

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

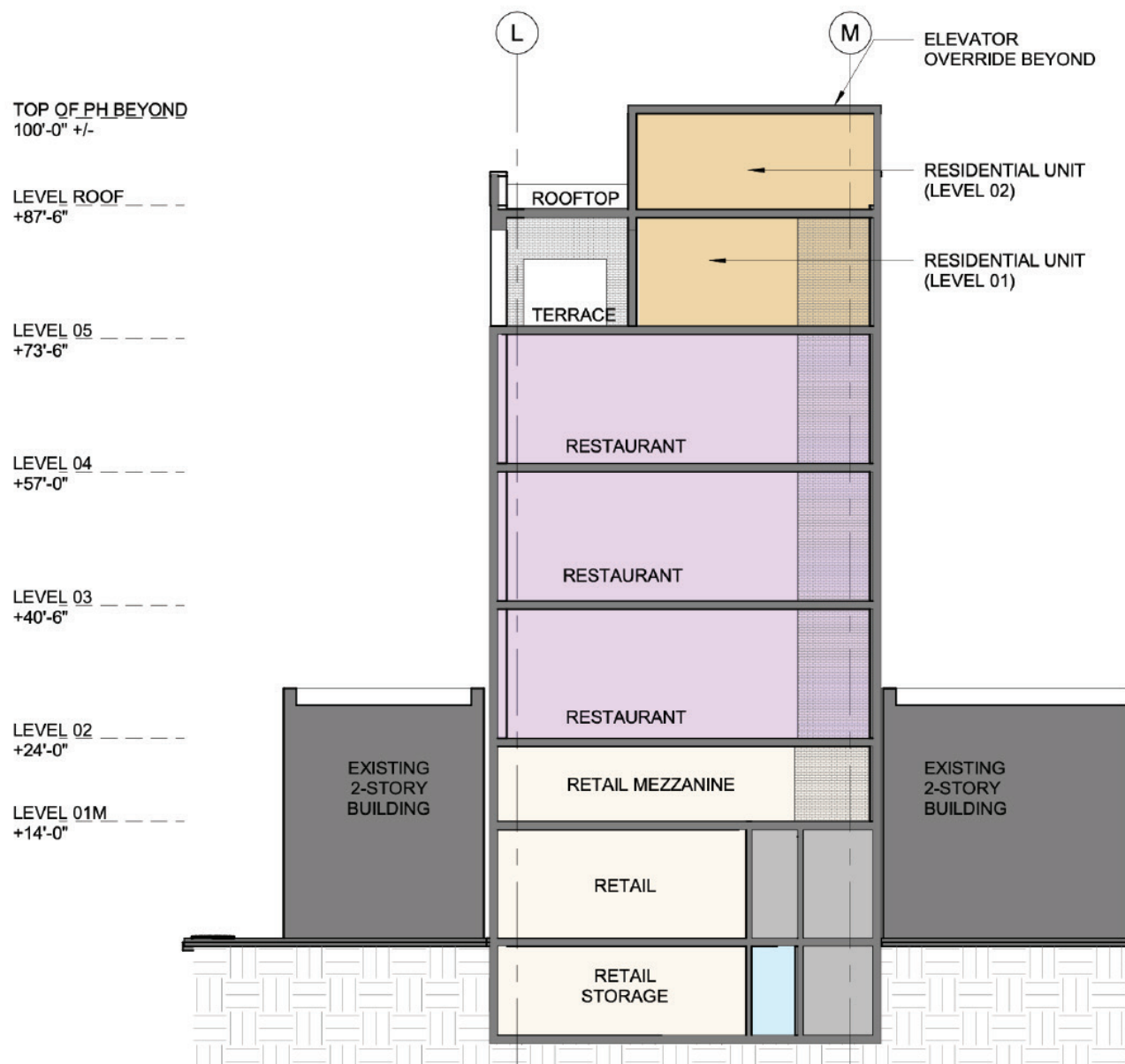
Second Level: 4,865 SF, 14'6" Ceiling Height

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

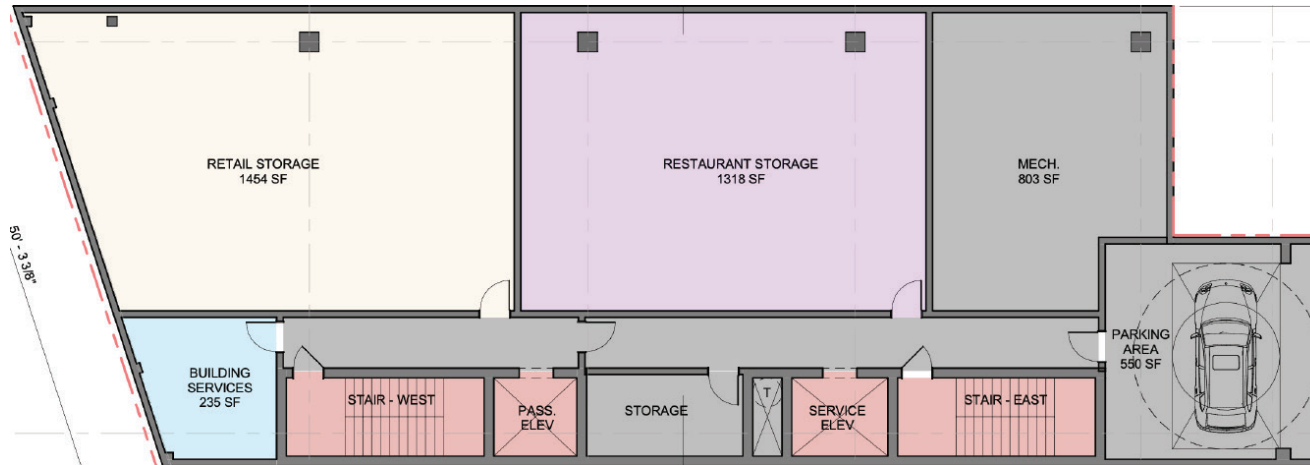
Fourth Level: 4,909 SF, 16'6" Ceiling Height



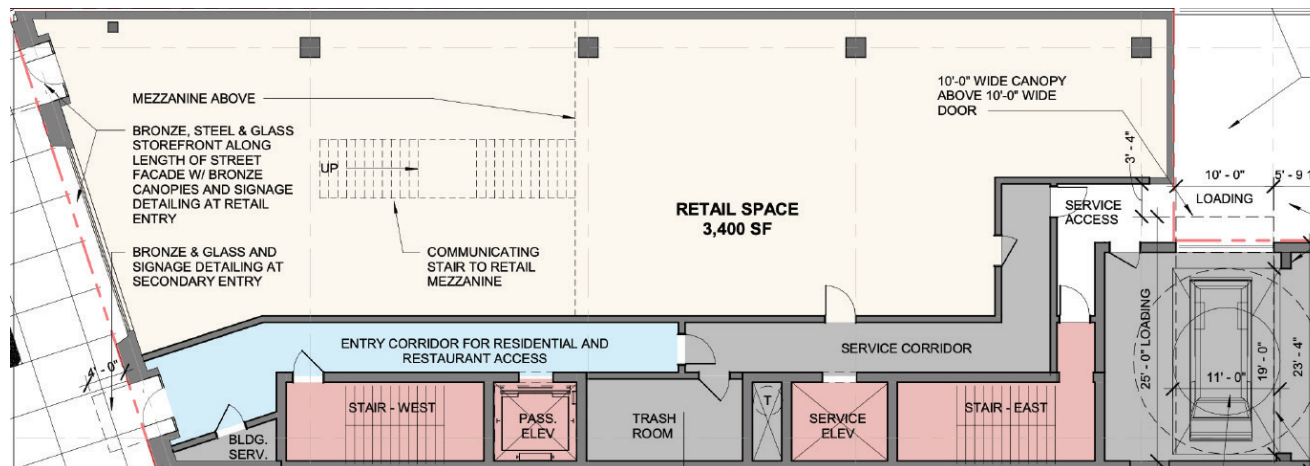
BUILDING SECTION



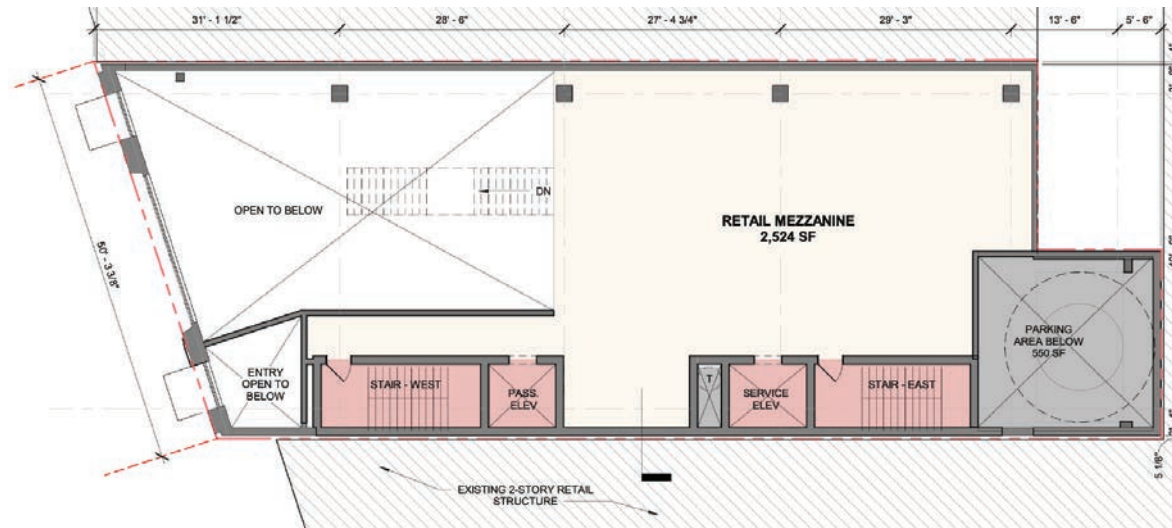
LOWER LEVEL FLOOR PLAN



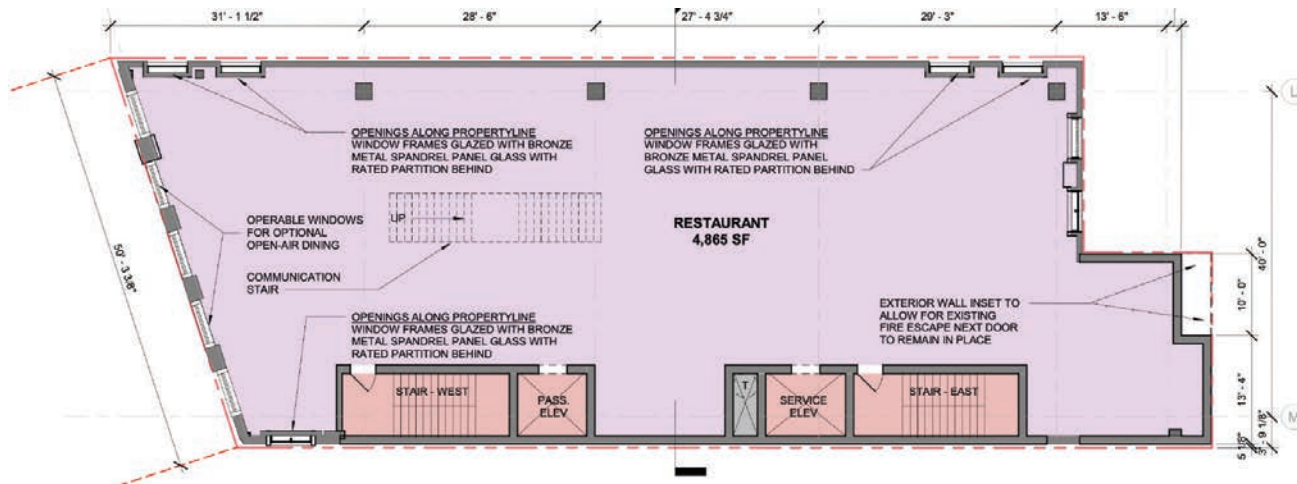
LEVEL 1 FLOORPLAN - RETAIL



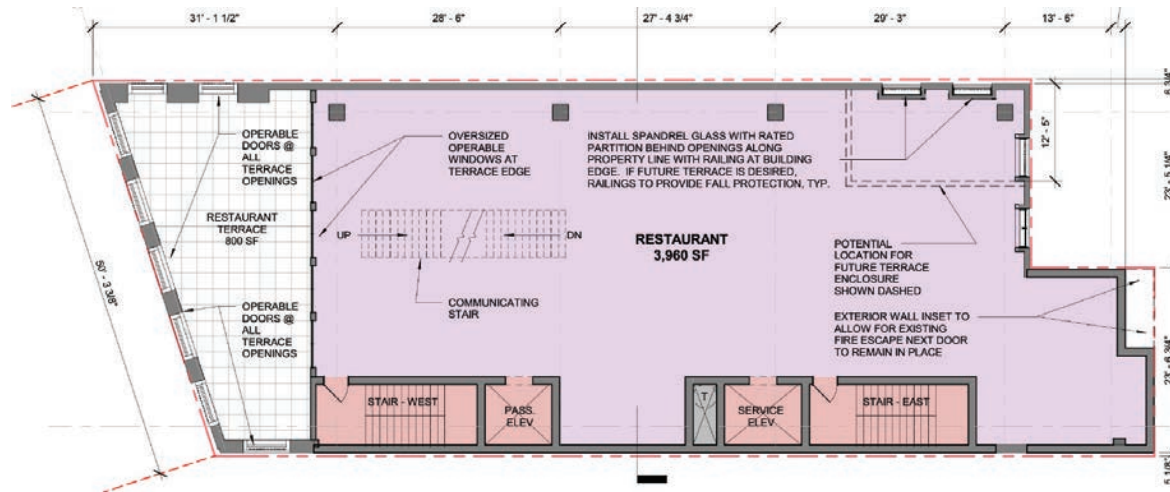
LEVEL 1 MEZZANINE FLOOR PLAN - RETAIL



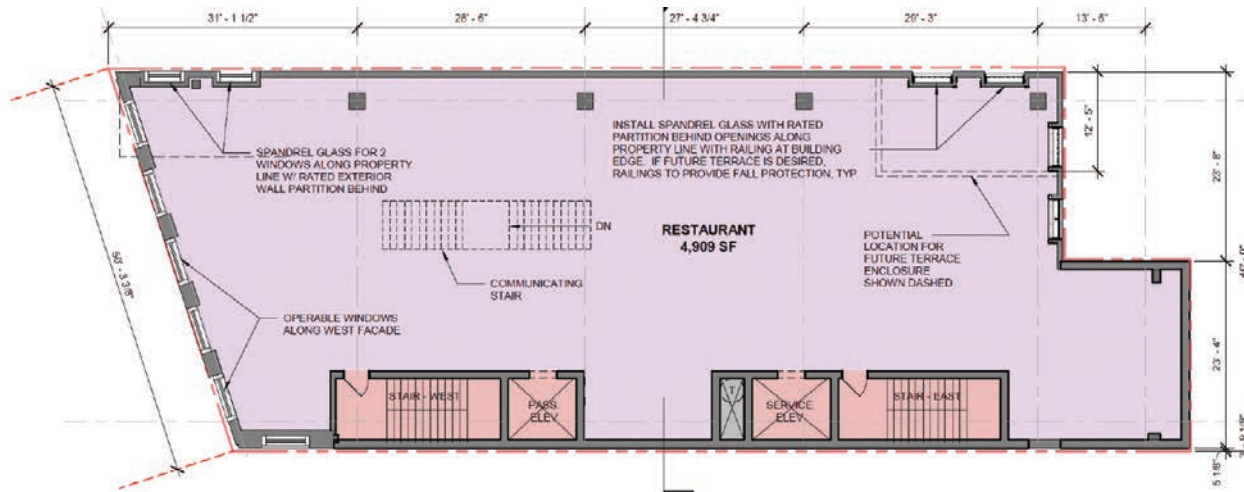
LEVEL 2 FLOOR PLAN - RESTAURANT



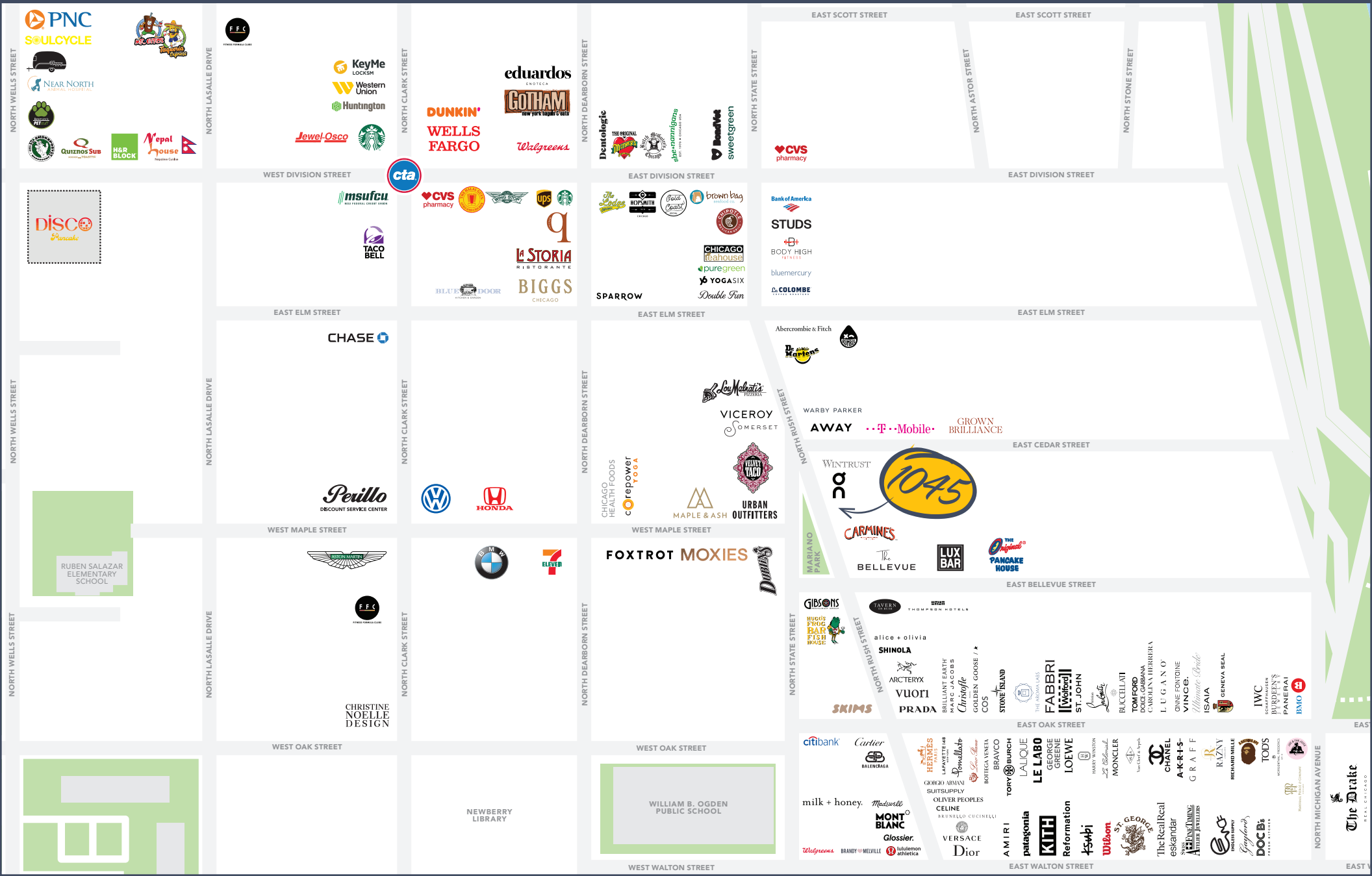
LEVEL 3 FLOOR PLAN - RESTAURANT



LEVEL 4 FLOOR PLAN - RESTAURANT



NEIGHBORHOOD RETAIL MAP



AREA CO-TENANTS

RETAIL

AMIRI

bluemercury

COS

Glossier.

lululemon  athletica

OLIVER PEOPLES

PRADA

RH
RESTORATION HARDWARE

TESLA

VANS

ARITZIA

BRANDY  MELVILLE

CELINE

GOLDEN GOOSE / ★

Madewell

patagonia

rag & bone

SHINOLA

TOM FORD

VERONICA
BEARD

WARBY PARKER

AWAY

CHANEL

Dior

HERMES
PARIS

 MONCLER

 PETER MILLAR

Reformation

URBAN
OUTFITTERS

 VERSACE

STONE ISLAND

FOOD + BEVERAGE

 Bitch Brew
Chicago

FOXTROT
DELIVERY MARKET

Le Colonial

THOMPSON
CHICAGO

sweetgreen

★
R™

SOMERSET

DUBLIN'S

CARMINES

GIBSONS
RESTAURANT GROUP

Levain Bakery
PIZZERIA

VENUE
TACO

q

ADALINA

THE
Original
PANCAKE
HOUSE

jenis

FIG & OLIVE

HUGO'S
FROG
BAR
FISH
HOUSE

LUX
BAR

MAPLE & ASH

La COLOMBE
COFFEE ROASTERS

The
BELLEVUE

WHISPERS
a Coffee Bar

DOLCI AMORI

An architectural rendering of a modern multi-story building at night. The building features a grid of large windows, many of which are illuminated from within, showing interior spaces and furniture. The ground floor has large glass storefronts, including a Vans store on the left and a central entrance area. To the right of the main building is a lower, more traditional-style building with a tiled roof and arched windows. The scene is set in an urban environment with other buildings visible in the background and people walking on the sidewalk in the foreground.

CANVAS

ANDREW BECKER

abecker@canvasrealestate.com
312.231.2600

MICHAEL WEXLER

mwexler@canvasrealestate.com
773.426.1759

JOHN BASSI

jbassi@canvasrealestate.com
708.822.4583