Lake Point Tower
Retail
For Lease

Presented By:
Chicagoland Brokerage
**Lake Point Tower 505 N Lake Shore Drive | CHICAGO, IL 60616**

**DETAILS**

<table>
<thead>
<tr>
<th>Property</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td>10,850 SF</td>
</tr>
<tr>
<td>First Floor Rate</td>
<td>$80/SF</td>
</tr>
<tr>
<td>NNN's</td>
<td>$10</td>
</tr>
<tr>
<td>Lot Size</td>
<td>0.48 Acres</td>
</tr>
<tr>
<td>Year Built</td>
<td>1951</td>
</tr>
<tr>
<td>Renovated</td>
<td>2010</td>
</tr>
<tr>
<td>Zoning</td>
<td>DX-12</td>
</tr>
<tr>
<td>SubMarket</td>
<td>Near North Side</td>
</tr>
<tr>
<td>Cross Streets</td>
<td>Streeter Dr between Grand and Illinois</td>
</tr>
</tbody>
</table>

**EXISTING PLUMBING HVAC & HOOD**

**PROPERTY OVERVIEW**

First floor retail available for lease on Chicago’s Lake Front. Located just outside of Chicago’s Navy Pier. The property is an ideal fit for a variety of retail, restaurant, fitness, etc. The unit contains an open interior that can be built to suit. Can accommodate restaurants requiring black iron. Tenant signage available facing Navy Pier. Additionally, the property is located just off the Lake Shore Drive exit and within walking distance from Ohio Street Beach. The neighborhood hosts more than 25 hotels, including the only three five-star hotels in the Midwestern United States, The Ritz Carlton, The Peninsula Hotel, and the Four Seasons Hotel Chicago as well as the historic Drake Hotel.

**PROPERTY HIGHLIGHTS**

- Prime leasing opportunity for a retail or restaurant user in a desirable location
- Lake Point Tower is an iconic building on Lake Michigan’s waterfront
- Extremely dense area with heavy foot traffic
- Capture 2000+ residents and the 9 million annual visitors to Navy Pier

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• THE ONLY RETAIL SPACE EAST OF LAKESHORE DRIVE OUTSIDE OF NAVY PIER
• EXPANSION OPPORTUNITY INCLUDES OUTDOOR DINING AND AMENITIES
• EXISTING PLUMBING, HVAC AND HOOD PERFECT FOR RESTAURANT TENANT
• AMAZING FOOT TRAFFIC: NAVY PIER GETS 9.5 MILLION VISITORS EACH YEAR
• UNBELIEVABLE ADVERTISING POTENTIAL
• WALKING DISTANCE FROM SEVERAL OF CHICAGO’S TOP ATTRACTIONS

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Electrical

- An 800-amp main distribution panel (i20/208v) is existing within the space which shall be used by the largest future tenant.
- There are additional 200 amp, i20/208v, 3φ, 4w meter sockets available to accommodate as many as four future smaller tenants.
- Additionally, 277/480v, 3φ, 4w service is available to accommodate tenant needs in building electrical room.

Plumbing

- A 3” cold water service is existing within the space with a 2” meter. Existing cold-water service could be provided with tenant meters and serve all future tenants. Sanitary and kitchen waste piping is running under floor within the space for ease of future sanitary connections with vent piping running in ceiling for future vent connections.
Gas

- An existing 2”-2 psi gas service piping is provided within the space. Gas is only provided to accommodate any future gas-fired kitchen equipment (no heating permitted from gas-fired equipment).

HVAC

- An existing AHU (air-handling unit) is existing within the space, approximate capacity of 25 tons, and could be re-distributed to accommodate all tenant spaces with individual tenant space controls. Code-required ventilation is provided through the existing air handling unit and is adequate.
- Additional cooling could be provided utilizing the building chilled water system.
- Kitchen exhaust ductwork (black iron, 61” x 15”) is existing within the space along with make-up air for any future kitchen exhaust hoods.
- Existing kitchen exhaust fan is located on roof of low building structure.
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PROPOSED POTENTIAL DEMISING

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Sidewalk Café Permit Process

OVERVIEW

• Sidewalk café permits have a 9-month term, and must be applied for, and issued, every year.
• The City of Chicago sidewalk café season begins on March 1st, and ends on December 1st
• The minimum annual fee for a sidewalk café permit is currently $600.00 per season, and the permit must be renewed each year prior to expiration.

WHAT YOU NEED

• Restaurant owners must provide the following when applying for permit
  • Retail food license
  • Proof of enough space for both passing pedestrians and seating on the sidewalk
  • Certificate of insurance
  • Plan with seating chart
  • Photographs of seating location
  • Copy of business license certificates
  • Completed sidewalk café permit
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SURROUNDING AREA

1) NAVY PIER
Navy Pier encompasses over 50 acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities and is one of the top destinations in the Midwestern United States, drawing nearly two million visitors annually. It is one of the most visited attractions in the entire Midwest and is Chicago's most visited tourist attraction.

2) THE MAGNIFICENT MILE
The Magnificent Mile contains a mixture of upscale department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies, and hotels, catering primarily to tourists and the affluent. The Magnificent Mile includes 3,100,000 square feet of retail space, 460 stores, 275 restaurants, 51 hotels, and a host of sightseeing and entertainment attractions to more than 22 million visitors annually.

3) OHIO STREET BEACH
Ohio Street Beach is in the Streeterville neighborhood adjacent to Jane Addams Memorial Park and Navy Pier. The Lakefront Trail winds its way past this beach, which faces directly north.

4) MILENNIUM PARK
Millennium Park is a portion of the 319-acre Grant Park, known as the "front lawn" of downtown Chicago, and has four major artistic highlights: the Jay Pritzker Pavilion, Cloud Gate, the Crown Fountain, and the Lurie Garden. Millennium Park is successful as a public art venue in part due to the grand scale of each piece and the open spaces for display.
5) THE JOHN HANCOCK BUILDING
This iconic building is located along the Magnificent Mile district and home to the 360 Chicago Observation Deck. Offering breathtaking 360-degree views of the city skyline and Lake Michigan.

6) CHICAGO RIVER WALK
There’s so much more to do at the Chicago Riverwalk than simply stroll along a picturesque river. The Riverwalk is a lifestyle — a uniquely Chicago one, with a little of something for everyone. Eat, drink, play, and explore with stunning outdoor bars and restaurants, museums, pier fishing, boat trips, kayaking, public art, bird-watching, and a harmonious blend of sublime nature and shiny city.

7) GRANT PARK
Grant Park is a gathering place for the city’s biggest events, a green oasis in the heart of downtown, and a cultural hub that holds some of Chicago’s most famous landmarks. Stretching along the sparkling lakefront, Grant Park’s most notable features include Millennium Park, Maggie Daley Park, Buckingham Fountain, the Art Institute of Chicago, and the Museum Campus.

8) LAKE SHORE DRIVE
Lake Shore Drive is an expressway that runs alongside the shoreline of Lake Michigan through the city of Chicago. It is the prettiest extended stretch of urban parkway in America. It’s bordered for most of its 15-plus miles by green space, beaches and Lake Michigan on the east and by a mix of parkland, skyscrapers and luxury apartments to the west.
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AERIAL VIEW

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DEMographics Map

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POPULATION

1 MILE
TOTAL POPULATION 77,529
2010-2018 GROWTH 27.0%

3 MILES
TOTAL POPULATION 296,980
2010-2018 GROWTH 14.8%

HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS 50,285
INCOME > $150,000 31.3%
AVERAGE HH INCOME $95,097
BACHELOR’S DEGREE OR HIGHER 82.3%

166,810
28.2%
$88,527
76.9%
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ADDITIONAL PHOTOS
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