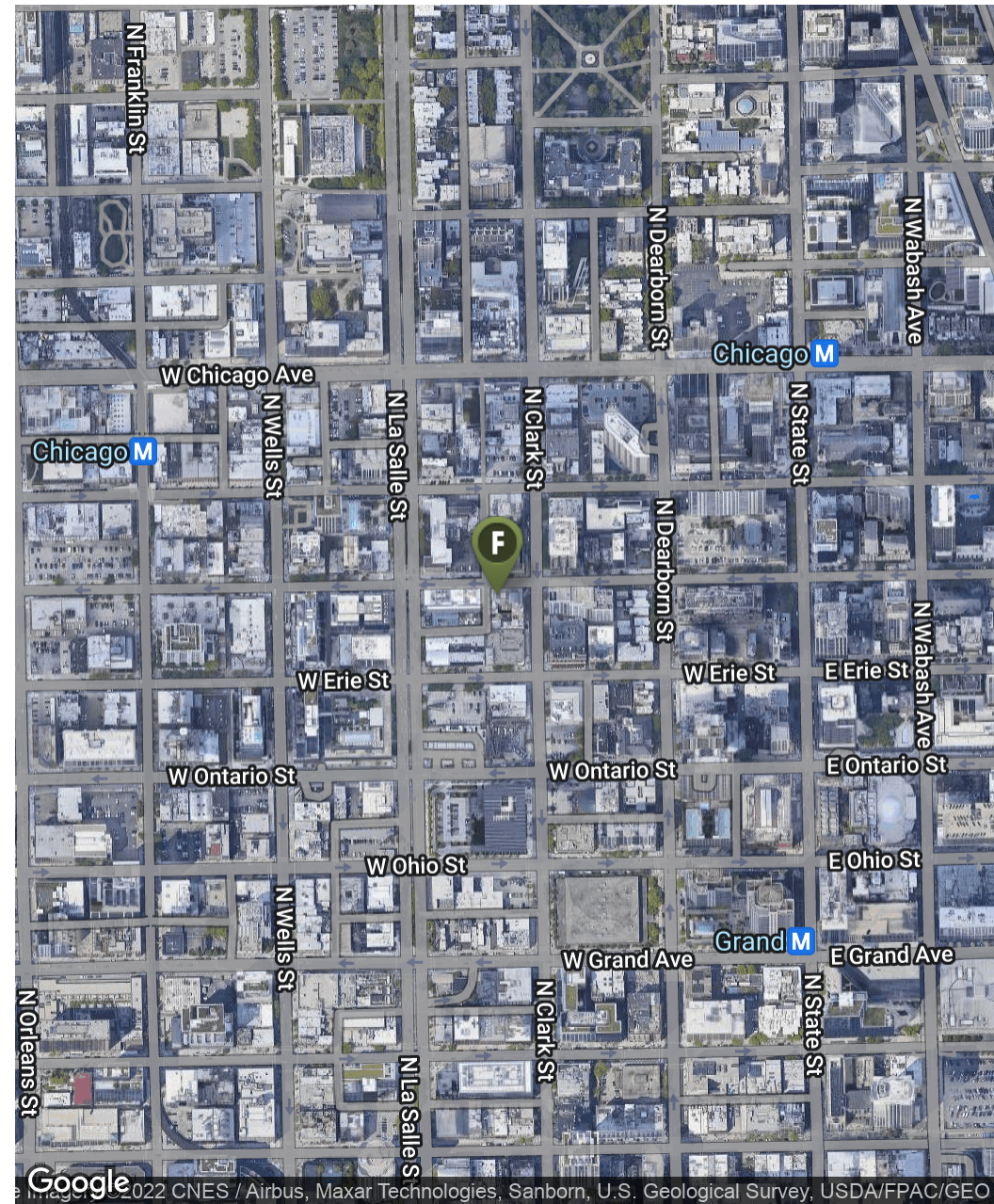
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LOCATION MAP



FOR LEASE | 111 W. HURON STREET

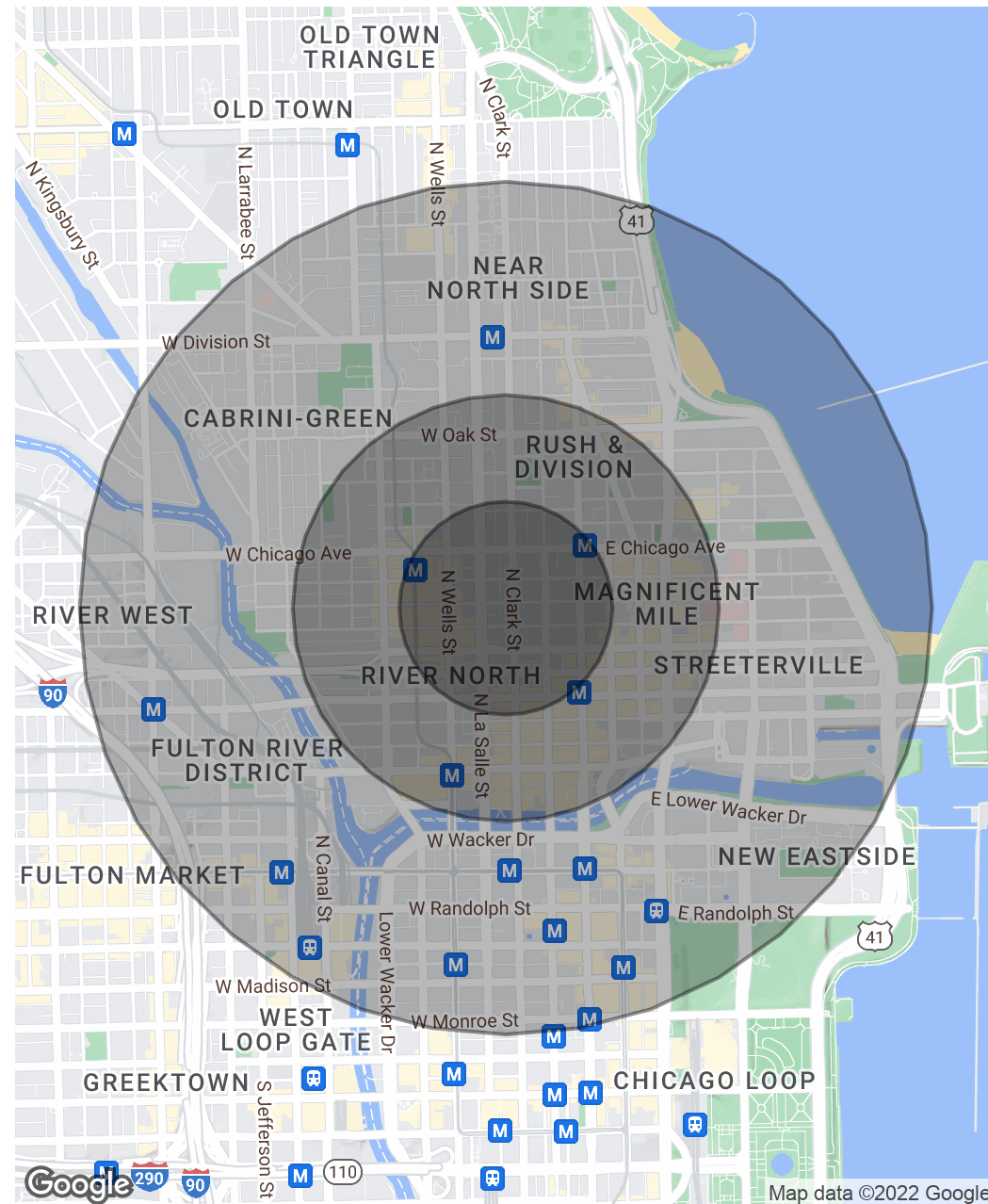
DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	9,744	35,035	105,220
Average Age	32.2	34.8	37.4
Average Age (Male)	32.2	35.1	37.1
Average Age (Female)	31.6	34.7	37.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	7,162	26,310	76,476
# of Persons per HH	1.4	1.3	1.4
Average HH Income	\$131,277	\$141,380	\$148,108
Average House Value	\$608,530	\$528,994	\$511,443

Race	0.25 Miles	0.5 Miles	1 Mile
% White	73.9%	74.0%	71.9%
% Black	4.5%	4.3%	5.6%
% Asian	15.9%	16.0%	16.9%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.0%	0.2%
% Other	1.1%	1.9%	1.7%

* Demographic data derived from 2020 ACS - US Census



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