LAKE POINT TOWER
505 NORTH LAKE SHORE DRIVE
CHICAGO, IL 60611

RETAIL SPACE AVAILABLE FOR LEASE
OPPORTUNITY FOR 10,700 SF FLAGSHIP AVAILABLE

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54.1M ANNUAL VISITORS TO CHICAGO (2016)

180M VISITORS TO NAVY PIER SINCE 1995

9.3M ANNUAL VISITORS TO NAVY PIER (2016)

$115M SPENT ON PHASE 1 OF NAVY PIER’S “CENTENNIAL VISION”

53.7K RESIDENTS WITHIN 1 MILE (2017)

$164K AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE (2017)

2/3 MILE TO THE MAGNIFICENT MILE SHOPPING CORRIDOR
Navy Pier dominates tourism in Chicago and is the Midwest’s most popular leisure destination with more than 9.3 million visitors annually. In 2016, Navy Pier completed Phase 1 of an impressive reimagination and redevelopment of this historical landmark in honor of its 100th anniversary. Dubbed the “Centennial Vision”, this exciting project enhanced and improved public spaces, expanded year-round programming, and added more exciting entertainment and local restaurant options.

Situated in Navy Pier’s front yard, Lake Point Tower offers the opportunity for a flagship restaurant, entertainment, or retail location that can easily be experienced by locals and visitors alike. Navy Pier is the anchor for Chicago’s liveliest scene for entertainment, food, family, and fun - all of this surrounded by breathtaking views of the city and Lake Michigan. This space will cater to tourists, entertainment seekers, and area residents of this world renowned destination.
Lake Point Tower presents an incredible opportunity to create a unique retail, restaurant, and/or entertainment experience that Navy Pier visitors and Chicago residents alike will flock to. With more than 345 feet of frontage facing Chicago’s top tourist attraction and its over 9.3 million annual visitors, Lake Point Tower greets all that come to partake in the experience that is like no other - Navy Pier.

This 10,700 square foot retail space is ideal for use as a restaurant with much of the necessary infrastructure already in place including a shaft for black iron as well as the required mechanical, electrical, and plumbing needs. There is also an opportunity for an expansive outdoor patio with beautiful views of Polk Bros Plaza and Park. Given the area’s family friendly vibe, entertainment or retail stores would also be excellent uses for the space.
THE NUMBERS

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<th>2017 DEMOGRAPHICS</th>
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THE NUMBERS
NAVY PIER: THE PAST

Navy Pier has been an iconic thread in the fabric of Chicago and a popular destination throughout much of its history. Opened to the public in 1916 and originally named “Municipal Pier”, Navy Pier was built under nationally-known architect Charles Sumner Frost based on Daniel Burnham’s “Master Plan of Chicago”. Municipal Pier was officially renamed Navy Pier in 1927 as a tribute to the Navy personnel who were housed at the Pier during World War I.

Navy Pier was officially designated a Chicago landmark in 1977. In 1994, it underwent a redevelopment with improvements that were made to nearly every aspect of the Pier. Since it reopened in July 1995, Navy Pier has offered a diverse and eclectic experience and is positioned in one of the most unique settings in the world.

In 2011, Navy Pier, Inc. (NPI), a 501(c)(3) not-for-profit corporation was established to maintain Navy Pier and oversee the redevelopment of one of the most important civic landmarks in the United States and one of the top visited leisure and cultural destinations in the world. In anticipation of the Pier’s 100th anniversary (celebrated in 2016) NPI created the “Centennial Vision”, a framework for reimagining Navy Pier. Grounded in the noble principles of its founding designers, the “Centennial Vision” adds a visionary and contemporary lens for the future of the Pier.

NPI’s mission is for Navy Pier to be a world-class public place that celebrates and showcases the vitality of Chicago and provides for the enjoyment of Chicago area residents and visitors year-round. NPI’s objectives for the future remain consistent with Daniel Burnham’s enduring values for the “People’s Pier” to be a place where local residents and visitors come to experience the beauty of the lakefront and Chicago’s magnificent skyline.

Today, as the world’s largest public pier, Navy Pier is the top attended leisure destination in the Midwest, attracting more than 9.3 million guests a year. When they arrive, guests will discover an exciting, ever-evolving “People’s Pier” for the 21st century, featuring an array of arts, cultural, educational, entertainment, and special events programming that provides a uniquely Chicago experience. Navy Pier is Chicago’s lakefront treasure that welcomes all and offers dynamic and eclectic experiences through partnerships and programs that inspire discovery and wonder.
NAVY PIER: THE PRESENT

Navy Pier celebrated its centennial in 2016 with the completion of Phase 1 of the “Centennial Vision”. This $115 million redevelopment reimagined and reinvented the Pier as a bolder, greener, and more contemporary public space that offers expanded arts and cultural programming and showcases a uniquely Chicago experience for its more than 9.3 million annual guests. Prior to the redevelopment, Navy Pier had already enjoyed much popularity and success and also had much of what was necessary to become a world-class public place. Now, after implementing just Phase 1 of the spectacular “Centennial Vision”, the Pier truly achieves the status to be known as a world renowned cultural icon.

Phase 1 of the redevelopment included the redesign of the Pier’s public spaces (known as Pierscape) and improvements to the interior of the Family Pavilion and South Arcade. These new improvements are intended to encourage movement, exploration, interaction, and discovery - all while emphasizing clarity, activity, and remarkable views. The projects in this phase of the reimagination included:

- **INSTALLATION** of the Centennial Wheel (opened Memorial Day 2016) which stands 196 feet tall and has 42 climate controlled gondolas with integrated multimedia entertainment systems
- **CONVERSION** of the South Arcade indoor walkway into a Chicago-themed food experience with an expansive communal dining area, unrestricted views of the waterfront and skyline, and Wi-Fi access
- **TRANSFORMATION** of the South Dock into a more engaging and greener space complete with social seating areas - made from reclaimed wood and recycled steel, new lake pavilions - eliminating commercial clutter by organizing boat ticketing and other concessions, and The Wave Stairs - seamlessly connecting South Dock to Pier Park and serving as a beautiful focal point and functional amphitheater
- **CREATION** of Polk Bros Park with significant landscaping that transform Navy Pier’s green front yard into its own destination for gatherings as well as arts and culture programming and a new lighted water fountain

In November 2016, Navy Pier, Inc. announced that the “Centennial Vision” Phase 1 had achieved Gold Certification under the Sustainable SITES Initiative (SITES) rating system and is the first project to earn this level of certification under SITES v2. Phase 1’s Gold Certification demonstrates the undeniable commitment to the environment through expanded green spaces, improved pedestrian access, energy efficiency, storm water management, the use of recycled local materials, and much more. For more information, visit www.sustainablesites.org/chicago-navy-pier.
NAVY PIER: THE FUTURE

With the phenomenal projects of Phase 1 of the “Centennial Vision” complete, Navy Pier has now set its sights on completing the ambitious Phase 2 projects, which include: the development of a 240 room boutique hotel adjacent to Festival Hall; an innovative and adaptive expansion of the Tony Award-winning Chicago Shakespeare Theater called “The Yard”; marquee additions to the East End Plaza with a proposed arched and elevated overlook walkway and water feature; a Welcome Pavilion in Polk Bros Park with 4,000 square feet for guest services and program space; and a seasonal ice rink within the footprint of the Polk Bros Park’s fountain and plaza. With the addition of these new projects and developments, Navy Pier will raise the bar for other national landmark destinations to try and achieve.

The 240 room boutique hotel will be situated in one of Chicago’s most unique settings - the east end of Navy Pier. The hotel will take advantage of its South Dock frontage, which offers some of the best views of the Chicago skyline and Lake Michigan. This location is also prime for restaurant use and has the ability to incorporate a dramatic rooftop terrace for dining and special events.

“The Yard” at Chicago Shakespeare Theater will add a third venue to the company’s artistic home. This will be a flexible theater that can be configured in a variety of shapes and sizes with audience capacities ranging from 150 to 850. “The Yard” will be located just outside the doors of their current theater facility and is a crescent-shape structure connecting their two existing theaters to provide a year-round performance space.

Additionally, an important objective of “Centennial Vision” also calls for a new strategic direction in programming that will transform this venue into an accessible, year-round centerpiece for Chicago’s diverse arts and cultural treasures. In the summer of 2016, pilot programs for art, theater, music, fitness, and dance productions introduced the Pier to new audiences. Navy Pier’s ACE staff (Arts, Culture, and Events) is working on creating future entertainment options toward the east end of the Pier that will draw on Chicago’s musical and performing arts traditions. Now, in its second century as a non-profit, Navy Pier seeks enthusiastic supporters and partners who share its vision to be a vibrant civic space that makes memories for guests from across the street and around the globe.