

1127, 1131 & 1135 n state

Gold Coast | Chicago

Vanilla Box Storefronts
Available Immediately

1135 N State



CONCEPTUAL RENDERING

1127 N State

1131 N State



MID-AMERICA® URBAN

features & highlights

Reintroducing **1127, 1131 & 1135
N. State Street** — three storefront
gems with outstanding visibility
in Chicago's premier Gold Coast
neighborhood

- Prominent neighboring retailers include Abercrombie & Fitch, Dr. Marten's, Warby Parker, Away Travel, On Running, Vans, La Colombe and Bluemercury
- Steps from the architecturally significant Viceroy and Thompson Hotels
- Available Immediately
- Recently renovated premises
- Vanilla box delivery condition
- New electrical, plumbing and HVAC/mechanical
- New bathrooms to code



features & highlights



1131 N. State Street

- Total of 3,789 SF at street level
- Approximately 30 feet of frontage on the East side of N. State Street, between Elm and Cedar Streets
- Available Immediately

Vanilla Box Delivery to include:

- New storefront, door and door hardware
- New electrical, plumbing and Hvac/mechanical
- New bathrooms to code
- 2,313 SF of lower-level storage space included



1127 N. State Street

- Total of 1,056 SF at street level
- Approximately 18 feet of frontage on the East side of N. State Street, between Elm and Cedar Streets
- Available Immediately
- Lower-level storage space included totaling approximately 360 SF



1135 N. State Street

- Total of 2,258 SF at street level
- Approximately 25 feet of frontage on N. State Street, between Elm and Cedar Streets
- Includes 1,132 SF of extra retail space on second floor and 2,050 SF of lower level storage space
- Future delivery Q3 2025

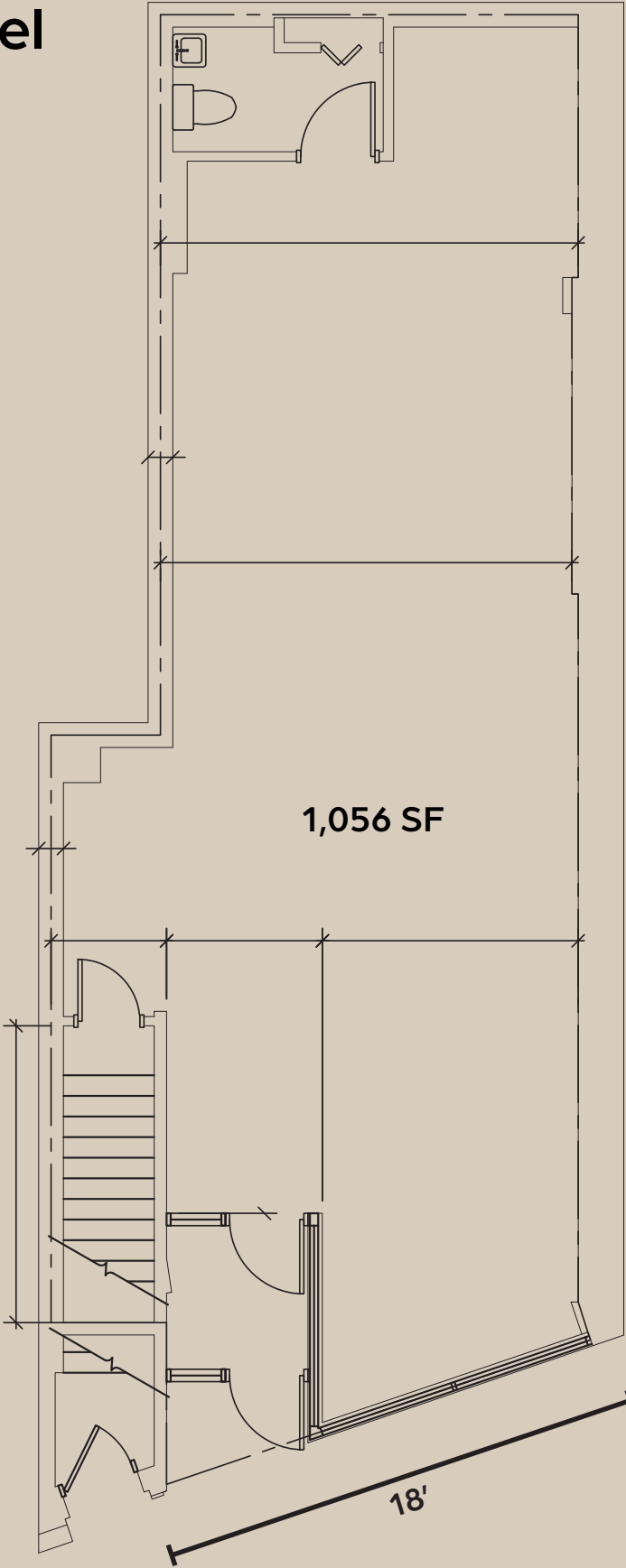
Delivery to also include:

- New storefront, relocated entry door and door hardware
- New second-floor picture windows for a grand presence
- Double-ceiling height to be delivered in front 20' of premises

street level

1127 N StateStreet

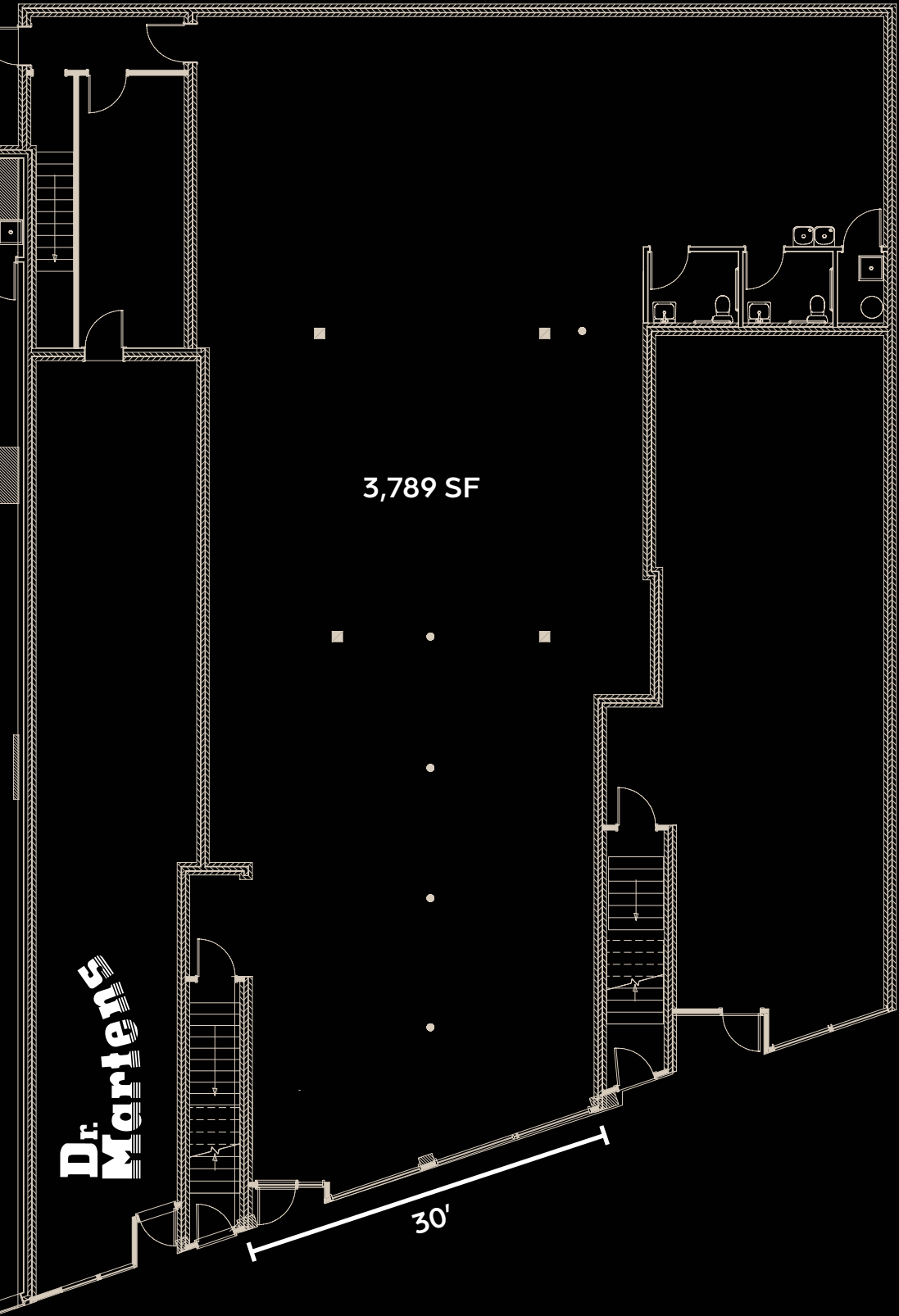
floor plan



N. State Street

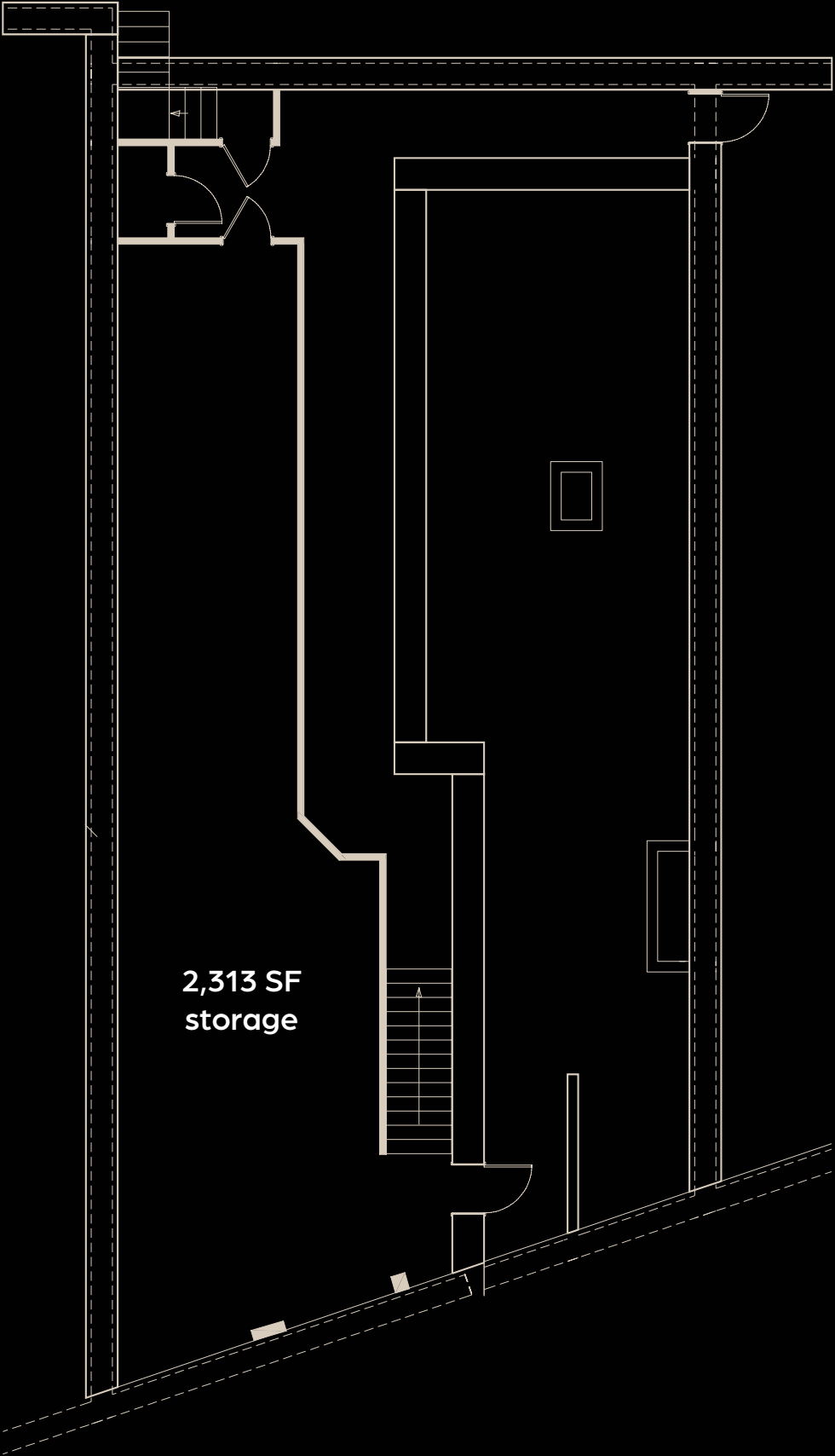


street level



N. State Street

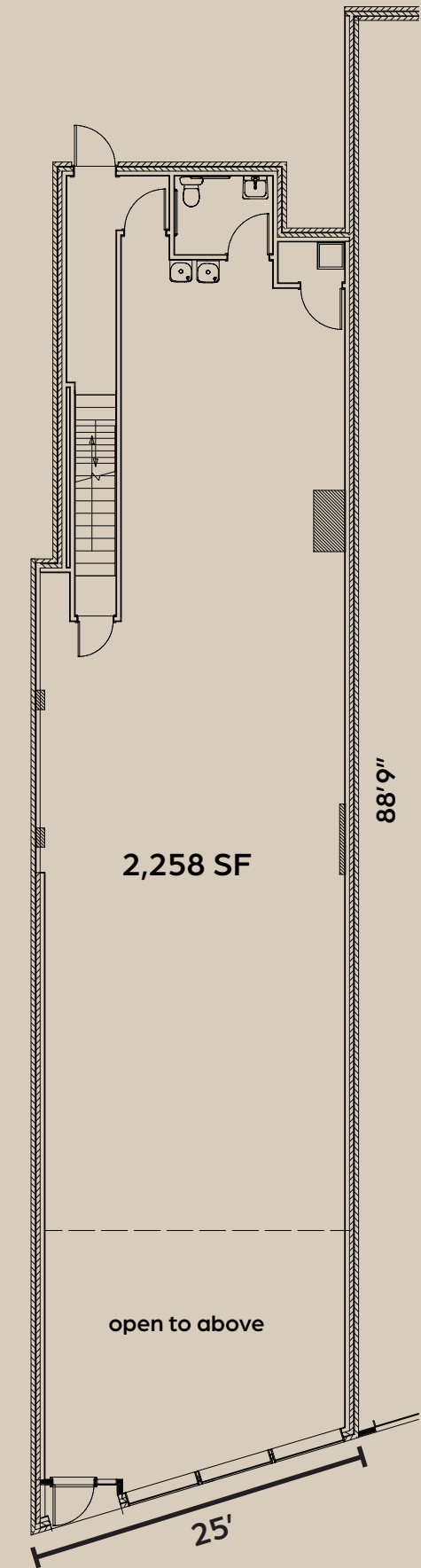
lower level



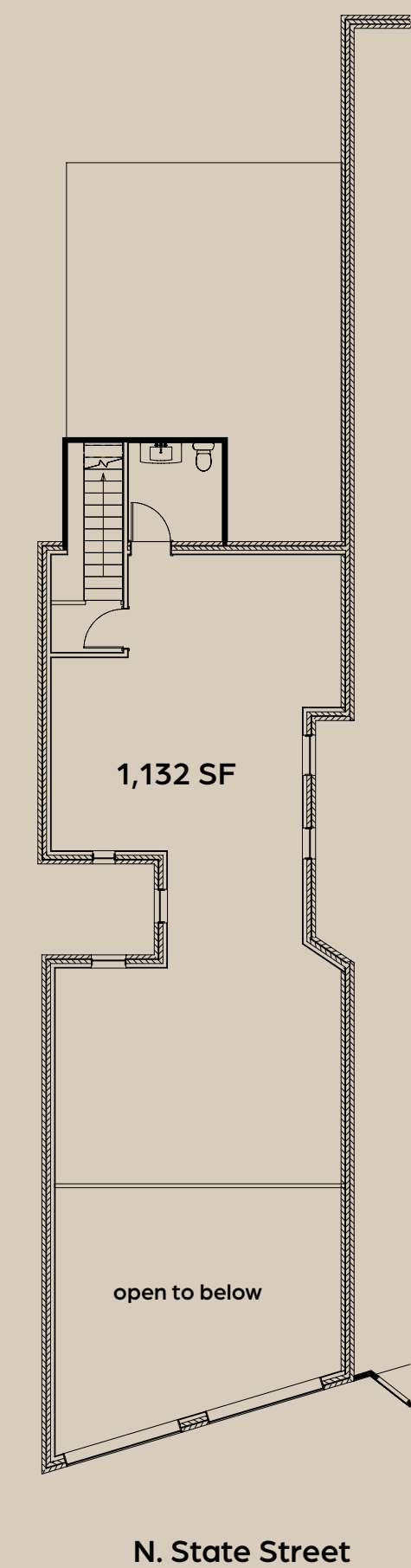
1131 N State
plans



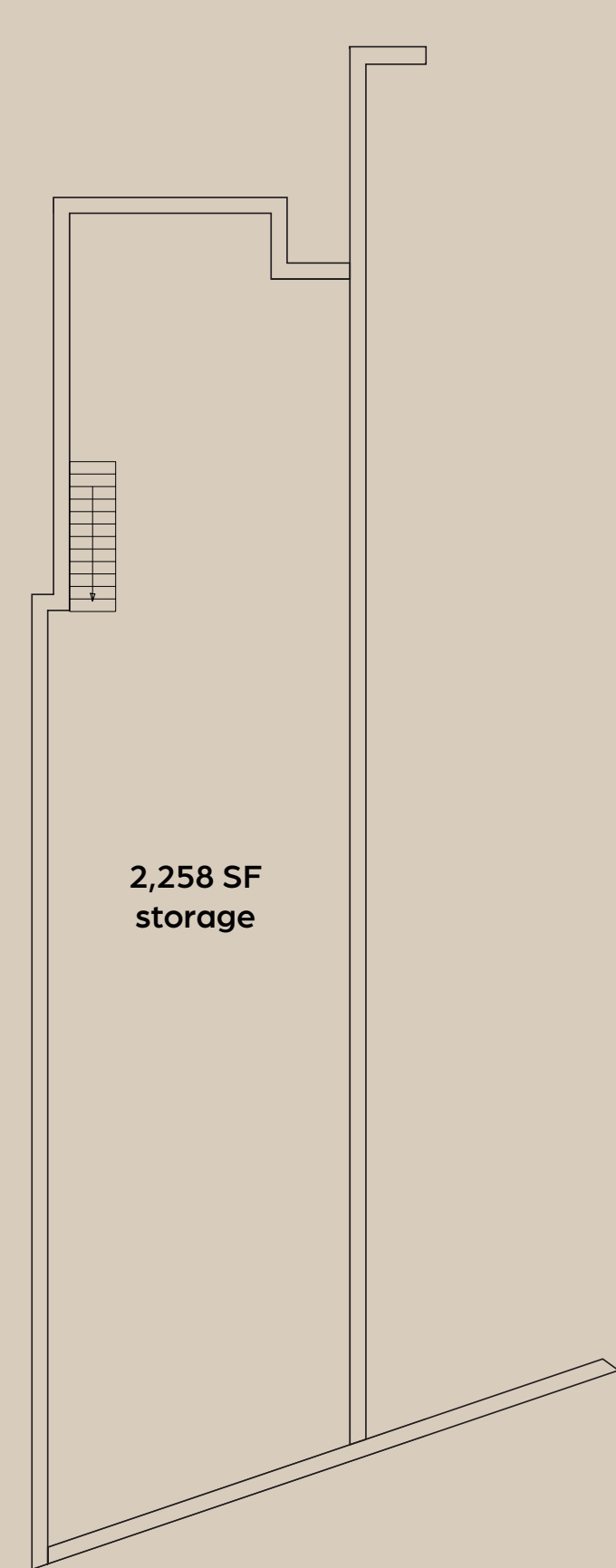
street level



second level



lower level



1135 N State
plans



puregreen

STUDS®
bluemercury
La COLOMBE
COFFEE ROASTERS

State Street

Abercrombie & Fitch

NATE BERKUS



1135 N State Street



1131 N State Street



1127 N State Street

WARBY PARKER

AWAY

GROWN BRILLIANCE

VICEROY

SOMERSET

Cedar Street

neighbors



WINTRUST
BANK

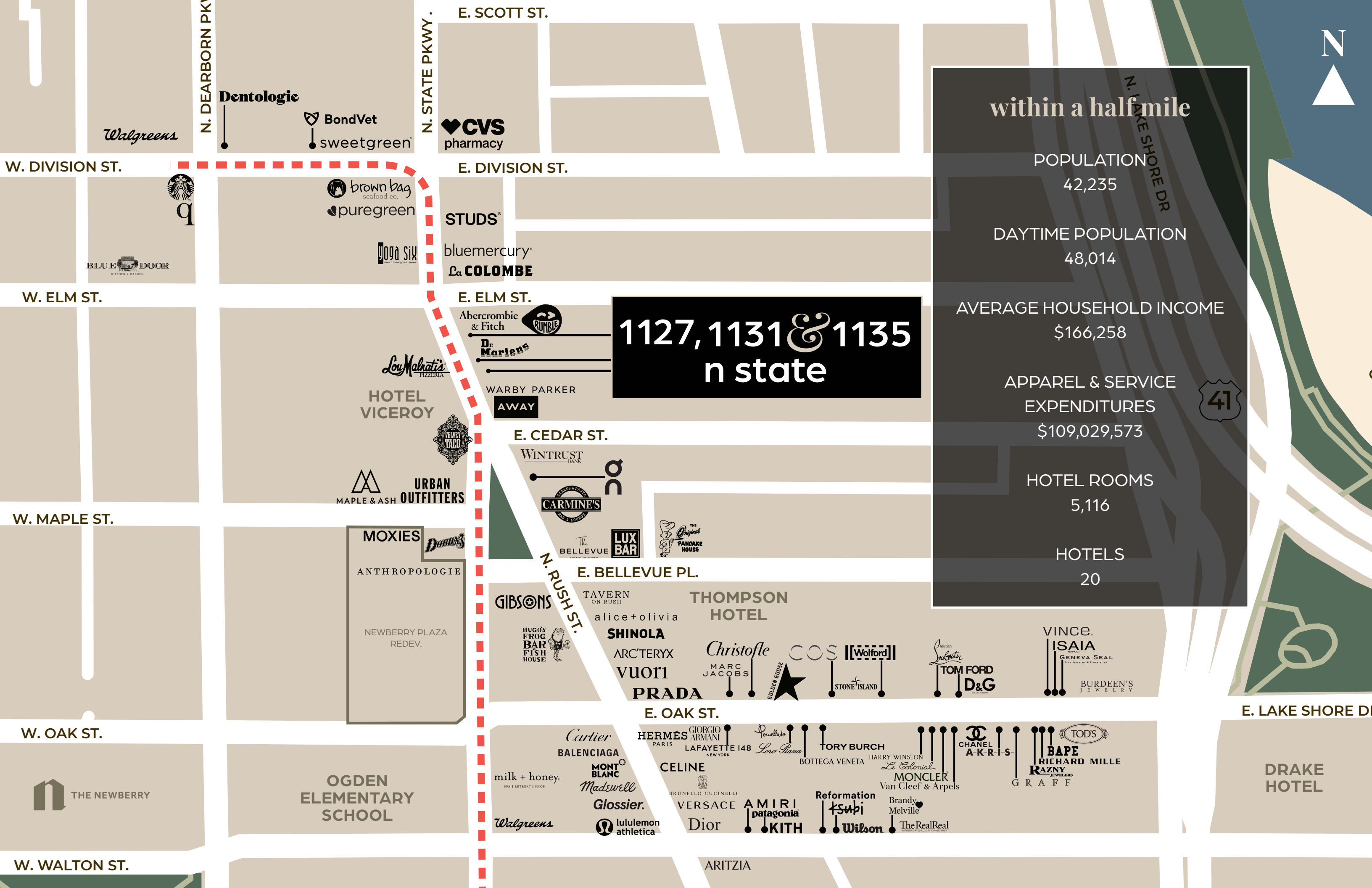
URBAN
OUTFITTERS



Rush Street



Maple Street



within a half mile

POPULATION

42,235

DAYTIME POPULATION

48,014

AVERAGE HOUSEHOLD INCOME

\$166,258

APPAREL & SERVICE

EXPENDITURES

\$109,029,573

HOTEL ROOMS

5,116

HOTELS

20



1127, 1131 & 1135
n state

W. DIVISION ST.

W. ELM ST.

W. MAPLE ST.

W. OAK ST.

W. WALTON ST.

E. DIVISION ST.

E. ELM ST.

E. CEDAR ST.

E. BELLEVUE PL.

E. OAK ST.

E. LAKE SHORE DR.

Dentologie

BondVet
sweetgreen

CVS
pharmacy

brown bag
seafood co.
puregreen

gaga six

STUDS

bluemercury
La COLOMBE

Abercrombie
& Fitch

Dr. Mariens

WARBY PARKER
AWAY

HOTEL
VICEROY

MAPLE & ASH
URBAN
OUTFITTERS

MOXIES

ANTHROPOLOGIE

NEWBERRY PLAZA
REDEV.

OGDEN
ELEMENTARY
SCHOOL

WINTRUST
BANK

CARMINE'S

BELLEVUE

LUX
BAR

THE
Pancake
HOUSE

GIBSON'S

TAVERN
ON RUSH

alice+olivia

SHINOLA

ARC'TERYX

VUORI

PRADA

THOMPSON
HOTEL

Christofle
MARC
JACOBS

GOLDEN
GOOSE

COS

[[Wolford]]

STONE ISLAND

Christian
Louboutin
TOM FORD
D&G

VINCE.
SAIA
GENEVA SEAL
FINE JEWELRY & TIMEPIECES

BURDEEN'S
JEWELRY

milk + honey.

Cartier
BALENCIAGA

MONT
BLANC

Madewell

Glossier.

lululemon
athletica

Walgreens

HERMÈS
PARIS

CELINE

BRUNELLO CUCINELLI

VERSACE

Dior

GIORGIO ARMANI
LAFAYETTE 148
NEW YORK

AMIRI
patagonia
KITH

TORY BURCH
BOTTEGA VENETA

Reformation
Ksubi
Wilson

HARRY WINSTON
Le Colonial

MONCLER
Van Cleef & Arpels

CHANEL
A-K-R-I-S

BRANDY
MELVILLE

TheRealReal

TOD'S
BAPE
RICHARD MILLE
RAZNY
JEWELERS

GRAFF

DRAKE
HOTEL

ARITZIA

1127, 1131 & 1135 n state

GREG BAYER

Principal

630.954.7441

gbayer@midamericagrp.com

LARA KEENE

Principal

630.481.4038

lkeene@midamericagrp.com

KELLY NICKELE

Vice President

630.954.7513

knickele@midamericagrp.com



MID-AMERICA® URBAN