



CRE ADVISING
ANY PROPERTY ON EARTH



315 WEST CHICAGO AVENUE

RETAIL SPACES WITH PARKING FOR LEASE

RIVER NORTH

SPACE DETAILS

SIZE

Suite A: Approximately 11,200 SF

Suite C: Approximately 500 SF

RENTAL RATE

Subject to offer

BUILDING HIGHLIGHTS

- ▶ Rare ground floor spaces for lease in fantastic River North location
- ▶ 22 dedicated indoor secured parking spots with direct access to the space
- ▶ Spaces are located at the base of a 22 story, 198 unit residential tower
- ▶ Retail spaces are connected to the residential tower address 757 N Orleans.

AREA INFORMATION

- ▶ Located at an extremely busy intersection that sees approximately 40,000 vehicles per day
- ▶ Four blocks from 90/94 ramp at Ohio St.
- ▶ Located right around the corner from the Chicago stop for the CTA Brown Line
- ▶ Over 57,000,000 tourists come to Chicago each year and upscale River North is a common destination
- ▶ The area is surrounded by dense residential, office, retail and restaurants

RIVER NORTH DEMOGRAPHICS

	1 MI	3 MI
POPULATION	124,867	465,217
HOUSEHOLDS	77,907	252,815
AVERAGE HH INCOME	\$122,300	\$121,291
DAYTIME EMPLOYEES	272,168	693,488



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is submitted subject to errors, omissions, change of price, rental or other conditions.

INTERIOR PHOTOS



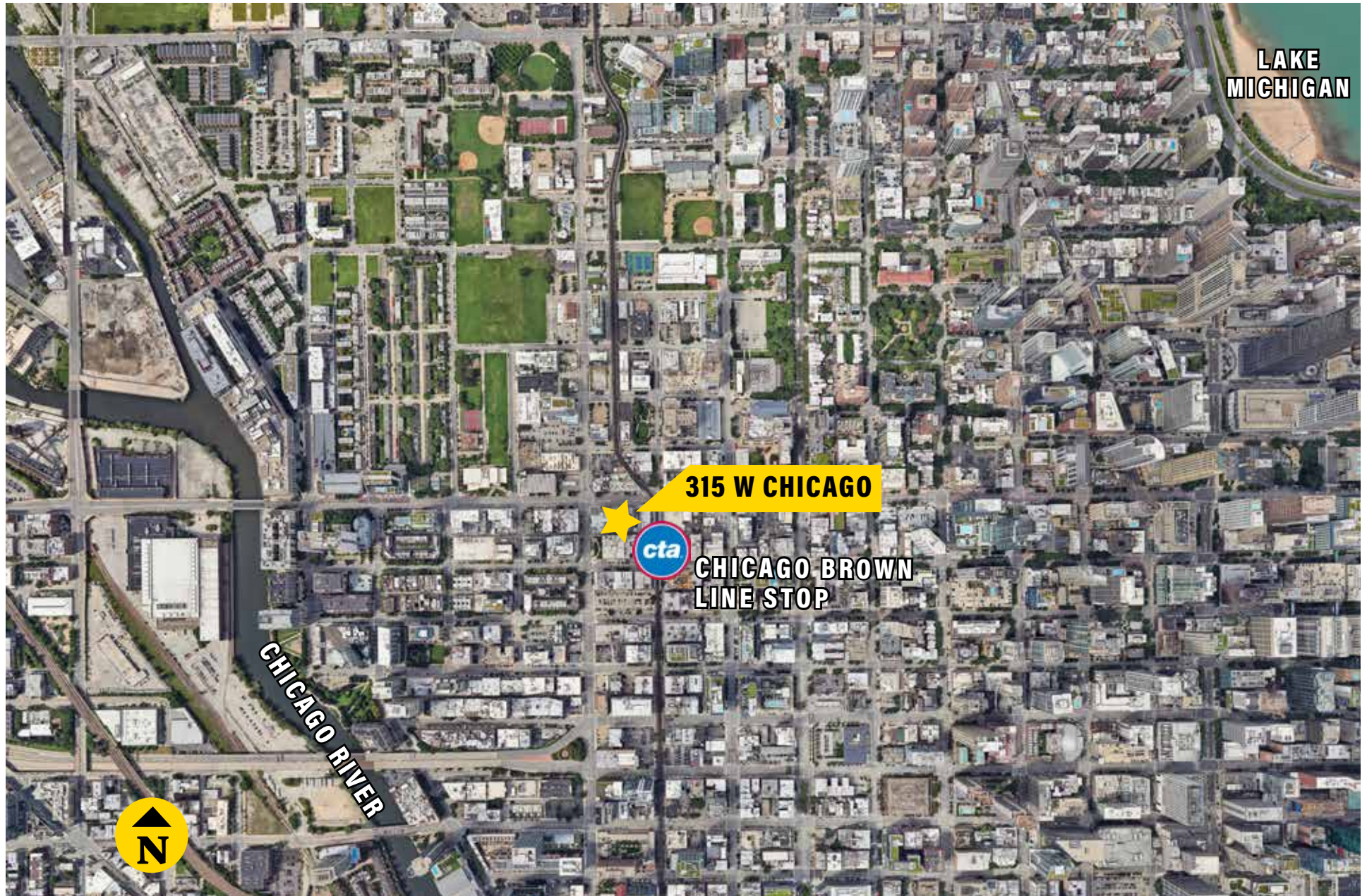
BUILDING PHOTOS



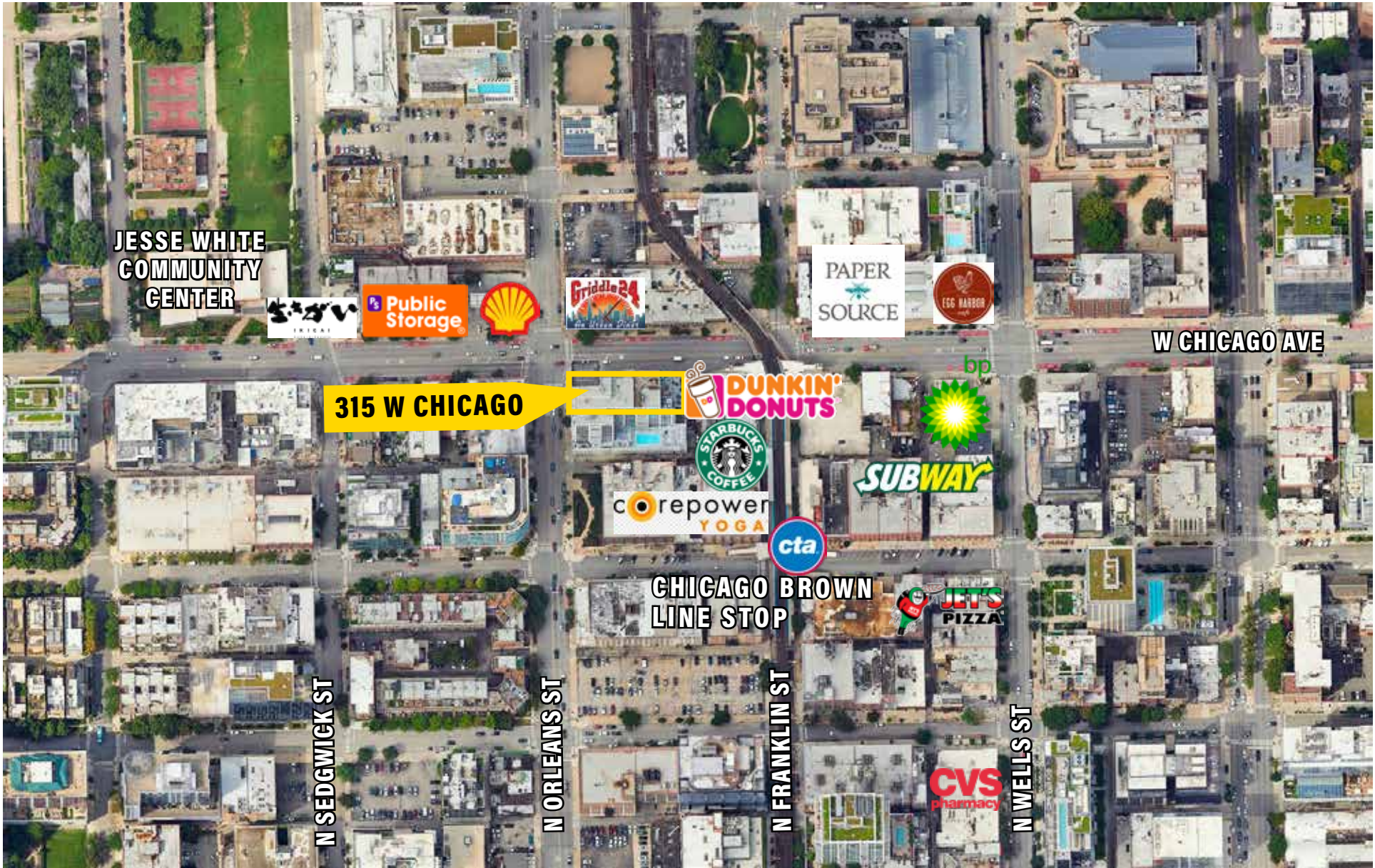
AERIAL PHOTO



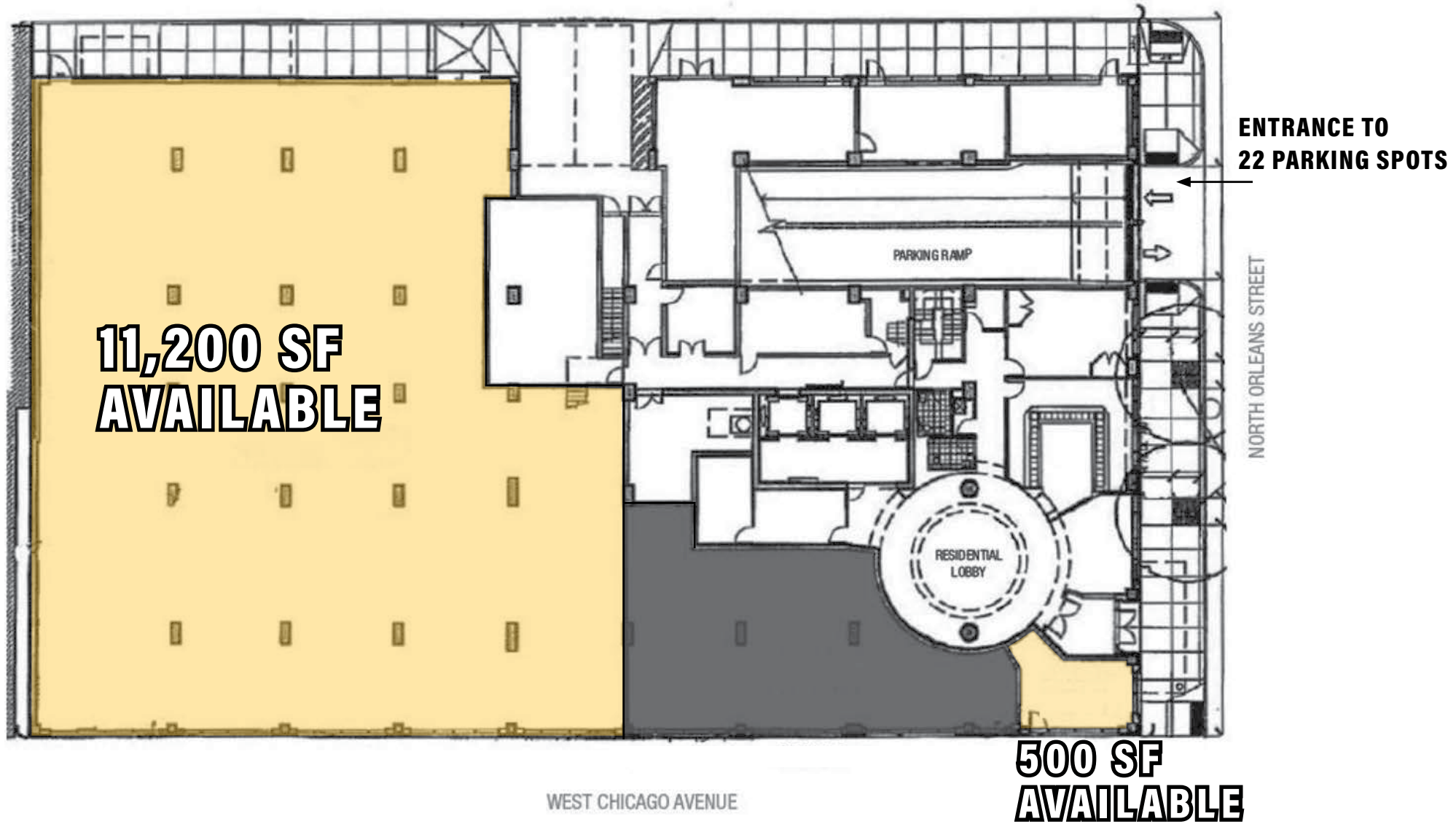
AERIAL PHOTO



AREA MAP



FLOOR PLAN



6415 N. Caldwell Ave.
Chicago, Il. 60646

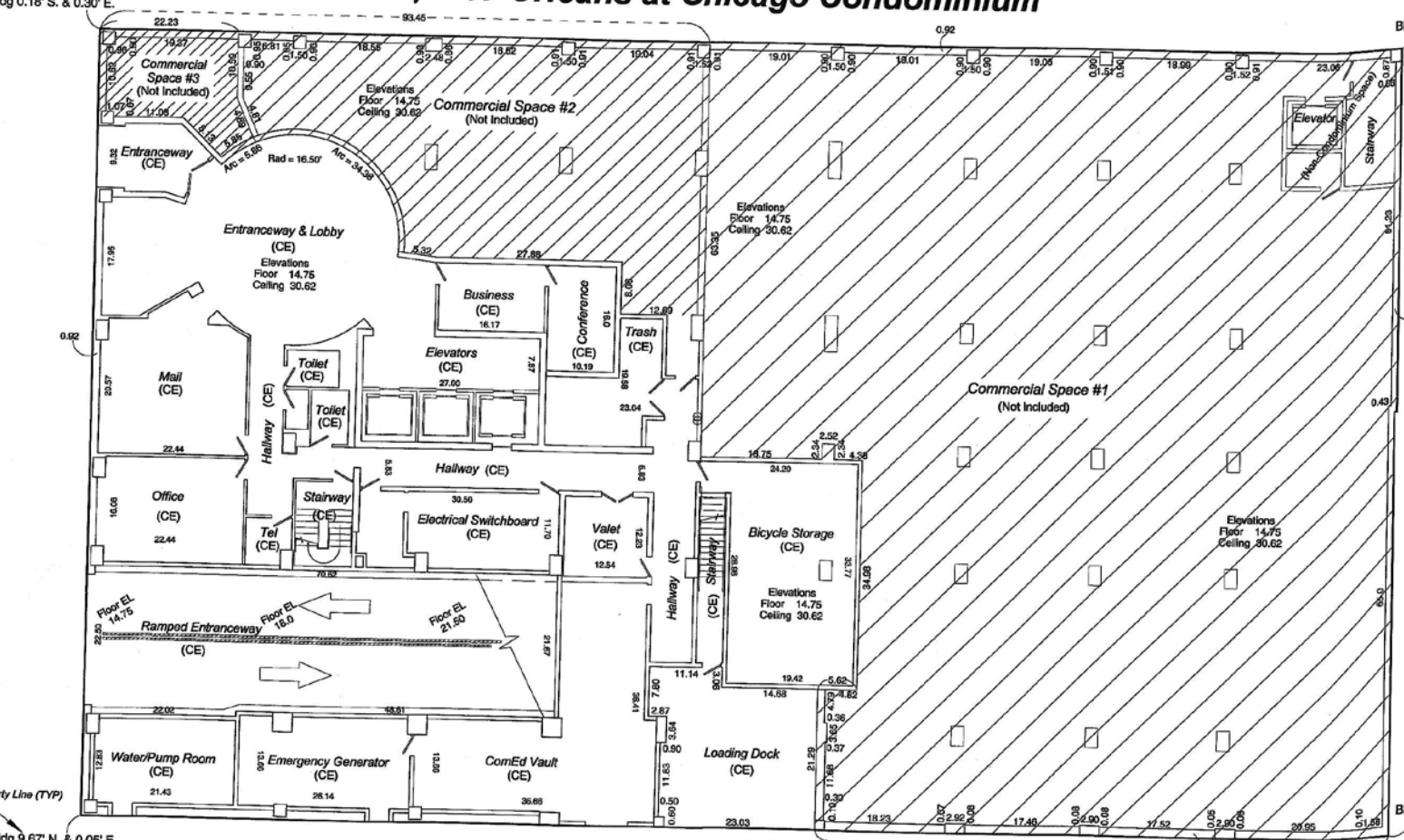


Plat of Survey *by* Central Survey Company, Inc.

of 757 Orleans at Chicago Condominium

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Bldg 0.18' S. & 0.30' E. Bldg 0.69' S. & 0.46' W.



Bldg 10.85' N. & 1.15' W.

Scale: 1 Inch equals 16 Feet

Ordered By: Gammonley Group
322 Burlington
LaGrange, Illinois 60525
Phone (708) 352-1044

Order Number: 757

Legend

CE = Common Element
LCE = Limited Common Element
P = Parking Space
S = Storage Space
NCP = Non-Condominium Parking Space
CPA = Condominium Parking Area

1st Floor

Exhibit "E"
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Note: Elevations shown hereon are derived from City of Chicago Benchmark #11 located at the Southwest corner of Chicago Ave. and Morgan (Elevation = 12.507' CCD) Dimensions are derived from unfinished surfaces of walls, floors, ceilings and are shown in feet and hundredths.



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EXCLUSIVE AGENTS

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