



RETAIL/RESTAURANT OPPORTUNITY

1045-1047
N. RUSH STREET

GOLD COAST - CHICAGO

CANVAS

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 restaurant 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

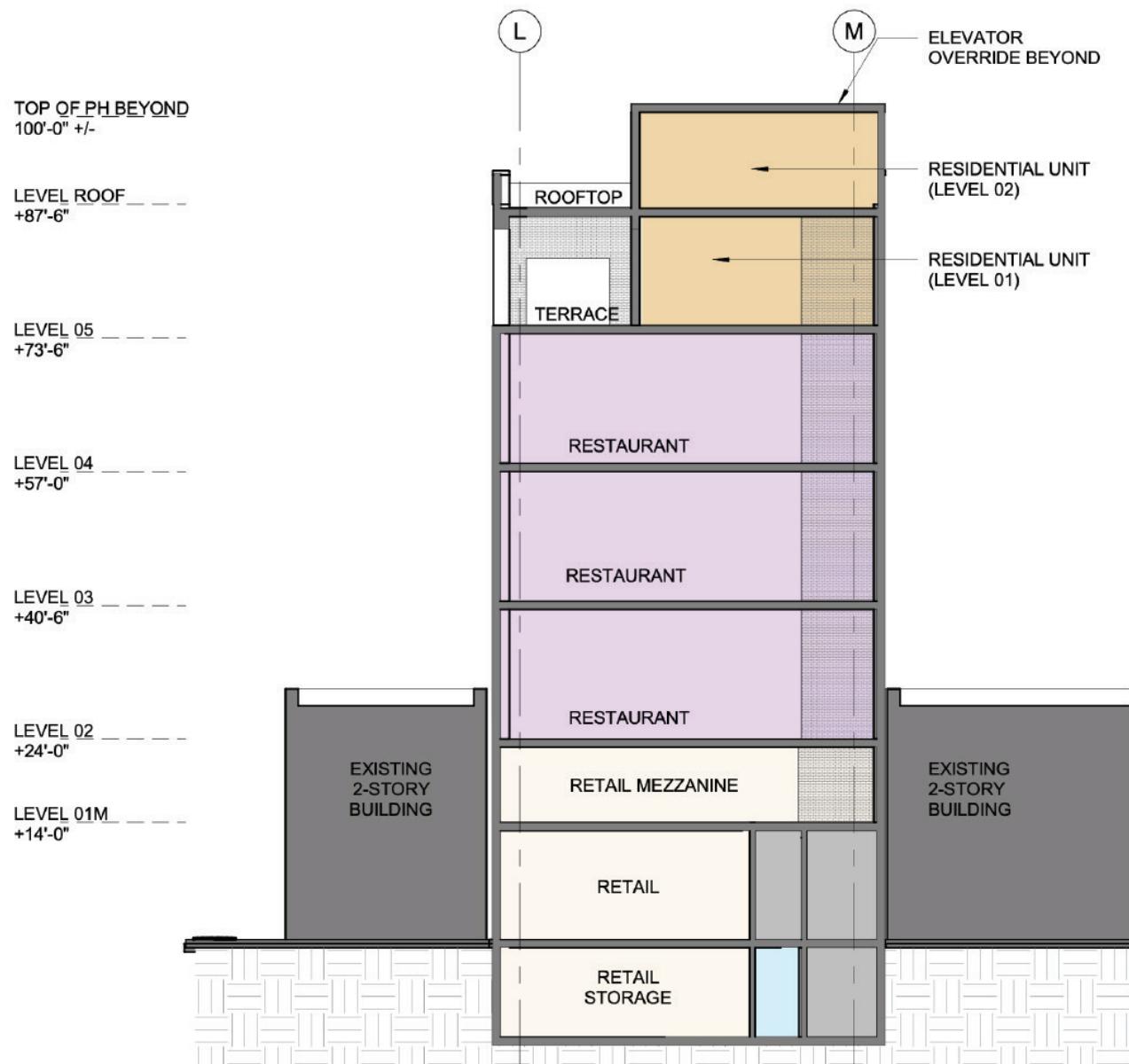
Second Level: 4,865 SF, 14'6" Ceiling Height

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

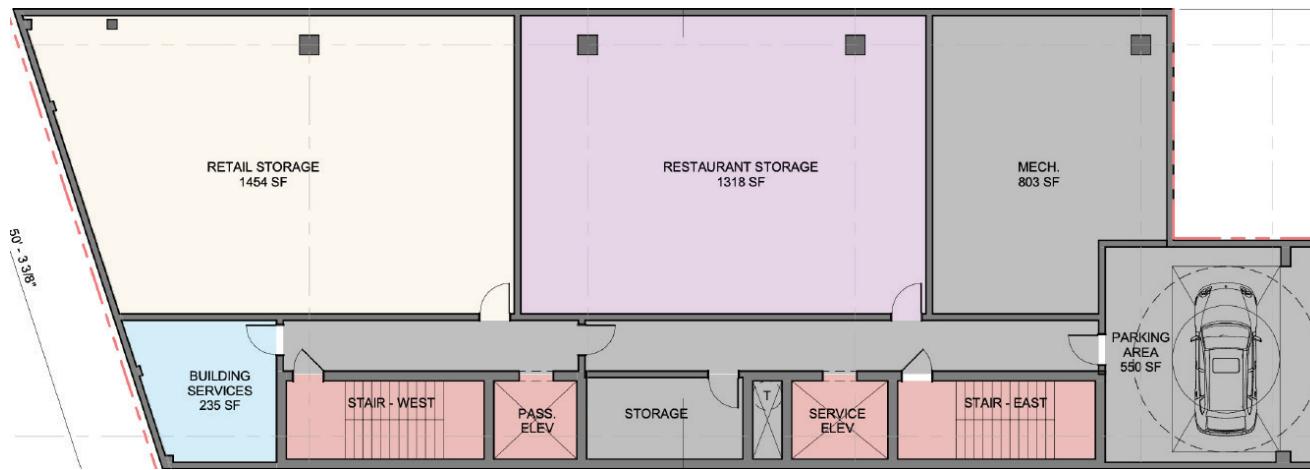
Fourth Level: 4,909 SF, 16'6" Ceiling Height



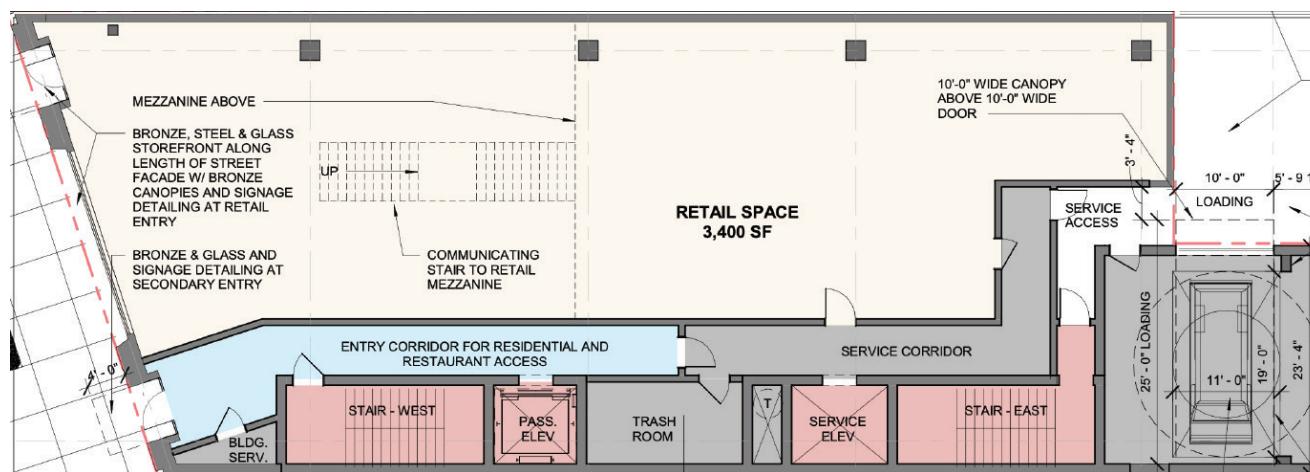
BUILDING SECTION



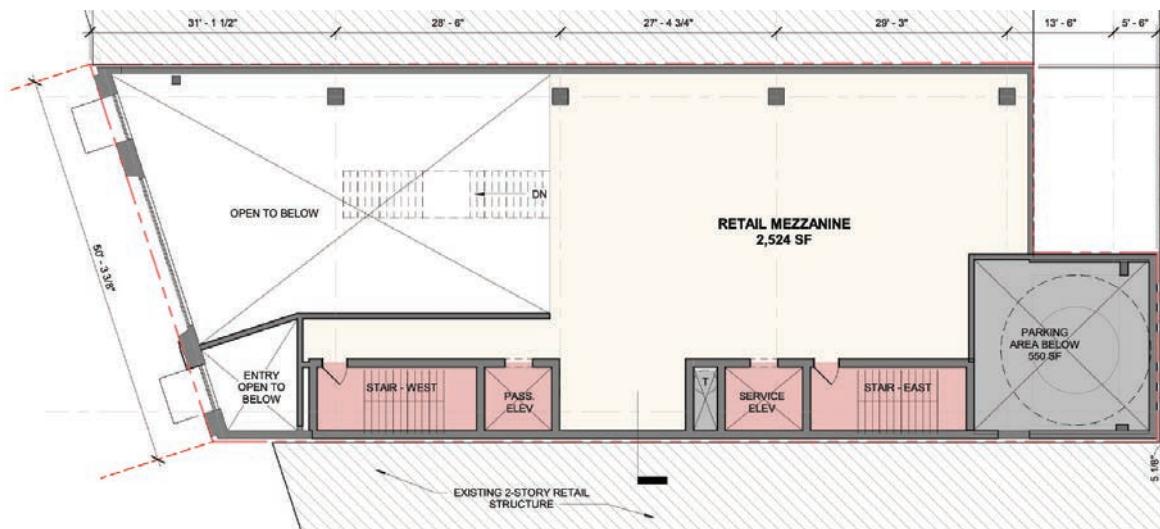
LOWER LEVEL FLOOR PLAN



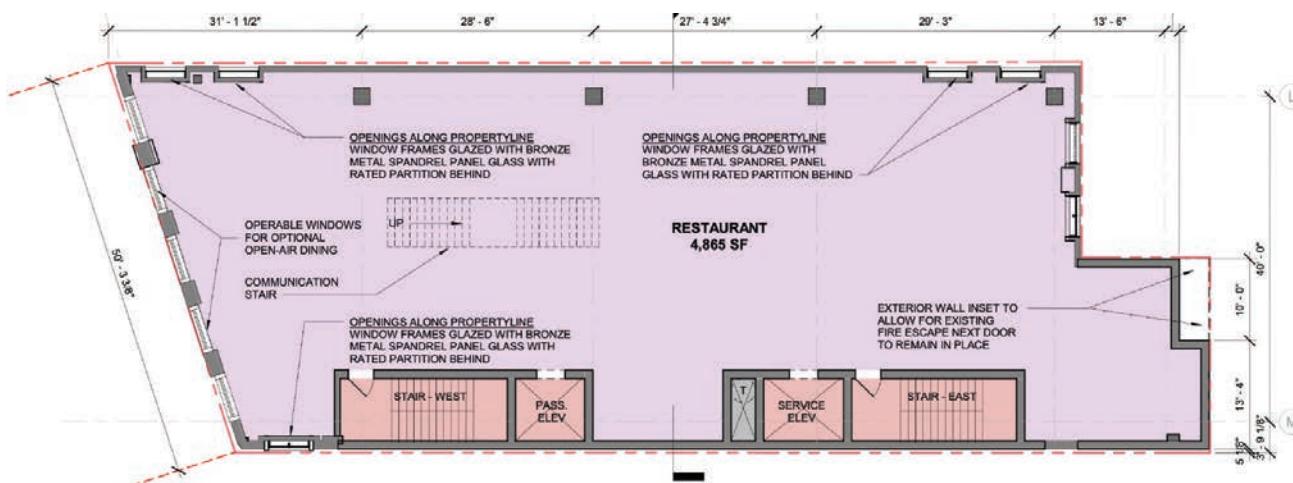
LEVEL 1 FLOORPLAN - RETAIL



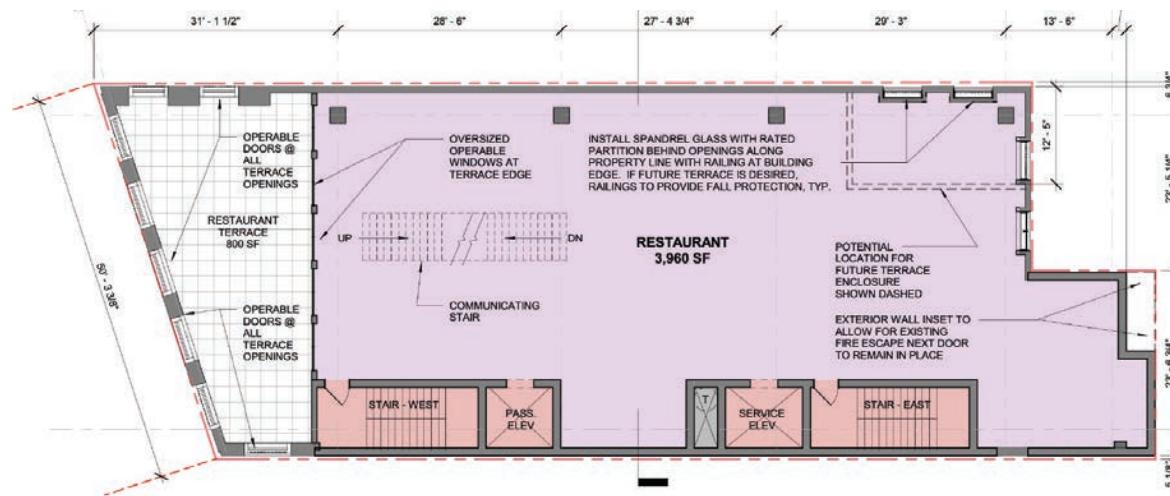
LEVEL 1 MEZZANINE FLOOR PLAN - RETAIL



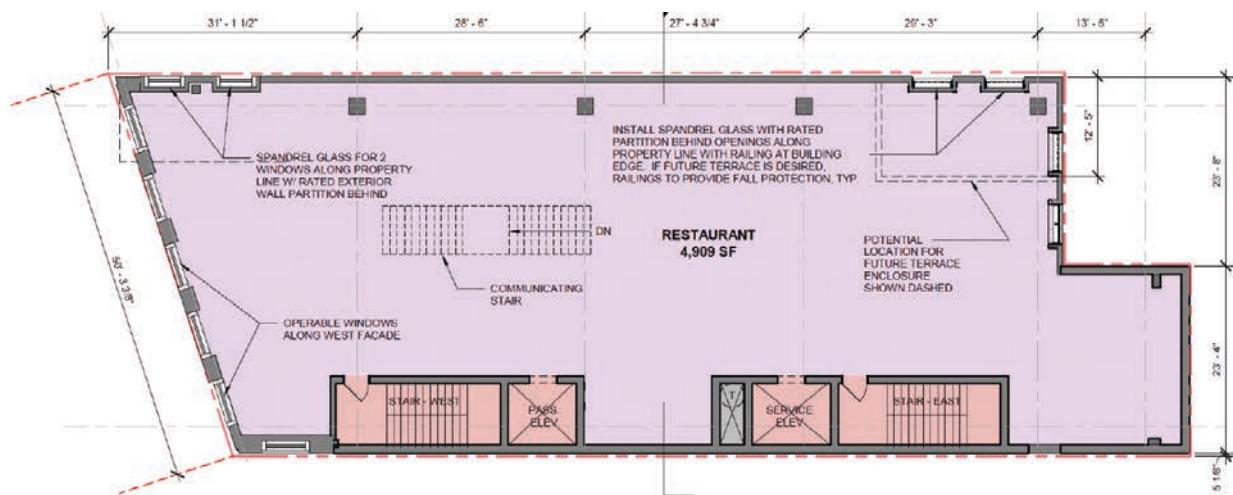
LEVEL 2 FLOOR PLAN - RESTAURANT



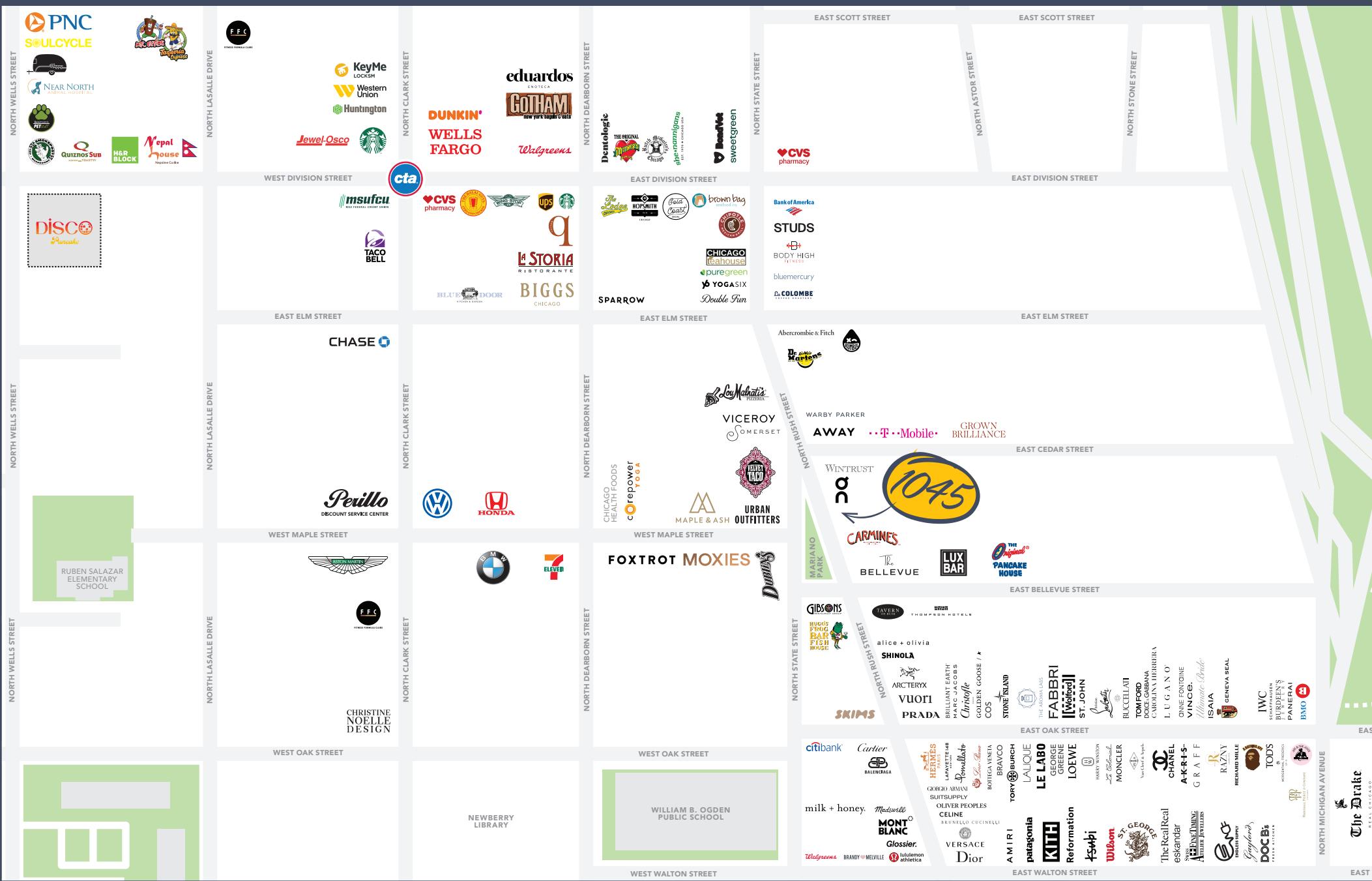
LEVEL 3 FLOOR PLAN - RESTAURANT



LEVEL 4 FLOOR PLAN - RESTAURANT



NEIGHBORHOOD RETAIL MAP



AREA CO-TENANTS

RETAIL

AMIRI

bluemercury*

COS

Glossier.

lululemon  athletica

OLIVER PEOPLES

PRADA

RH
RHISTORIC HOMES

T TESLA

VANS

ARITZIA

BRANDY  MELVILLE

CELINE

GOLDEN GOOSE / *

Madewell

patagonia

rag & bone

SHINOLA

TOM FORD

VERONICA BEARD

WARBY PARKER

AWAY

 CHANEL HERMES
PARIS MONCLER

PETER MILLAR

URBAN
OUTFITTERS VERSACE STONE ISLAND

FOOD + BEVERAGE

 Third McGurk's
Chicago FOXTRAP
DELIVERY MARKET

Le Colonial

 THOMPSON
CHICAGO

sweetgreen

 ★
R™ SOMERSET Dublin's CARMINE'S
EST. 1990 GIBSONS
RESTAURANT GROUP

FIG & OLIVE

 HUGO'S
FROG
BAR
FISH
HOUSE LUX
BAR VELVET TACO MAPLE & ASH Q La COLOMBE
COFFEE ROASTERS ADALINA The
BELLEVUE THE
Original
PANCAKE
HOUSE WHISPERS
O'Farrell & Kearny jen's

DOLCI AMORI

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