

1131 & 1135 n state

Gold Coast | Chicago

Vanilla Box Storefronts
Available Q4 2024



CONCEPTUAL RENDERING

features & highlights

Reintroducing **1131 & 1135 N. State Street** — two 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
- Delivery scheduled for Q4 2024
- Recently renovated premises
- Vanilla box delivery condition
- New electrical, plumbing and HVAC/mechanical
- New bathrooms to code



1131 N. State Street

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

Delivery to also include:

- New storefront, door and door hardware
- 2,313 SF of lower-level storage space included



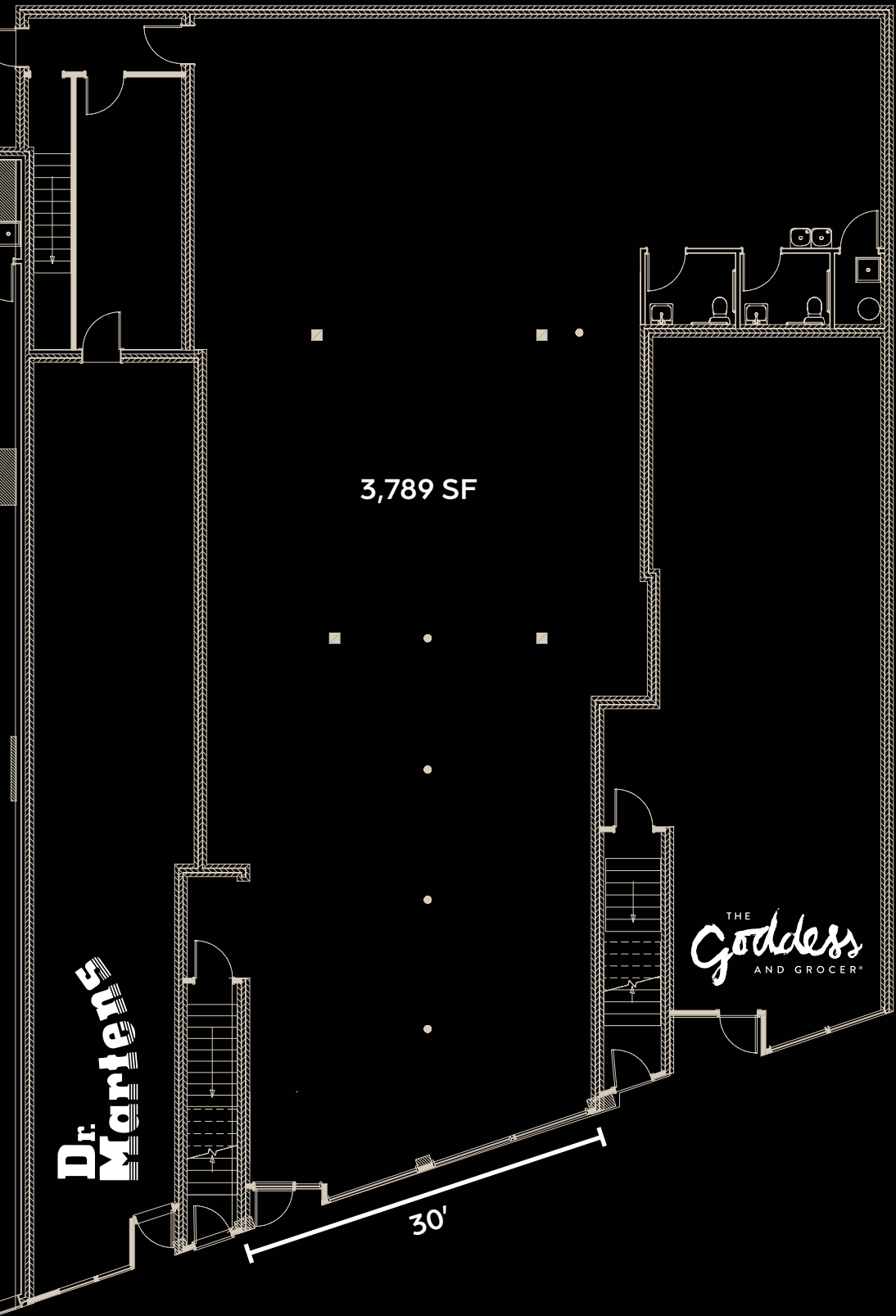
1135 N. State Street

- 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

Delivery to also include:

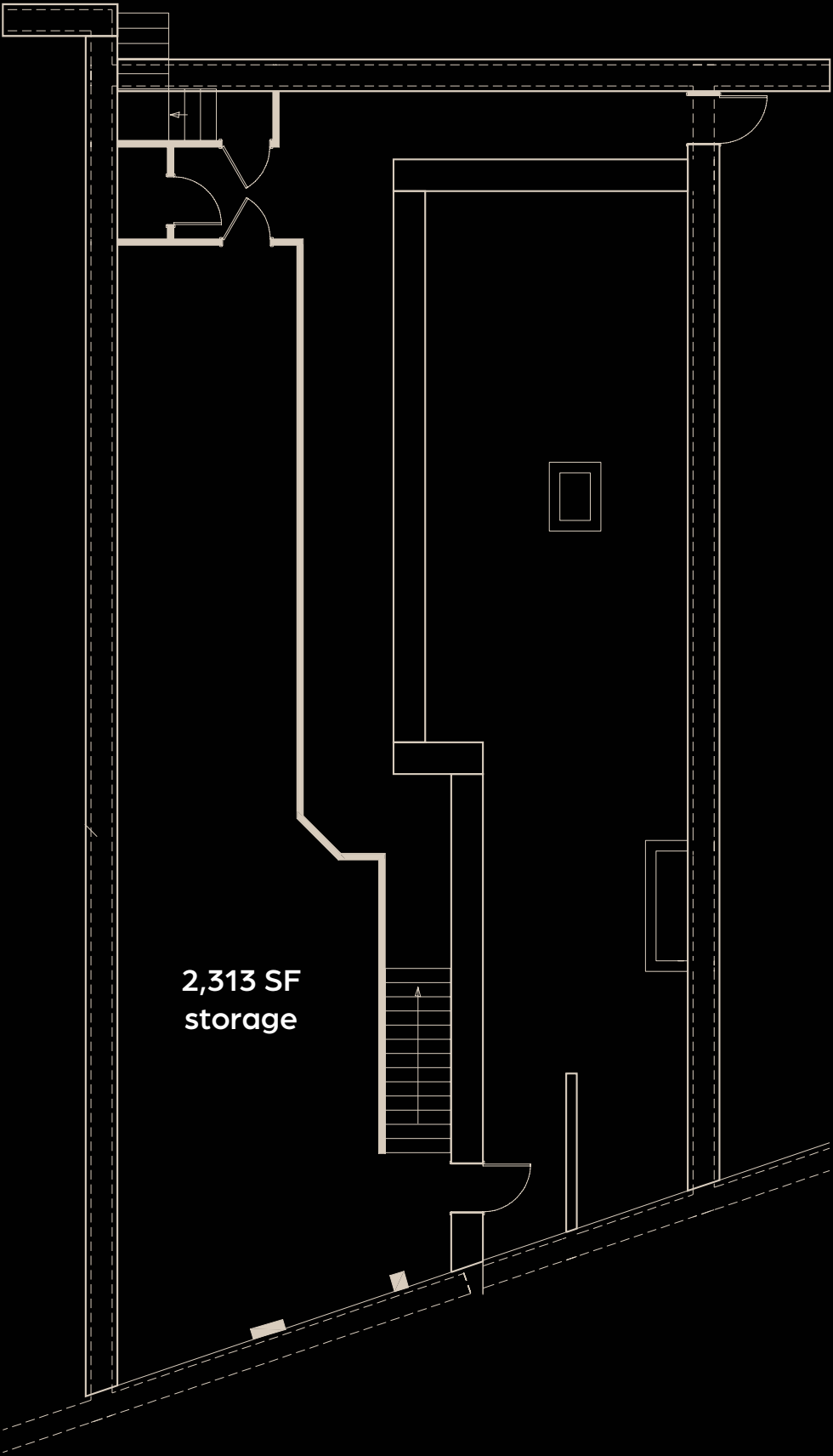
- New storefront, relocated entry door and door hardware
- New second-floor picture windows for a grand presence
- Double-ceiling height to be delivered in front 20' of premises

street



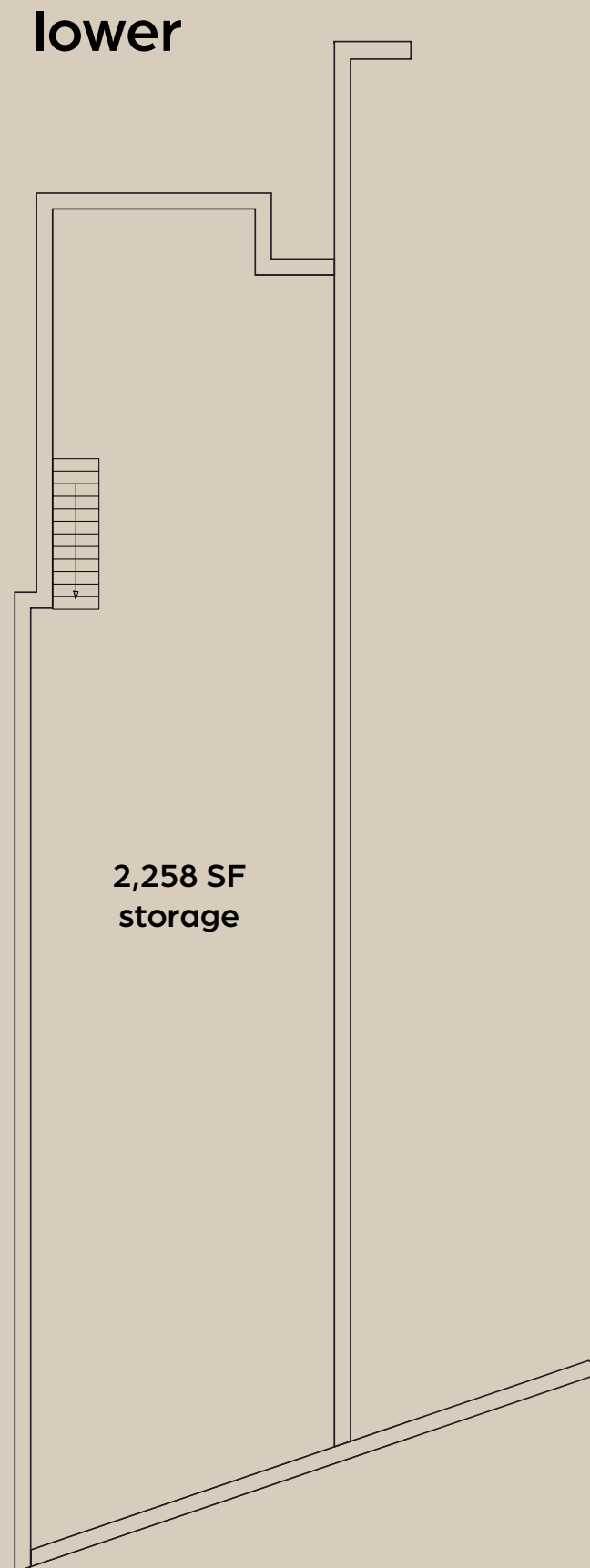
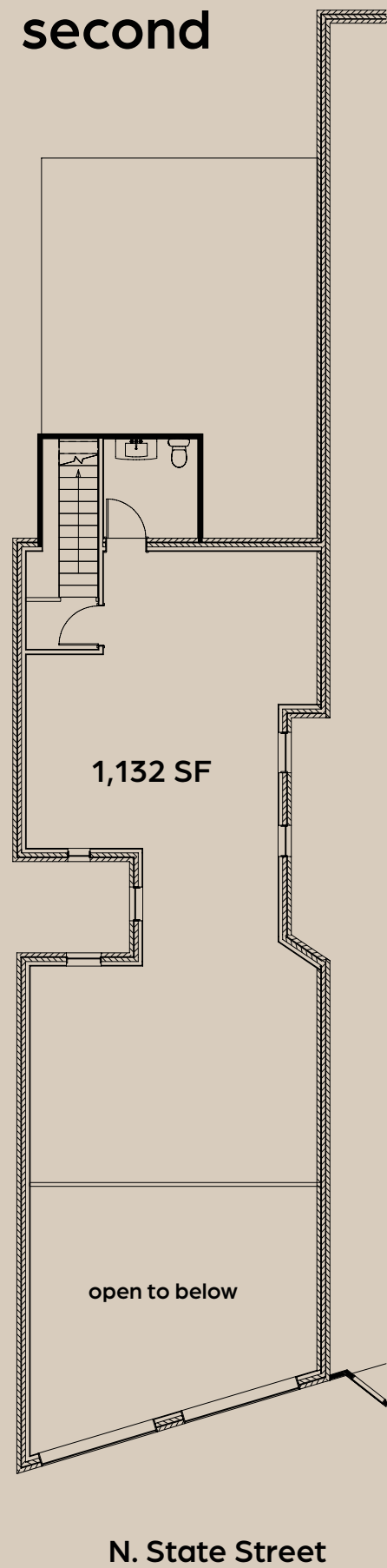
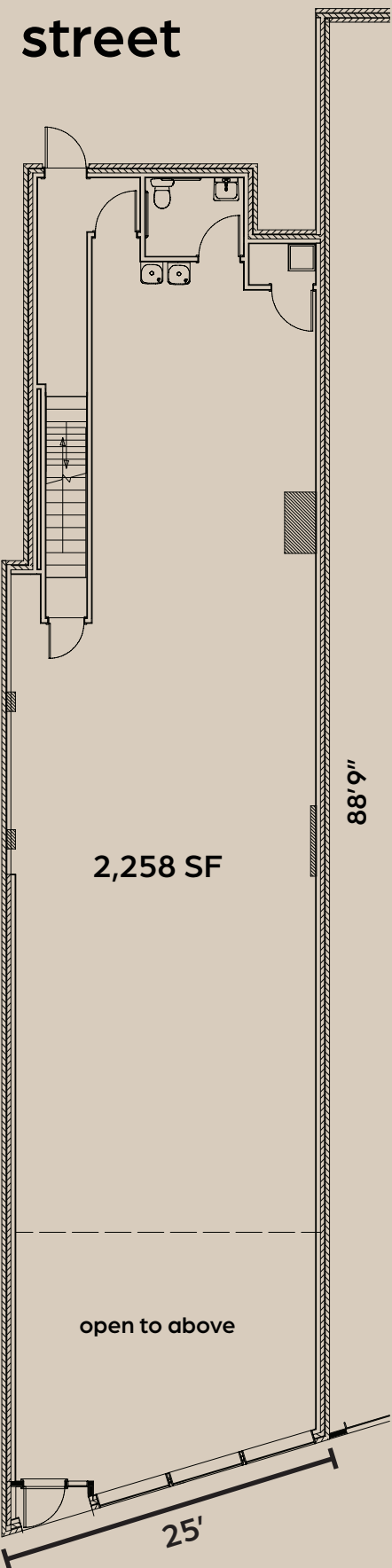
N. State Street

lower



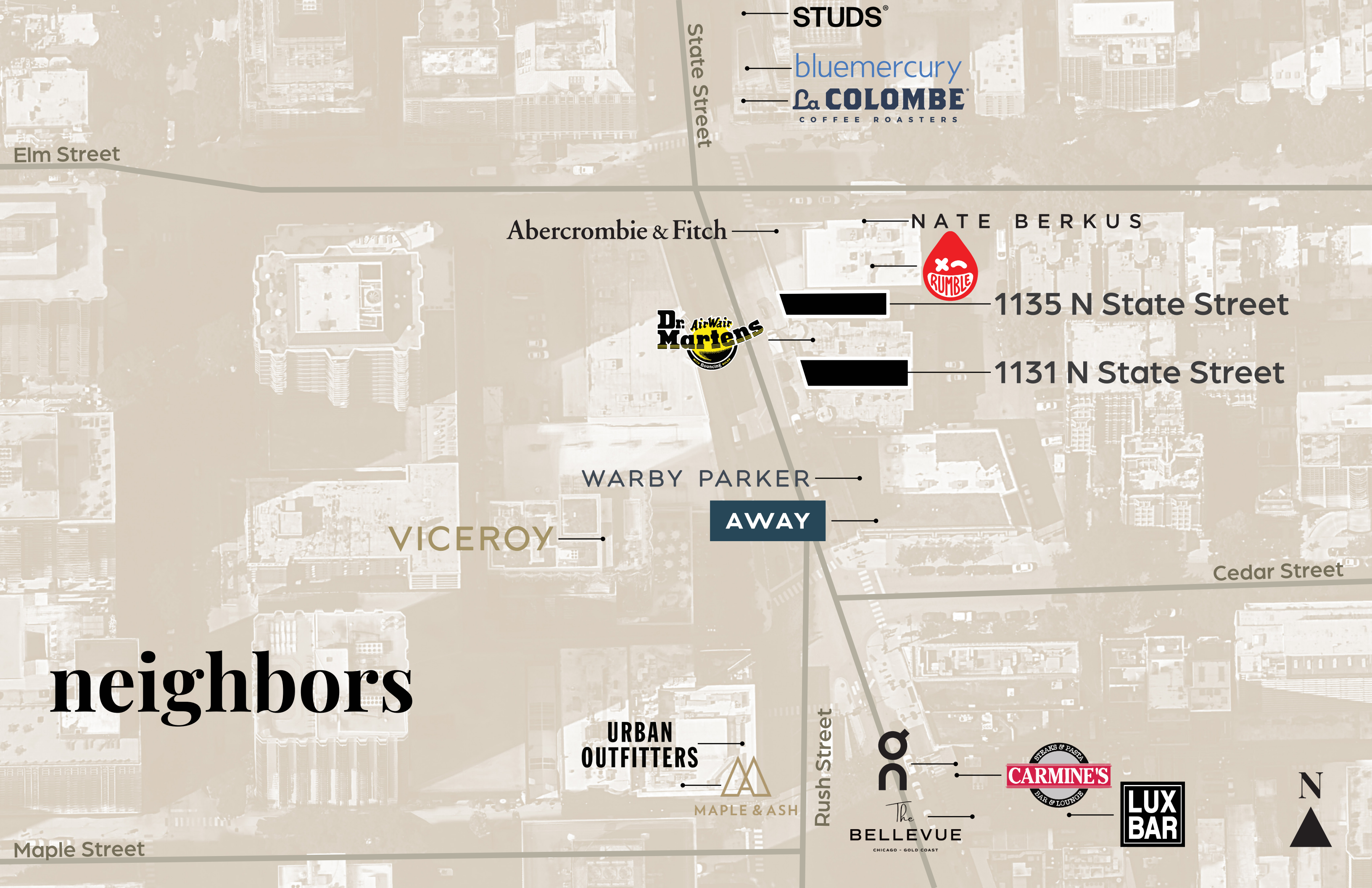
1131 N State
plans





1135 N State plans





— STUDS®

— bluemercury
— La COLOMBE®
COFFEE ROASTERS

Elm Street

State Street

— Abercrombie & Fitch

— NATE BERKUS



— 1135 N State Street



— 1131 N State Street

— WARBY PARKER



— VICEROY

Cedar Street

neighbors

Maple Street

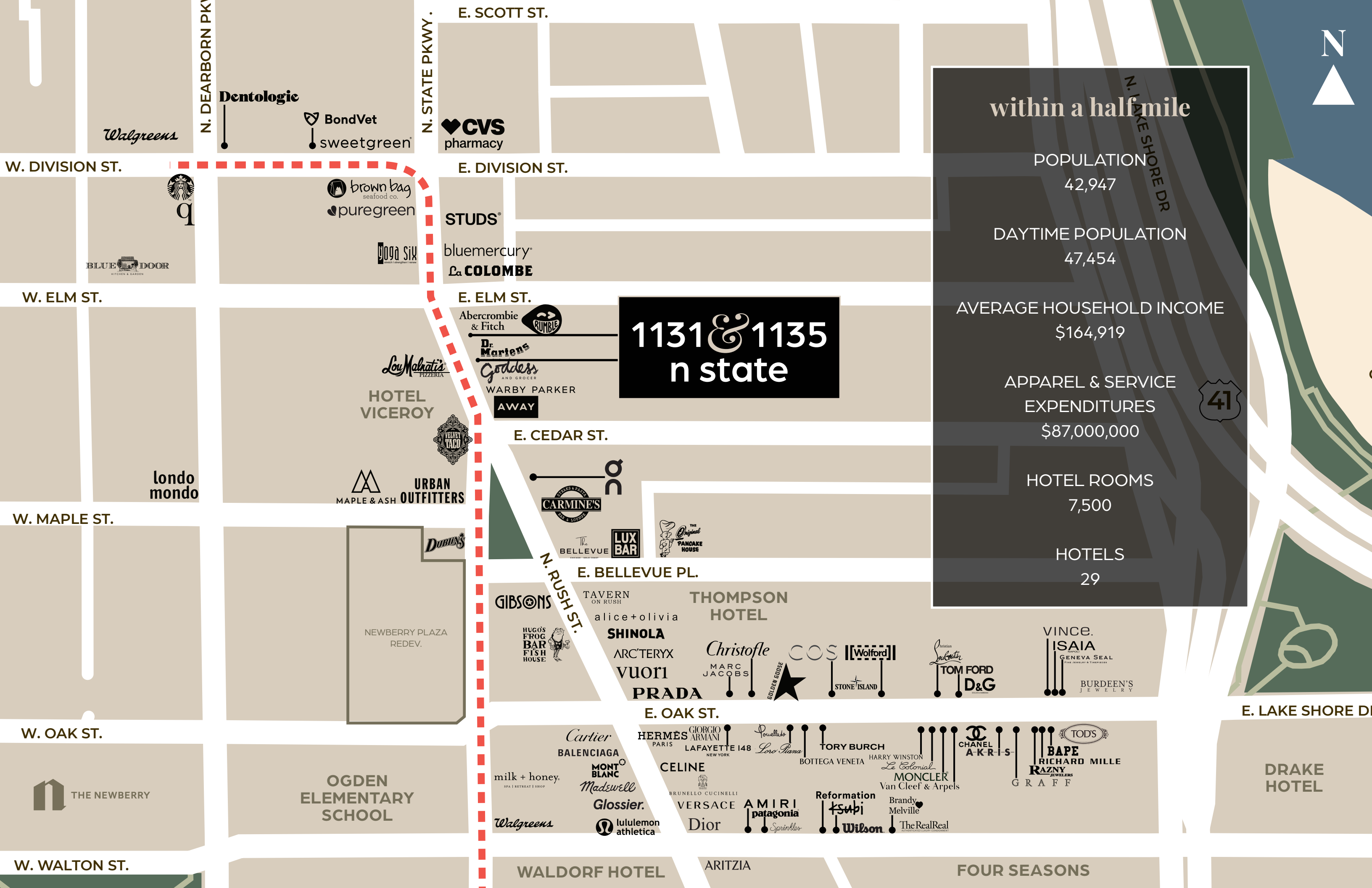
— URBAN OUTFITTERS



Rush Street

— The BELLEVUE
CHICAGO - GOLD COAST





within a half mile

POPULATION

42,947

DAYTIME POPULATION

47,454

AVERAGE HOUSEHOLD INCOME

\$164,919

APPAREL & SERVICE

EXPENDITURES

\$87,000,000

HOTEL ROOMS

7,500

HOTELS

29

1131 & 1135
n state



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MID-AMERICA® URBAN