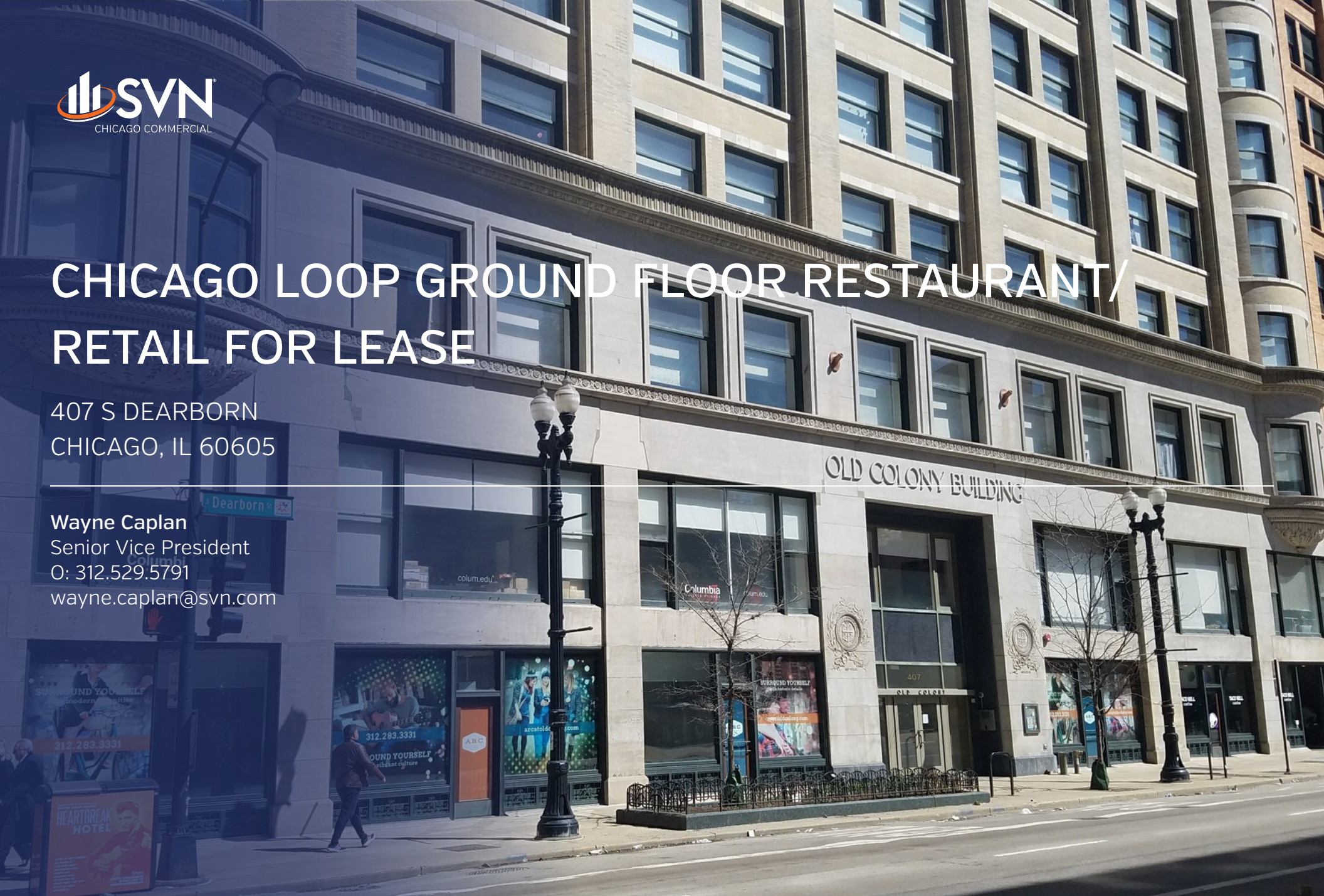




# CHICAGO LOOP GROUND FLOOR RESTAURANT/ RETAIL FOR LEASE

407 S DEARBORN  
CHICAGO, IL 60605

Wayne Caplan  
Senior Vice President  
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# Property Summary



## OFFERING SUMMARY

Available SF:	626 - 1,547 SF
Lease Rate:	\$39.00 SF/yr (NNN)
Year Built:	1894
Market:	Chicago
Submarket:	Chicago Loop

## PROPERTY OVERVIEW

Join new restaurant concept Taco Bell Cantina and Subway at The Old Colony Building in Chicago's Loop. Located across from Columbia College, this ground floor commercial space is beneath a newly renovated 137 unit/472 bed student housing building with immediate access to more than 95,000 students from Columbia, DePaul University, Robert Morris College, The Art Institute of Chicago, John Marshall Law School, Roosevelt University and others within the vicinity are potential customers of this site. High profile retail/commercial space w/ black iron newly installed. This is a tremendous opportunity for a retail or fast casual use catering to students and the surrounding business community. Finished basement space available for storage or commissary. Built in 1893, The Old Colony Building was once the tallest building in the city of Chicago.

## LOCATION OVERVIEW

Conveniently located on the corner of Dearborn & Van Buren, the Old Colony building is adjacent to the Harold Washington Library-State/Van Buren "L" Blue Line Station, and is easily accessible via all mass transit. Another major CTA station is only one block away. Four bus lines also run up and down busy Dearborn Street. Steps to tens of thousands of Loop office workers, hotels, restaurants and over 95,000 students in the immediate area.

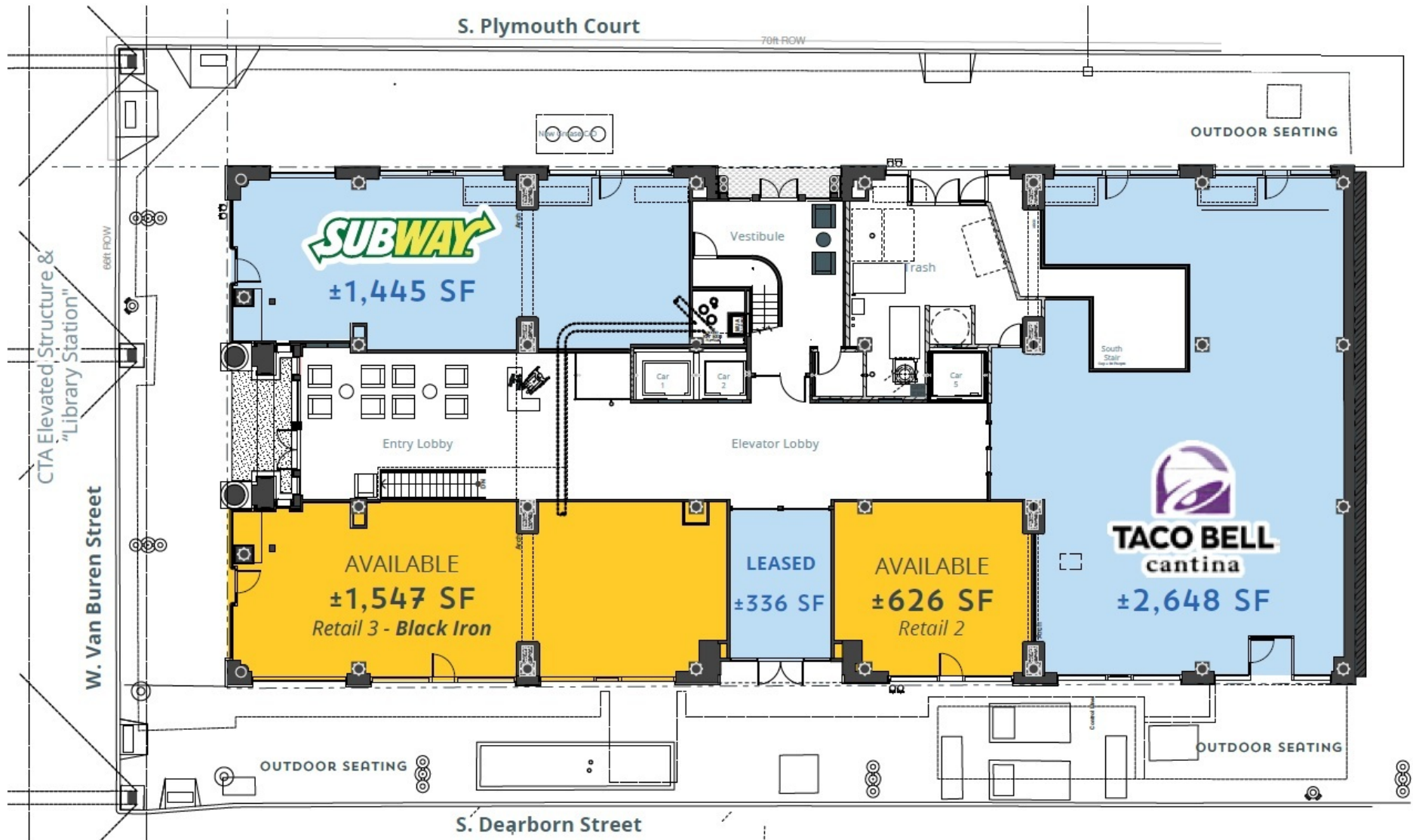
# Property Highlights

## LEASE HIGHLIGHTS

- Ground floor of Old Colony - a newly renovated 137 unit, 472 bed Student Housing Building
- Two Retail spaces remaining ranging in size from 626 SF to 1,547 SF
- Great existing tenants include Taco Bell Cantina & Subway
- Black Iron Newly Installed for Restaurant Tenants
- Finished Basement Space Available for Storage/Commissary
- Area Retail: Dollop Coffee, Funk's Barbershop, Brando's Speakeasy, Potbelly, Meli Cafe, 7-Eleven
- Ideally located across from Columbia College [8,000 students] and adjacent to the Blue Line "L" station
- Over 95,000 students in the immediate vicinity



# Floor Plan



# Available Spaces

**LEASE RATE:** \$39.00 SF/YR

**LEASE TYPE:** NNN

**TOTAL SPACE:** 626 - 1,547 SF

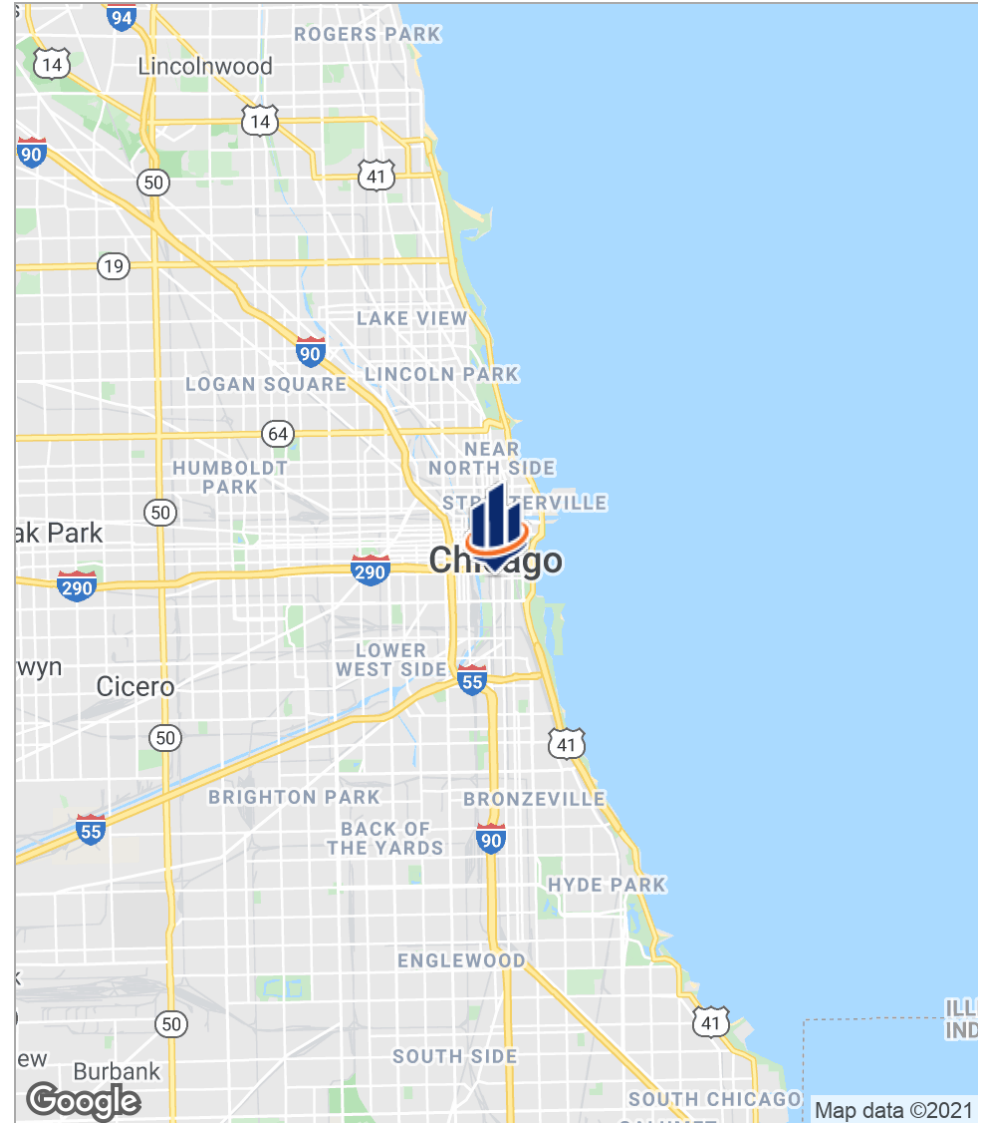
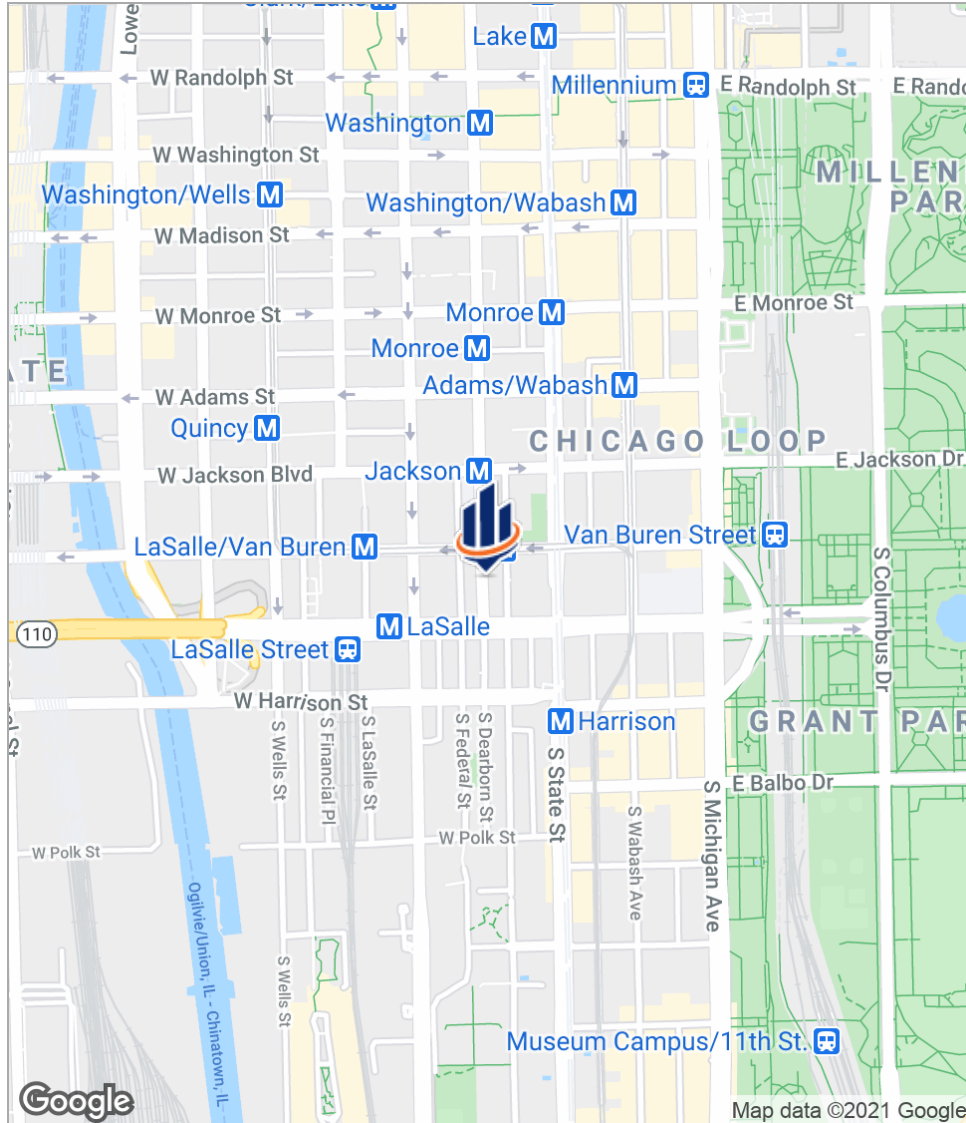
**LEASE TERM:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Space A	Street Retail	\$39.00 SF/yr	NNN	1,547 SF	Negotiable	Ground floor corner space with maximum frontage on Dearborn Street and Van Buren St. Black Iron is newly installed.
Space B	Street Retail	\$39.00 SF/yr	NNN	626 SF	Negotiable	Space in vanilla box condition Ideal for boutique retail or office tenant.

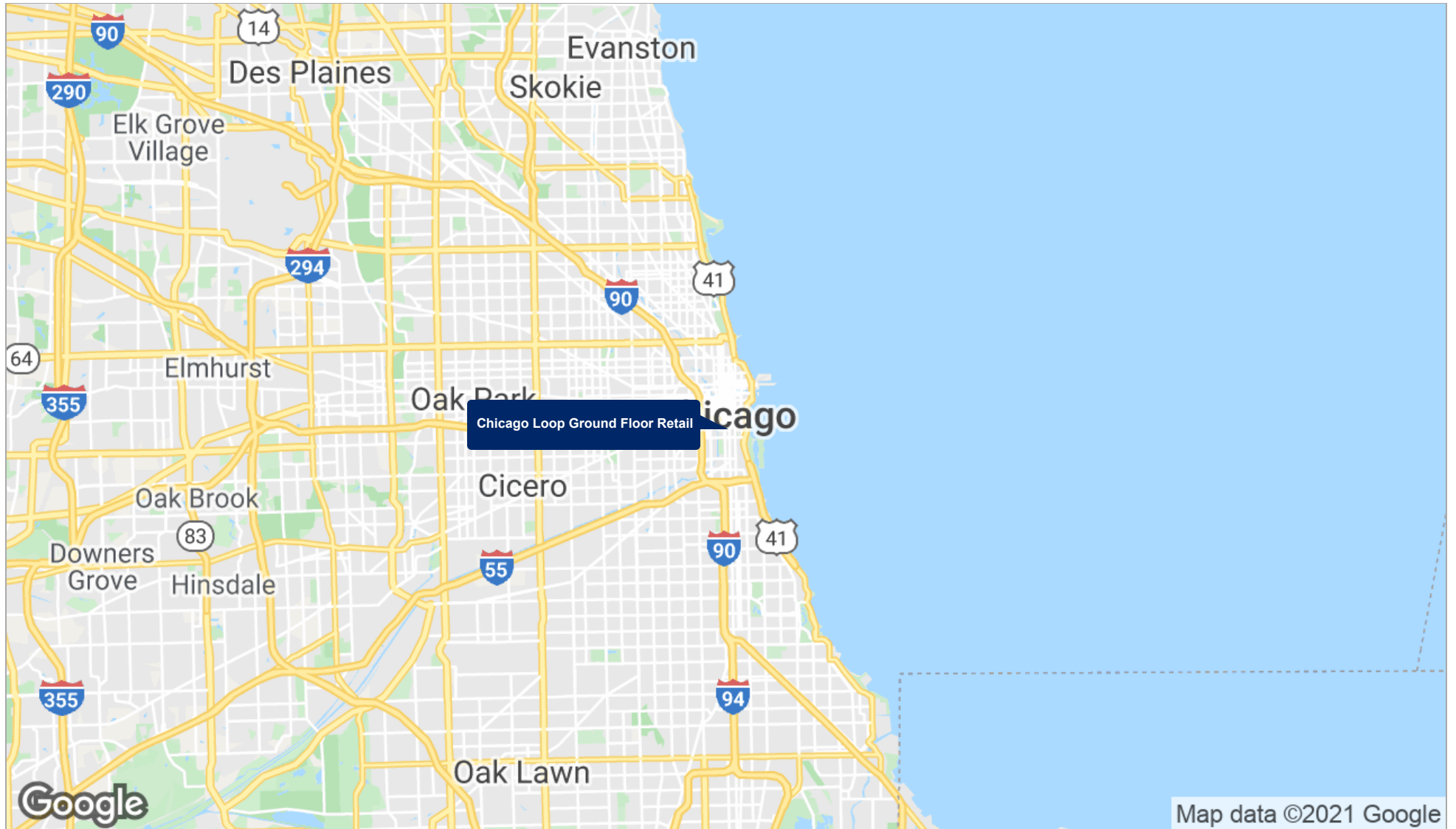
# Area/Retailer Map



# Location Maps



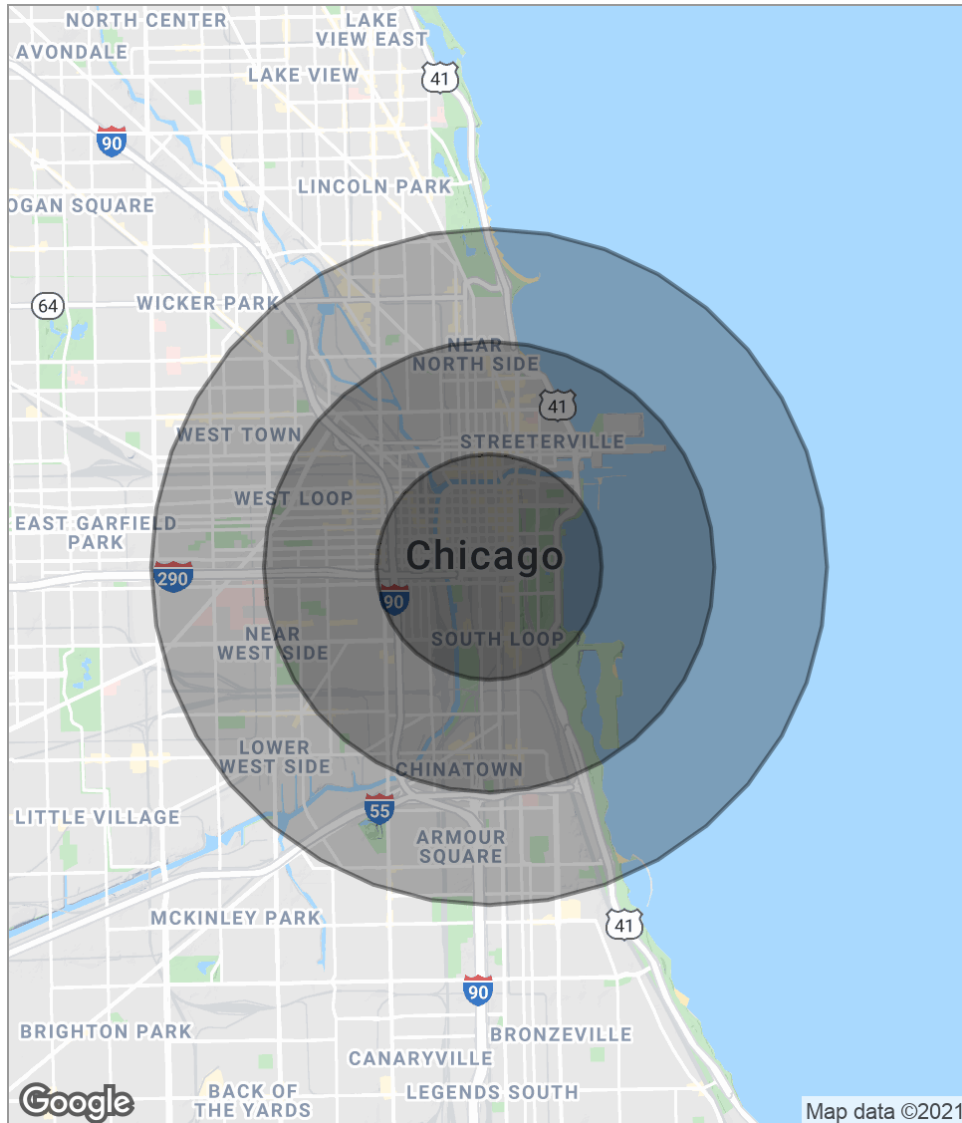
# Regional Map



# Additional Photos



# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	27,332	96,907	223,988
Median age	37.1	36.0	35.1
Median age (Male)	36.3	35.1	34.3
Median age (Female)	37.7	36.7	35.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	13,590	42,706	105,065
# of persons per HH	2.0	2.3	2.1
Average HH income	\$82,903	\$72,704	\$83,891
Average house value	\$430,202	\$383,282	\$390,264

\* Demographic data derived from 2010 US Census

# Advisor Bio & Contact

## WAYNE CAPLAN

Senior Vice President



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wayne.caplan@svn.com

## PROFESSIONAL BACKGROUND

Wayne Caplan is a Senior Vice President for SVN | Chicago Commercial, specializing in the sale and leasing of retail, investment and development properties. He has participated in commercial property transactions in excess of \$1 Billion including many high profile transactions in the Chicago area. Wayne's clients range from small individual investors to large regional and national lending institutions, as well as REITs, life insurance companies, and national mixed-use developers. Awards and recognitions include being named Rookie of the Year for Inland Real Estate Sales in 2000, a top producer at Sheldon Good & Company for six years, and being among the top ten percent nationally of all 2000+ SVN advisors in gross commission volume for the past 12 years. Wayne has achieved SVN's prestigious Partner's Circle status for both 2014 & 2016, and was ranked number 23 & 26 respectively, among all SVN advisors nationally in gross commission volume. He also was awarded Platinum and Gold Commercial Real Estate awards from the Chicago Association of Realtors for excellence in sales and leasing volume numerous times. Wayne has been very active in volunteer leadership for the commercial real estate industry. He is a longtime member of the International Council of Shopping Centers [ICSC], the Chicago Association of Realtors [CAR], the Illinois Association of Realtors [IAR] and the National Association of Realtors [NAR]. He served for many years on the CAR "Commercial Forum" committee, of which he was the 2006 Committee Chair and has served on the prestigious Board of Directors of the 11,000+ member organization from 2008 - 2013. Other appointments include serving on the Commercial Committee for IAR and as a member of the National Association of Realtors [NAR] board of directors as well as NAR's Commercial and Commercial Legislative & Regulatory Committees. Wayne currently serves on the ICSC Government Relations Committee for Illinois and on the Board of Directors for The Near South Planning Board in Chicago, Wayne is a contributor to charities such as the American Red Cross, The Jewish United Fund, Realtor's Relief Fund and Streetwise. Wayne lives in Glenview, IL with his wife and two sons.

Specialties: Retail Leasing, Investment Sales, Land and Development Consulting

## EDUCATION

2003 - MBA - Finance & Real Estate - Northwestern University, Kellogg Graduate School of Management  
1988 - BA - Computer Science - New York University

## MEMBERSHIPS & AFFILIATIONS

2000 - Present - Member - International Council of Shopping Centers [ICSC]  
2002 - Present - Member - National Association of Realtors [NAR]

# Advisor Bio & Contact

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