



RIVER NORTH RETAIL DIVISIBLE

405 N WABASH AVE
CHICAGO, IL 60611

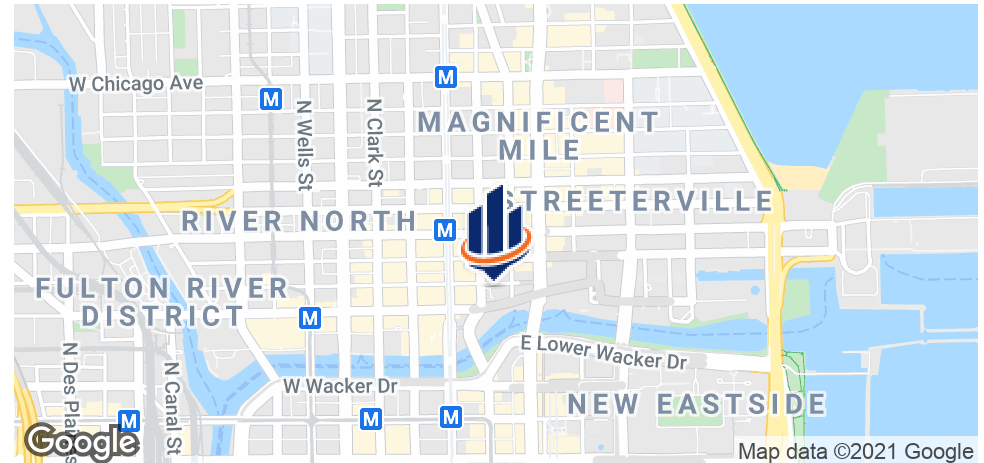
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A large, illuminated sign for the Chicago Lasik Center. The sign features a stylized 'C' logo with a green-to-blue gradient, positioned above the words 'CHICAGO LASIK CENTER' in large, white, 3D block letters. The sign is mounted on a brick wall. In the background, a building with the name 'THE GWEN' is visible.

CHICAGO
LASIK CENTER

Property Summary



OFFERING SUMMARY

Available SF:	2,441 - 5,301 SF
Lease Rate:	\$40.00 - 50.00 SF/yr (NNN)
Building Size:	543,600 SF
Zoning:	PD 113
Market:	Chicago
Submarket:	North Michigan Avenue
Traffic Count:	43,000

PROPERTY OVERVIEW

Situated along the Chicago River, between Trump Tower and the Wrigley Building, and just steps from Michigan Avenue and the Apple Store, River Plaza faces the entrance to the River Walk and masses of daily pedestrian traffic. With Michigan Avenue only 150 feet away, commuter, residential and tourist traffic pass by the building daily. Neighbors to this 51-story, 697-unit residential condo building The Beacon Tavern, Walgreens, Eataly, The Apple Store, Egg Harbor Cafe and Starbucks among others. Across the courtyard sits the new, ultra luxury residential high-rise development, Renelle on the River.

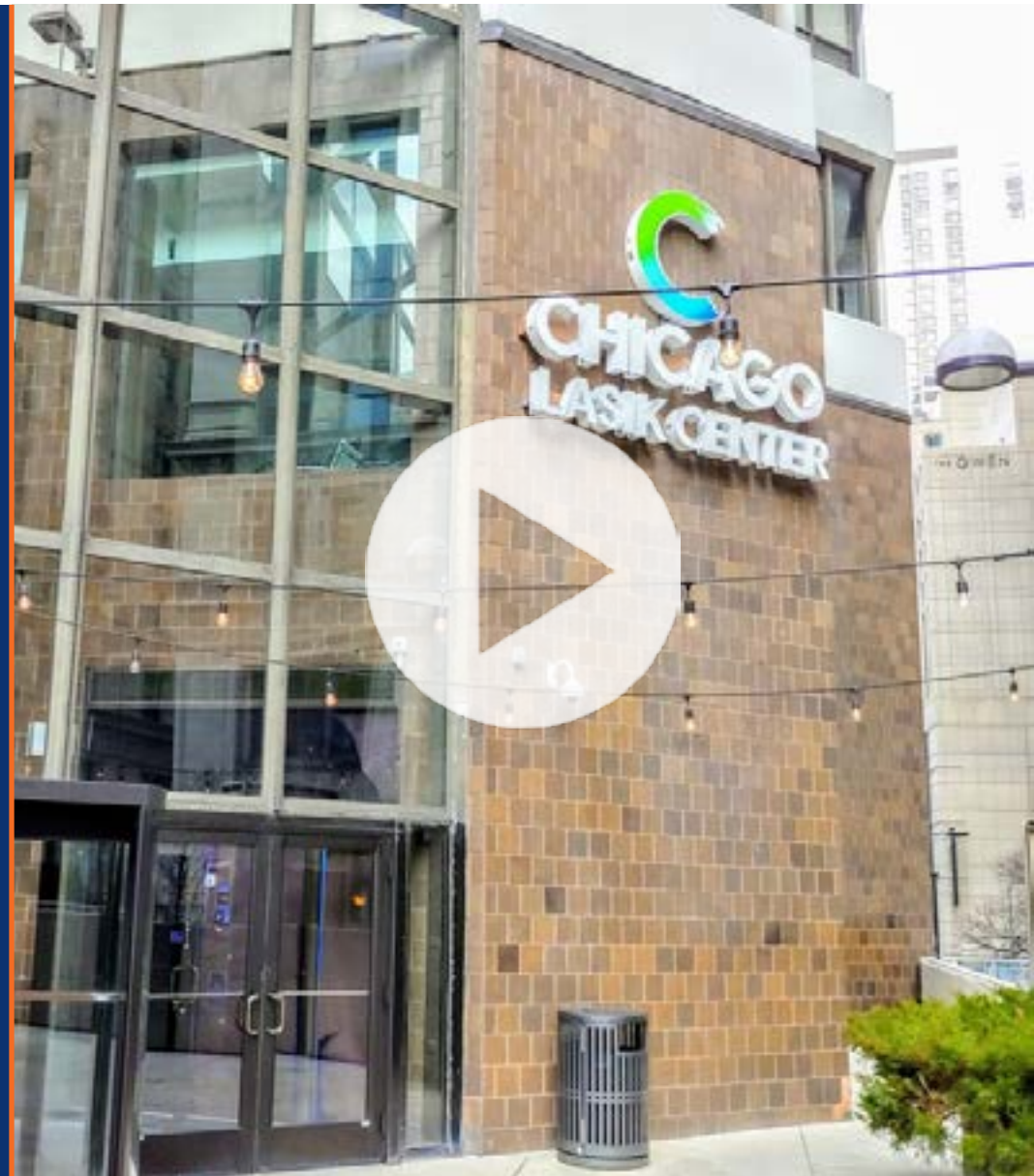
PROPERTY HIGHLIGHTS

- Space is divisible
- Patio spaces with river views
- 150 steps away from Michigan Avenue
- Co-tenants include Buongiorno Restaurant & Athletico
- TI dollars available to qualified tenants

Property Video

PLEASE CLICK ON LINK TO VIEW PROPERTY VIDEO

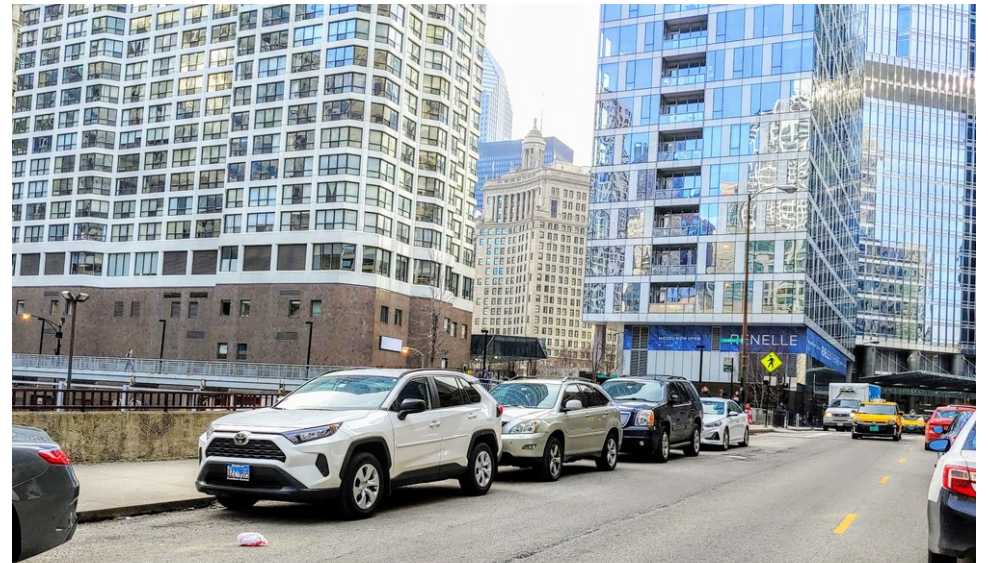
<https://vimeo.com/248353827>



Views From Inside



Additional Photos



Restaurant Space



West Storefront, From Wabash 2441 SF



Wabash Terrace View



MG&A_405 N. Wabash - Terrace View 02
Chicago, Illinois 60611
P219003.000 March 05, 2019



Nearby Tenants - Hotels




Langham


Marriott


LondonHouse


swissotel


Conrad


Omni




Trump Hotel


Loews Hotel


Radisson Blu Aqua


Hyatt Regency


The Gwen Hotel


Hampton Inn




InterContinental


Sheraton Grand


WandaVista


Renaissance


AC Hotel


Hilton Garden Inn



Nearby Tenants - Offices



OFFICE

NEARBY NOTABLE TENANTS

Wrigley Building
[400-10 N Michigan Ave]

401 N. Michigan Ave

Realtor Building
[430 N Michigan Ave]

444 N. Michigan Ave

500 N. Michigan Ave

625 N. Michigan Ave

515 N. State St

330 N. Wabash Ave

NBC Tower
[454 N Columbus Dr]

321 N. Clark St

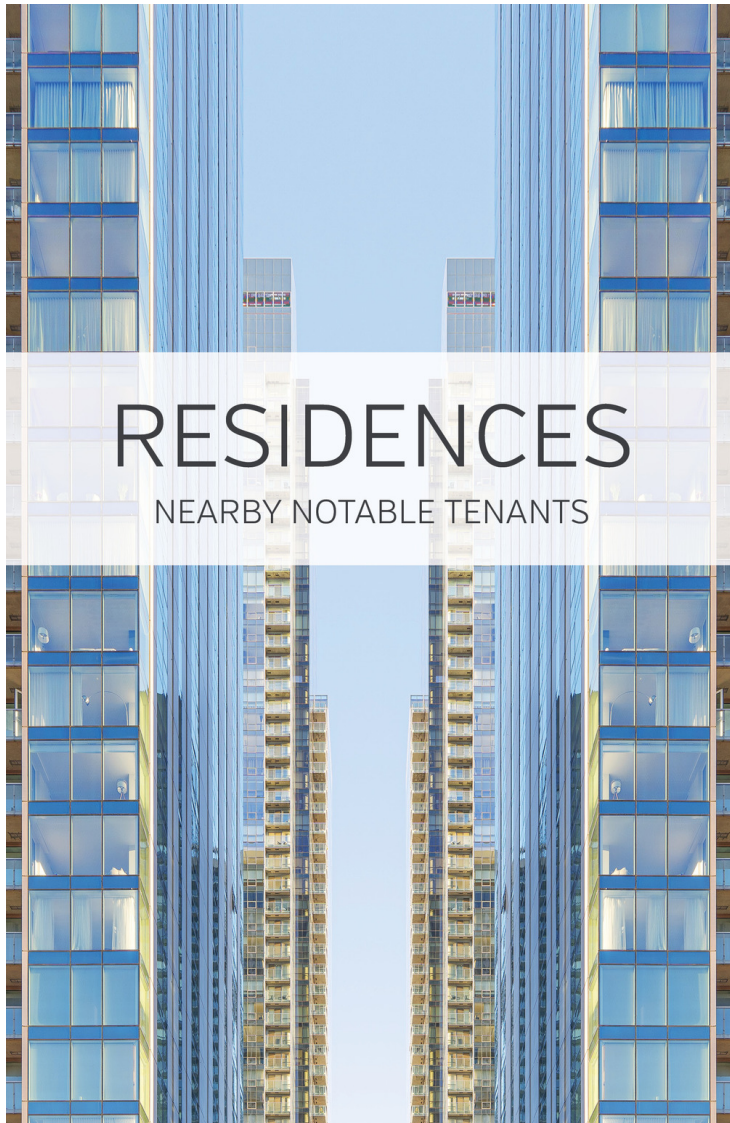
353 N. Clark St

300 N. LaSalle Dr

Merchandise Mart

Illinois Center
[111 E Wacker Dr]

Nearby Tenants - Condos



RESIDENCES

NEARBY NOTABLE TENANTS

River Plaza
[405 N Wabash Ave]

Plaza 440
[440 N Wabash Ave]

Trump Tower
[401 N Wabash Ave]

Renelle on the River
[403 N Wabash Ave]

Ontario Place
[10 E Ontario St]

The Caravel
[635 N Dearborn St]

Farallon
[600 N Dearborn St]

Millennium Center
[33 E Ontario St]

160 E. Illinois St

The Fairbanks at Cityfront Plaza
[240 E Illinois St]

The Grand Ohio
[211 E Ohio St]

215 W. Hubbard St

600 N. Fairbanks St

200 N. Dearborn Ave

State & Grand
[505 N State St]

Grand Plaza Apartments
[540 N State St]

330 N. Wabash Ave

NBC Tower
[454 N Columbus Dr]

515 N. State St

55 E. Erie St

340 on the Park
[340 E Randolph St]

Outer Drive East
[400 E Randolph St]

Aqua
[225 N Columbus Dr]

Coast at Lakeshore East
[345 E Wacker Dr]

Harbor Point
[155 N Harbor Dr]

North Harbor Tower
[175 N Harbor Dr]

The Buckingham
[360 E Randolph St]

The Chandler
[450 E Waterside Dr]

The Lancaster
[201 N Westshore Dr]

The Parkshore
[195 N Harbor Dr]

Regatta on Waterside
[420 E Waterside]

The Tides
[360 E South Water St]

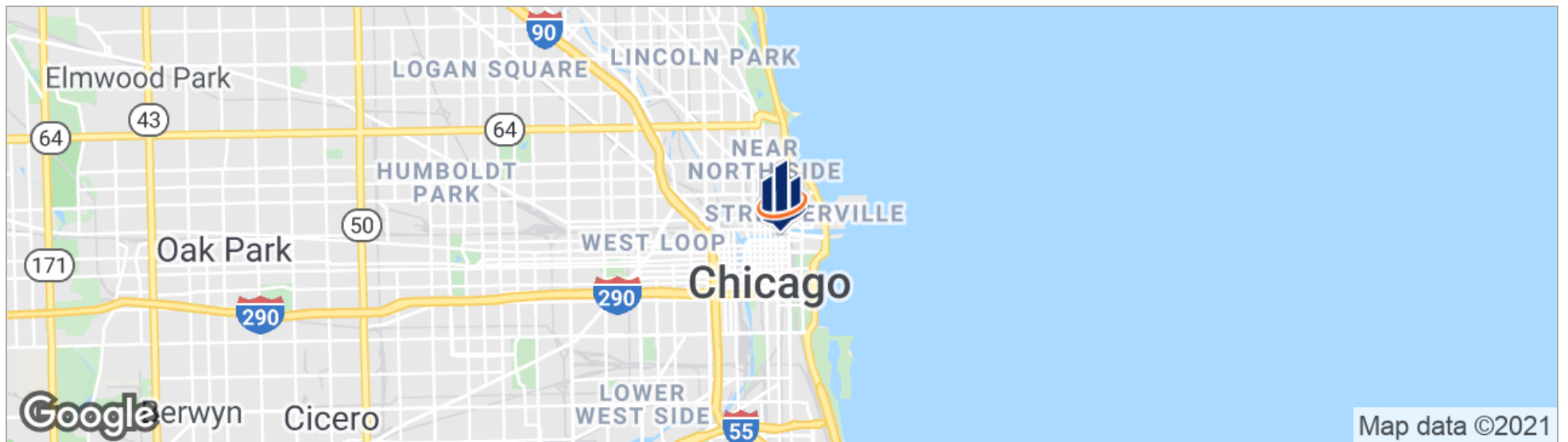
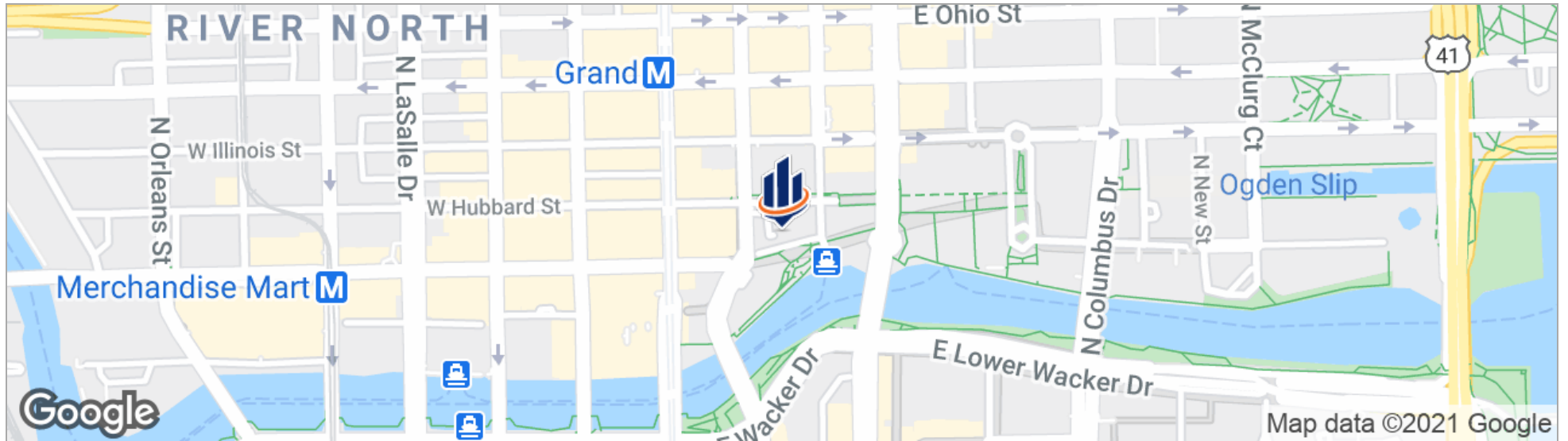
The Shoreham
[400 E South Water St]

Cascade
[Under Construction]

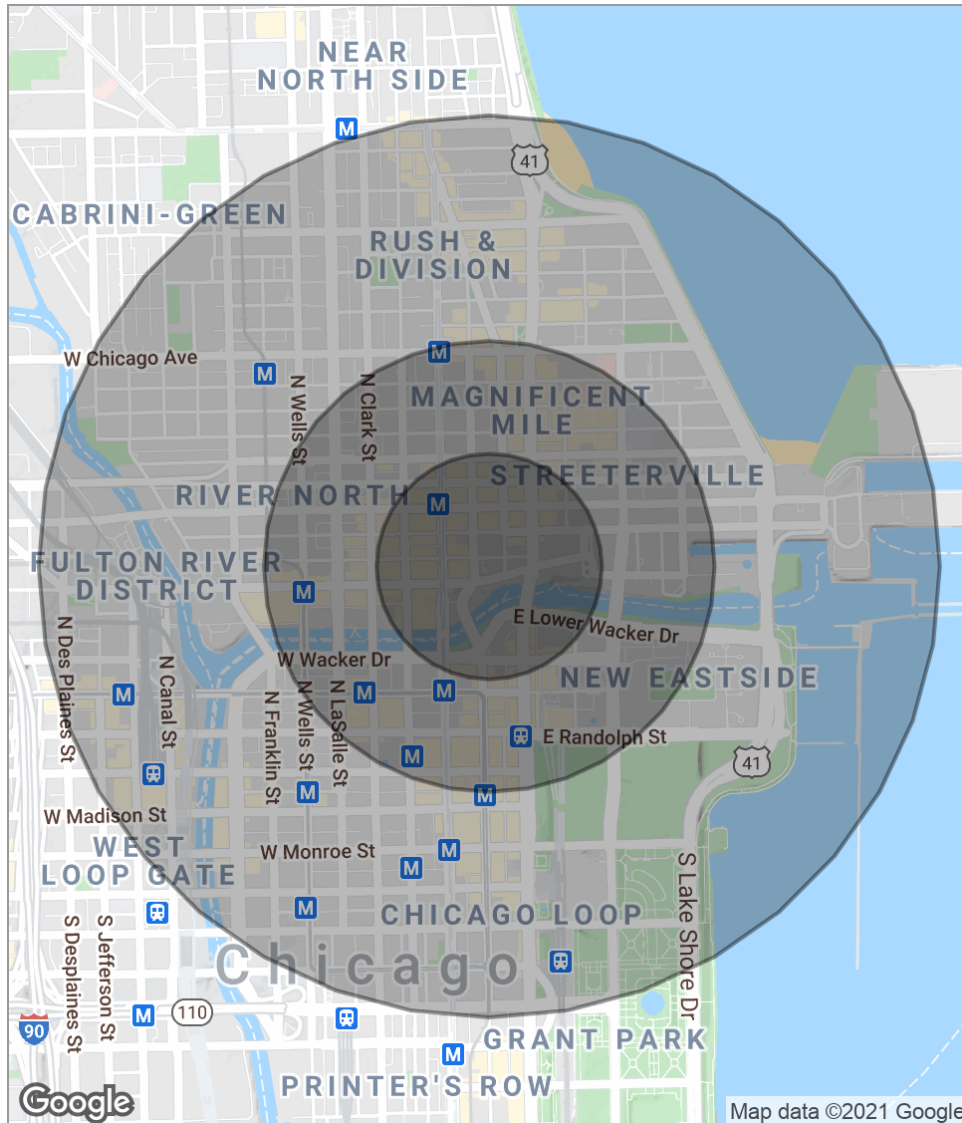
Cirrus
[Under Construction]

Vista Tower
[Under Construction]

Location



Demographics



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	6,015	17,991	64,299
Median age	37.6	37.7	39.4
Median age (Male)	38.9	37.9	39.2
Median age (Female)	34.6	36.2	39.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	4,252	11,990	41,324
# of persons per HH	1.4	1.5	1.6
Average HH income	\$139,233	\$139,345	\$138,378
Average house value	\$536,153	\$525,655	\$558,486

* Demographic data derived from 2010 US Census

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