

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

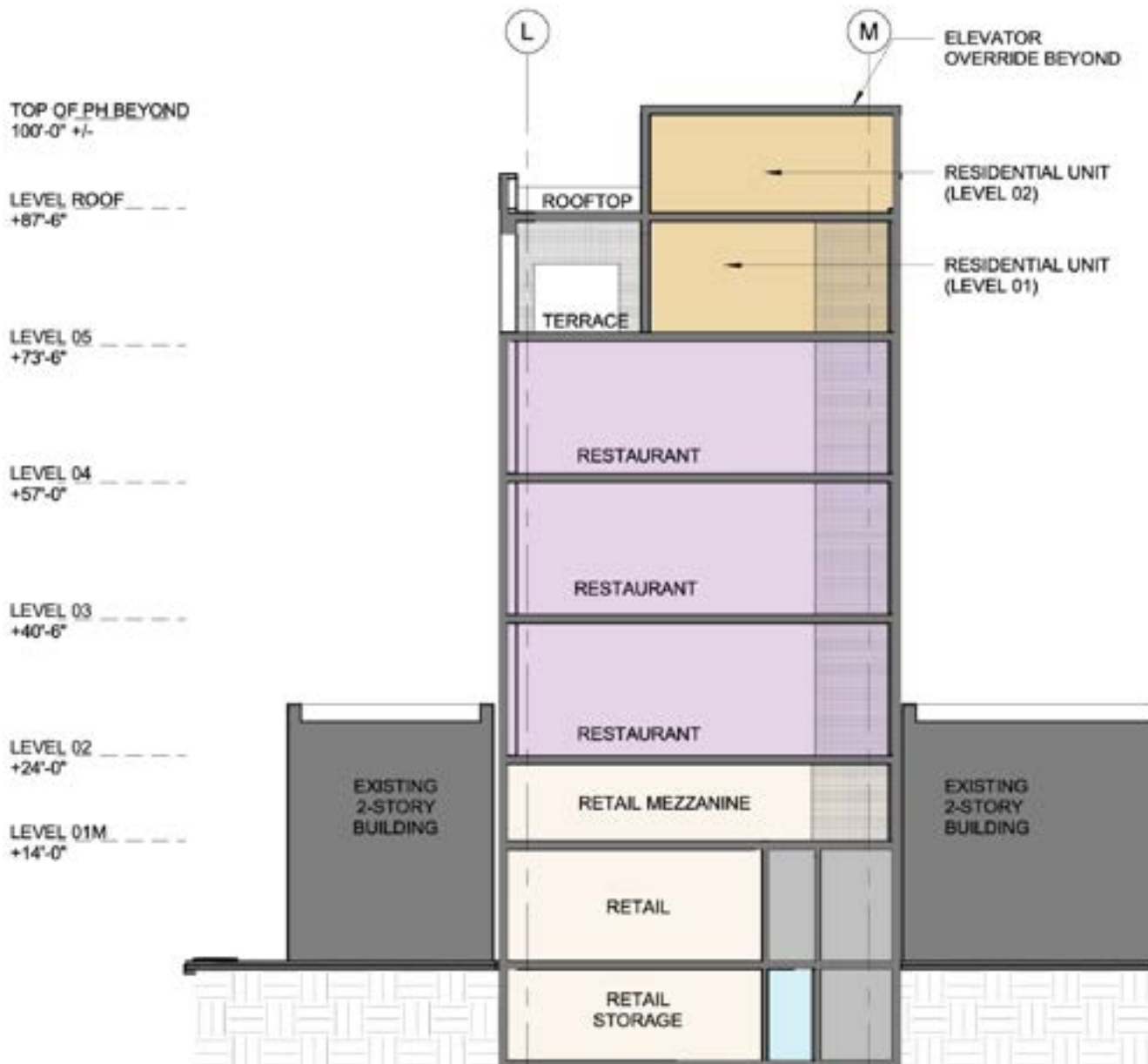
Second Level: 4,865 SF, 14'6" Ceiling Height

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

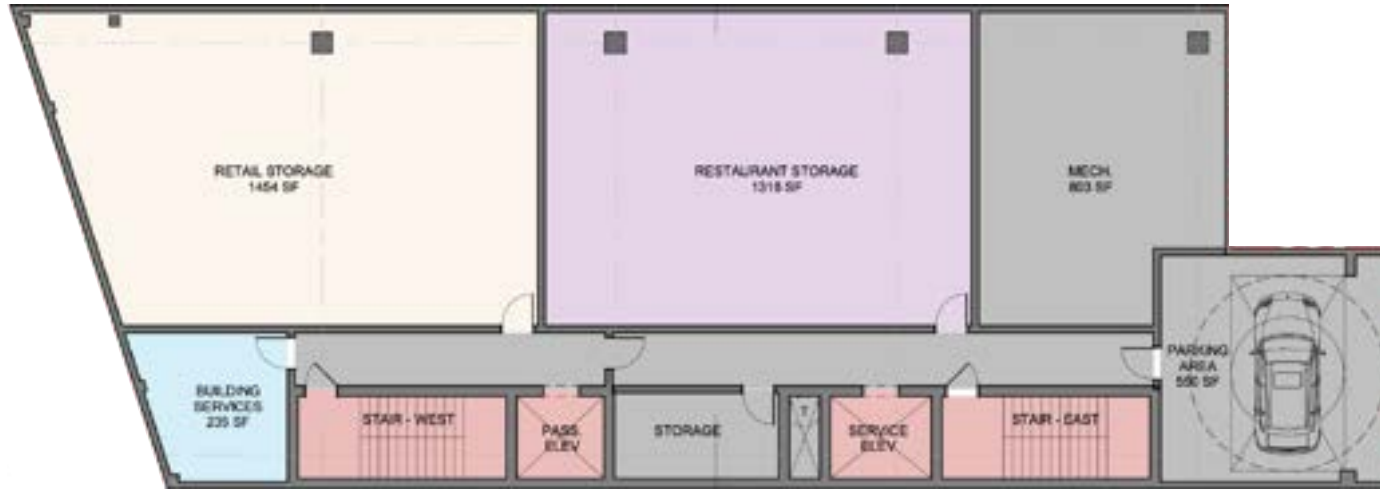
Fourth Level: 4,909 SF, 16'6" Ceiling Height



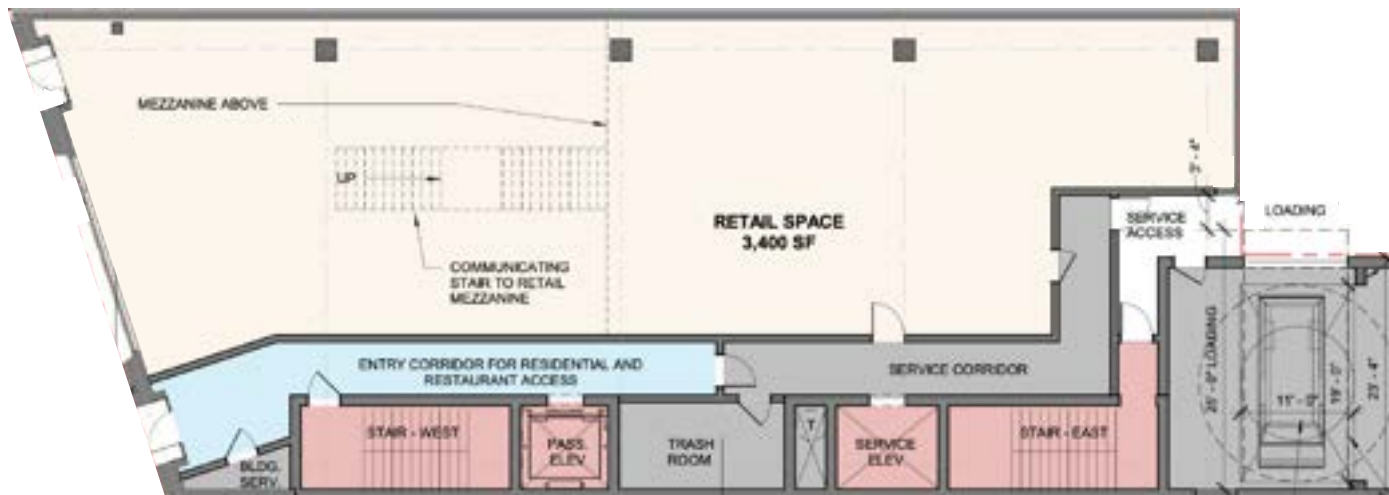
BUILDING SECTION



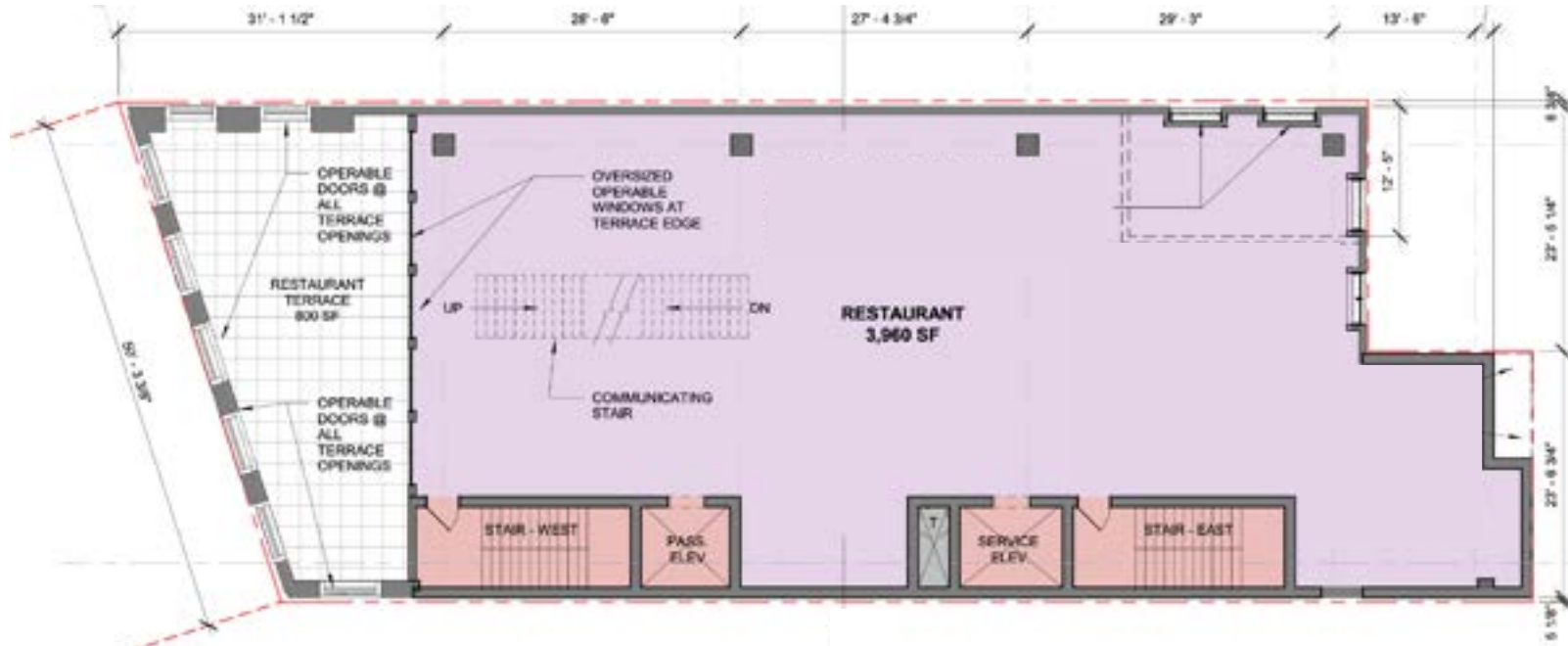
LOWER LEVEL FLOORPLAN



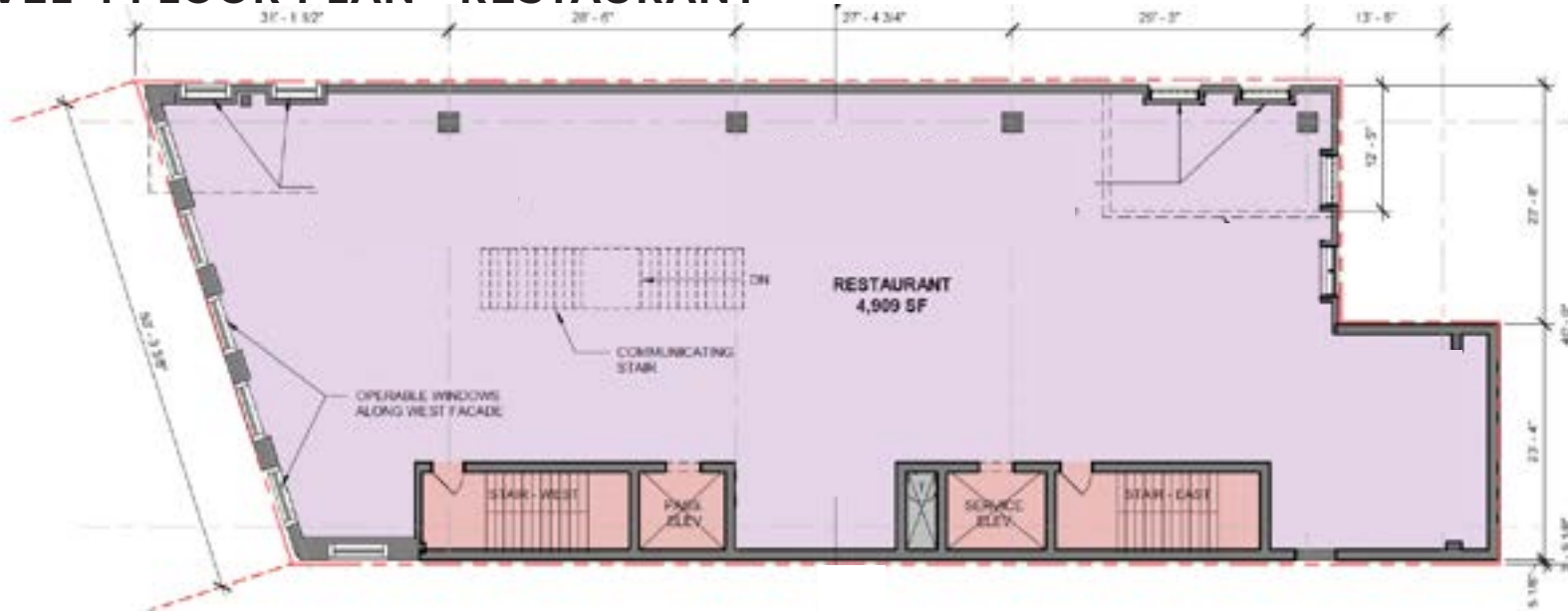
LEVEL 1 FLOORPLAN - RETAIL



LEVEL 3 FLOOR PLAN - RESTAURANT



LEVEL 4 FLOOR PLAN - RESTAURANT





NEIGHBORHOOD RETAIL MAP



1045-1047 N. RUSH 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



ADALINA



jenis

FIG & OLIVE



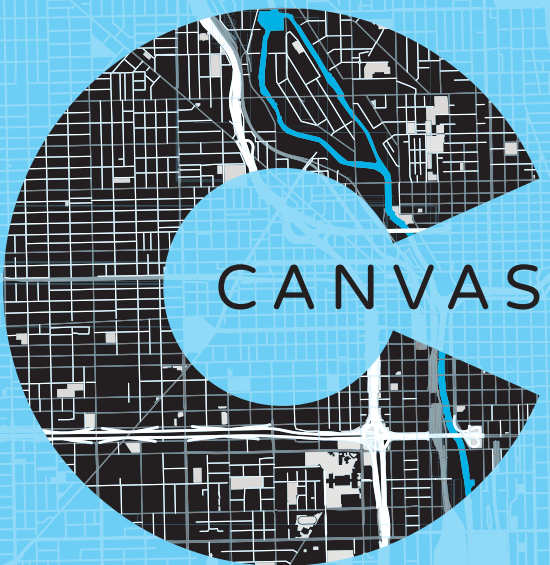
MAPLE & ASH

La COLOMBE
 COFFEE ROASTERS

The BELLEVUE



DOLCI AMORI



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