



**1045-1047 NORTH RUSH STREET**  
**GOLD COAST**  
RETAIL / RESTAURANT OPPORTUNITY





**Chicago's famed Rush Street corridor in the heart of the Gold Coast is about to welcome a generational retail and restaurant opportunity at 1045-1047 North Rush Street.**

- The iconic address is one of just four buildings with frontage on Rush Street and Mariano Park.
- The project is ready to take flight with a development plan featuring ground floor retail and three levels of incomparable restaurant space.
- The ground floor retail space will cater to the tradition of high end boutiques while reflecting the high energy of the triangle's pedestrian activity.
- The three level restaurant opportunity emerges from the tree canopy of Mariano Park providing an absolutely unique vantage point of the legendary neighborhood.
- The restaurantour will be able to program indoor, outdoor and private dining space.
- Over \$100 million in restaurant sales within a block of the site demonstrate the potential for this space.



## RETAIL PROGRAM

**Lower Level:** 1,454 SF

**Ground Level:** 3,400 SF, 24' Ceiling Height

**Mezzanine:** 2,524 SF (optional)

## RESTAURANT PROGRAM

**Lower Level:** 1,318 SF

**Ground Level:** Access and vertical transportation inclusive of stair and elevator

**Second Level:** 4,865 SF, 14'6" Ceiling Height

**Third Level:** 3,960 SF Interior, 800 SF Exterior (subject to change), 16'6" Ceiling Height

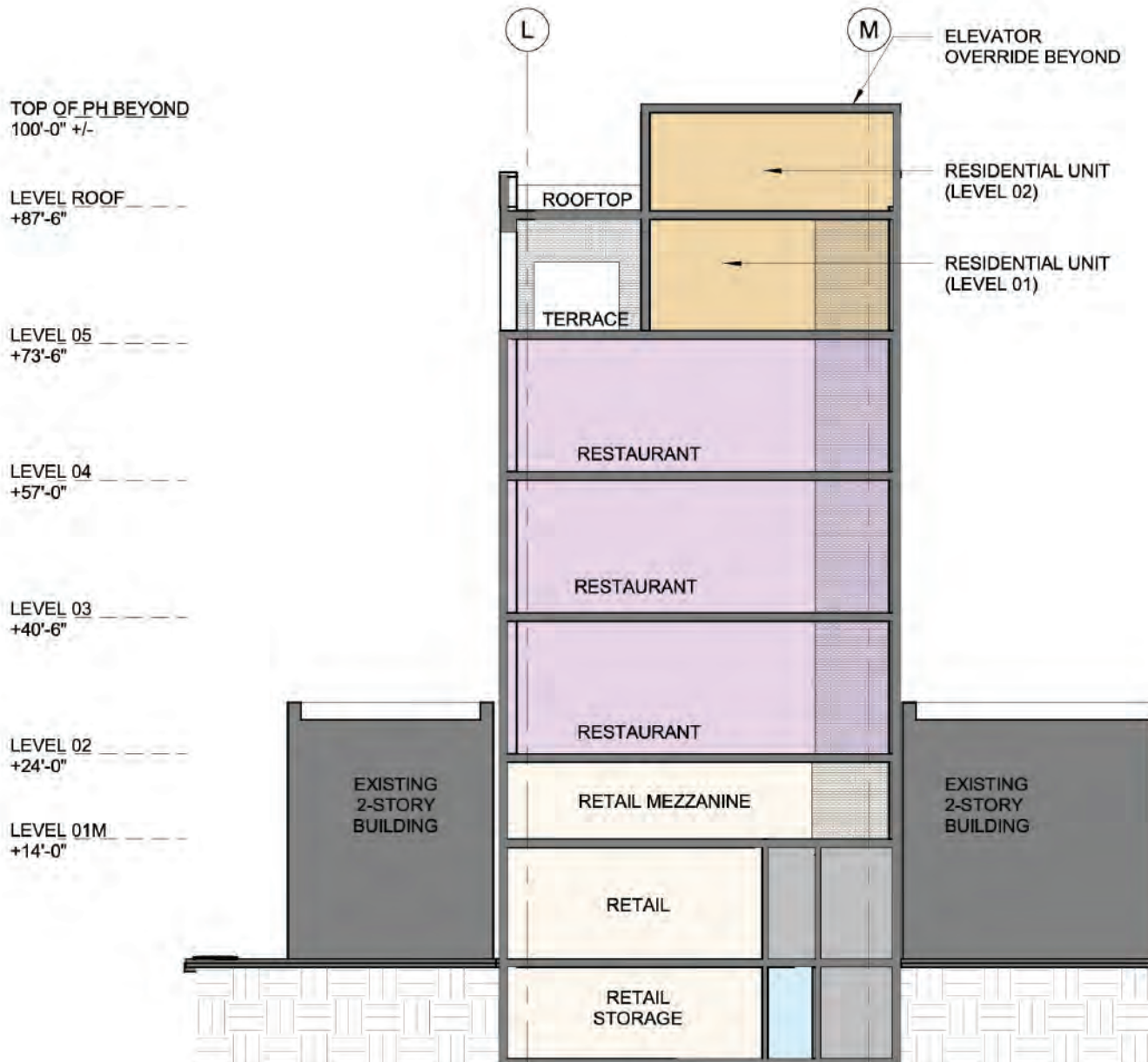
**Fourth Level:** 4,909 SF, 16'6" Ceiling Height







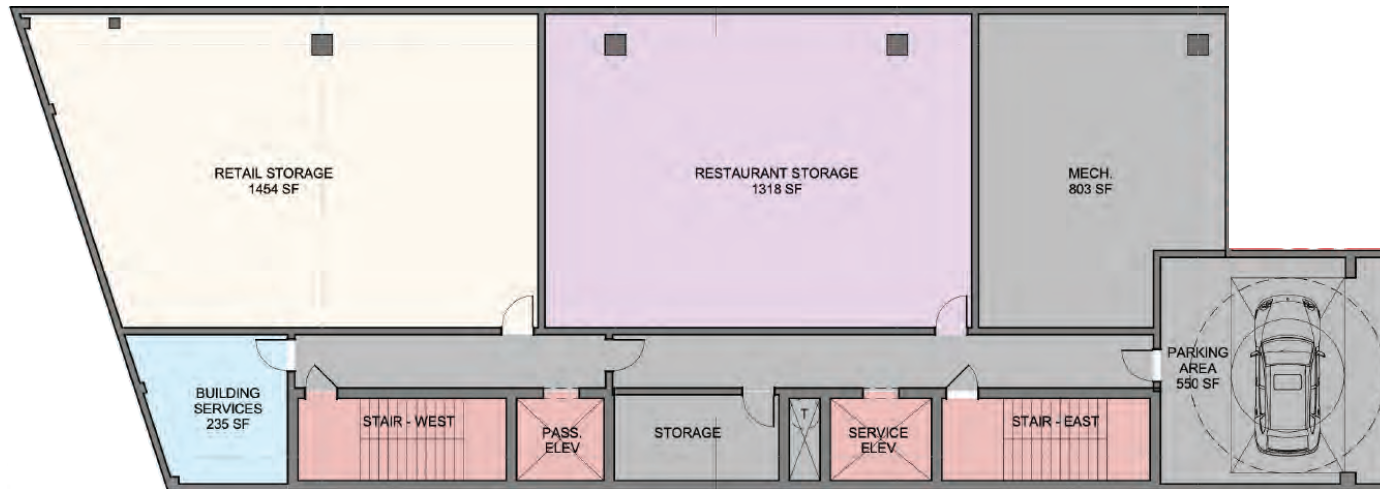
# BUILDING SECTION



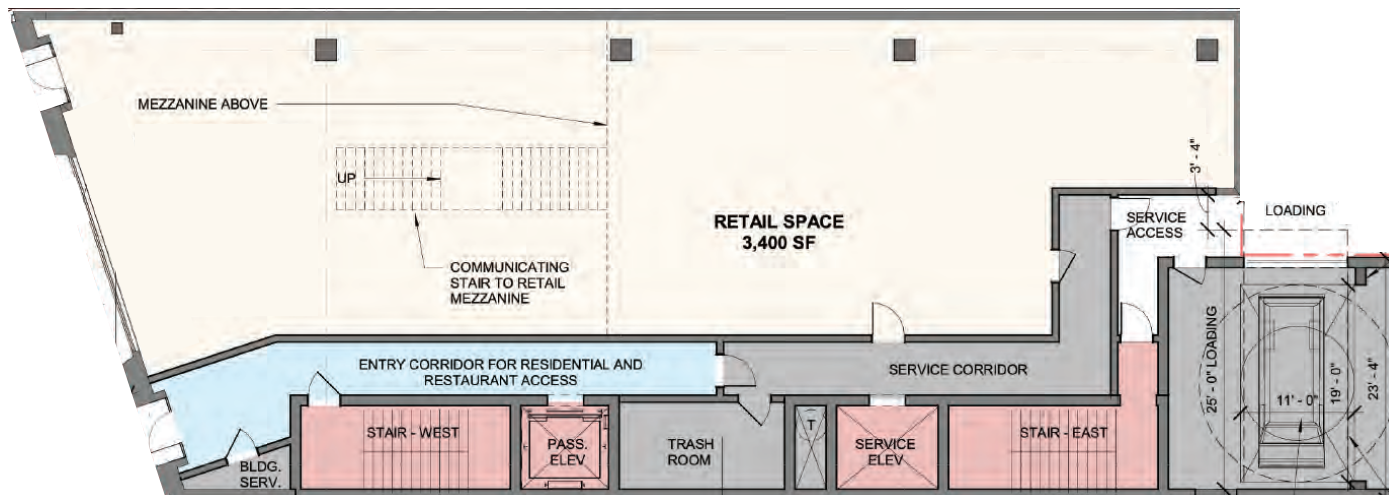




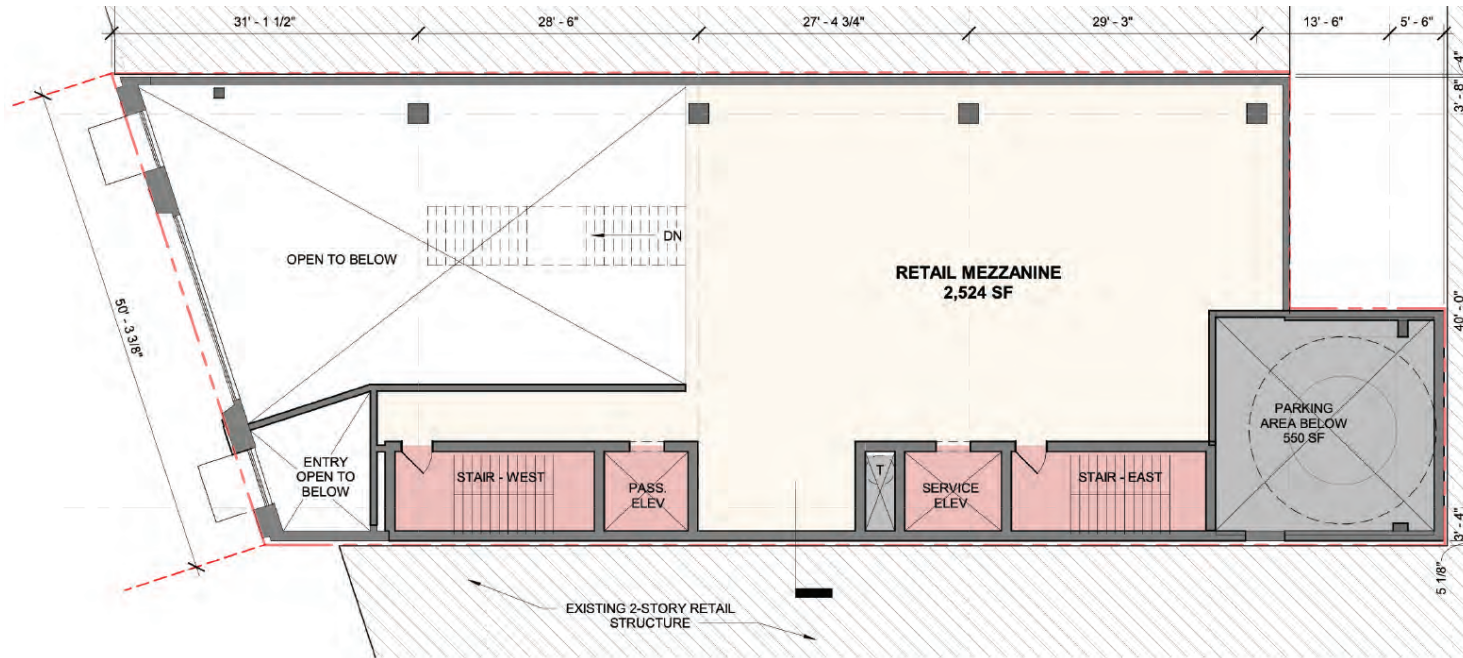
## LOWER LEVEL FLOORPLAN



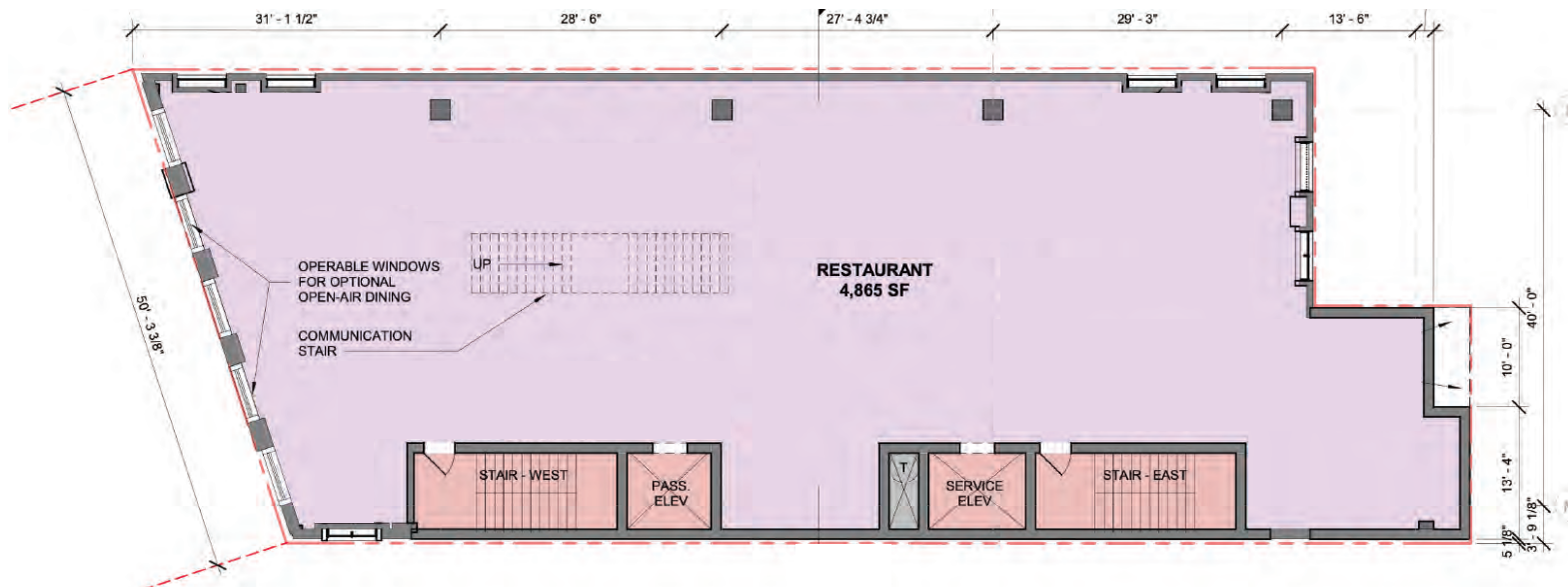
## LEVEL 1 FLOORPLAN - RETAIL



## LEVEL 1 MEZZANINE FLOOR PLAN - RETAIL



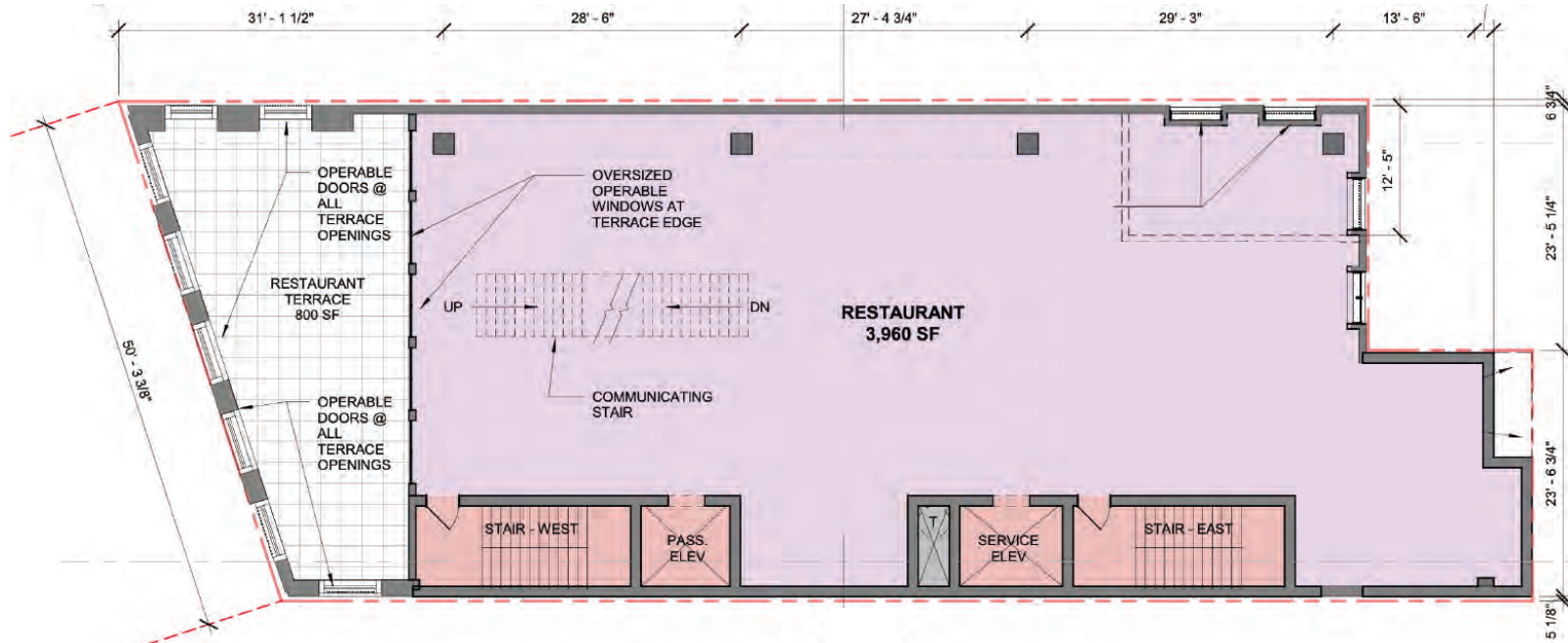
## LEVEL 2 FLOOR PLAN - RESTAURANT



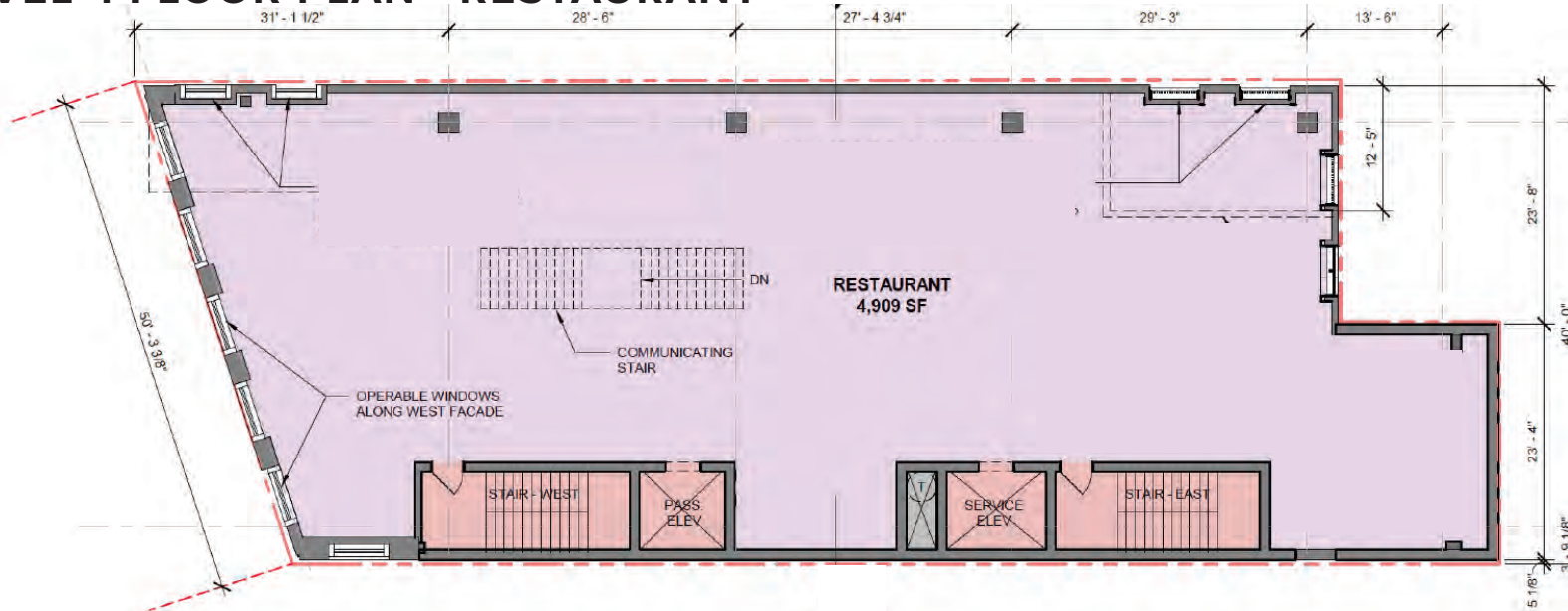




### LEVEL 3 FLOOR PLAN - RESTAURANT



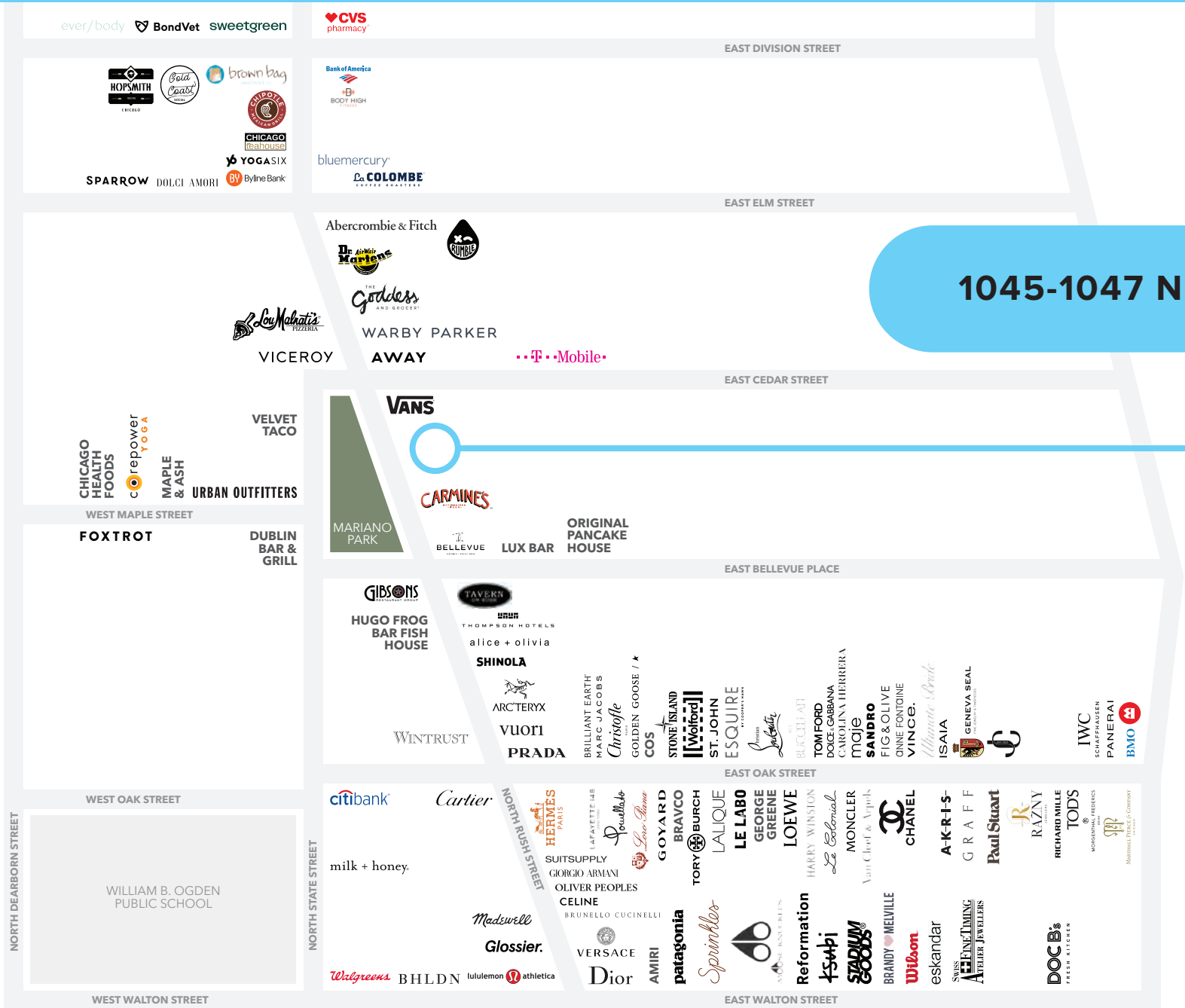
### LEVEL 4 FLOOR PLAN - RESTAURANT





# NEIGHBORHOOD RETAIL MAP

**1045-1047 N. RUSH STREET**



NORTH DEARBORN STREET

NORTH STATE STREET

NORTH RUSH STREET

EAST DIVISION STREET

EAST ELM STREET

EAST CEDAR STREET

EAST BELLEVUE PLACE

EAST OAK STREET

EAST WALTON STREET

ever/body BondVet sweetgreen

CVS pharmacy

HOPKINS SMITH CHICAGO  
Bela Coast  
brown bag  
CHICAGO HIGH SCHOOL  
YOGA SIX  
SPARROW DOLCI AMORI BY Byline Bank

Bank of America  
BOY HIGH

bluemercury  
COLOMBE COFFEE ROASTERS

Abercrombie & Fitch  
DeMarion  
The Goddess AND GROCERY  
WARBY PARKER  
VICEROY

Mobile

CHICAGO HEALTH FOODS  
repower TOGA  
MAPLE & ASH  
URBAN OUTFITTERS

VELVET TACO

MARIANO PARK

VANS

CARMINES

LUX BAR

ORIGINAL PANCAKE HOUSE

WEST MAPLE STREET

FOXTROT

DUBLIN BAR & GRILL

GIBSONS  
HUGO FROG BAR FISH HOUSE

FAVORN  
THOMPSON HOTELS  
alice + olivia

SHINOLA

ARCTERYX

VUORI

PRADA

WINTRUST

BRILLIANT EARTH  
MARC JACOBS

Christoffe

GOLDEN GOOSE

COS

STONE ISLAND

WOLFORD

ST. JOHN

ESQUIRE

Tommy Hilfer

BEKLEHAH

TOM FORD

DOUCE GABANA

CAROLINA HERRERA

mojé

SANDRO

FIG & OLIVE

DINNE FONTAINE

VINCE

Alvanaro Ordo

ISAIYA

GENEVA SEAL

IWC

PANERAI

BMO

WEST OAK STREET

citibank

Cartier

HERMÈS PARIS

LAFAYETTE 48

Powello

Loeone

GOYARD

BRAVCO

TORY BURCH

LALIQUE

LE LABO

GEORGE GREENE

LOEWE

HARRY WINSTON

Le Colonial

MONCLER

Van Cleef & Arpels

CHANEL

A-K-R-I-S

G R A F F

Paul Stuart

RAYNY

RICHARD MILLE

TODS

MONSIEUR MARTIN

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WILLIAM B. OGDEN PUBLIC SCHOOL

WEST WALTON STREET





## AREA CO-TENANTS

### RETAIL

AMIRI

bluemercury

COS

Glossier.

lululemon  athletica

OLIVER PEOPLES

PRADA

RH  
RESTORATION HARDWARE

TESLA

VANS

ARITZIA

BRANDY ♥ MELVILLE

CELINE

GOLDEN GOOSE / \*

Madewell

patagonia

rag & bone

SHINOLA

TOM FORD

VERONICA  
BEARD

WARBY PARKER

AWAY

CHANEL

Dior

HERMÈS  
PARIS

MONCLER

PETER MILLAR

Reformation

URBAN  
OUTFITTERS

VERSACE

STONE ISLAND

### FOOD + BEVERAGE



Le Colonial

THOMPSON  
CHICAGO

sweetgreen



jenis

FIG & OLIVE

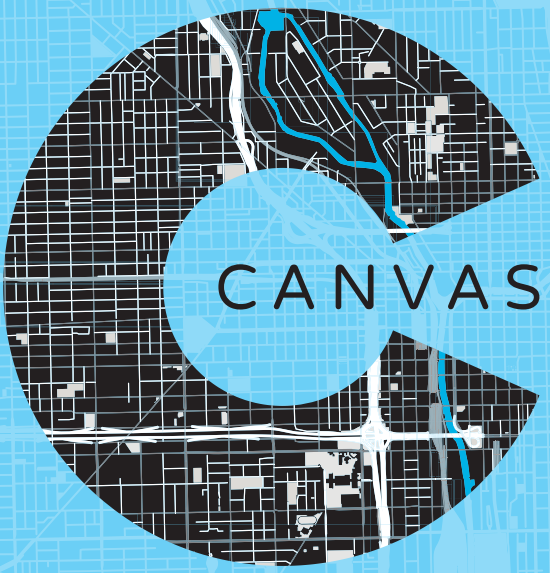


La COLOMBE  
COFFEE ROASTERS

The BELLEVUE



DOLCI AMORI



CANVAS

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