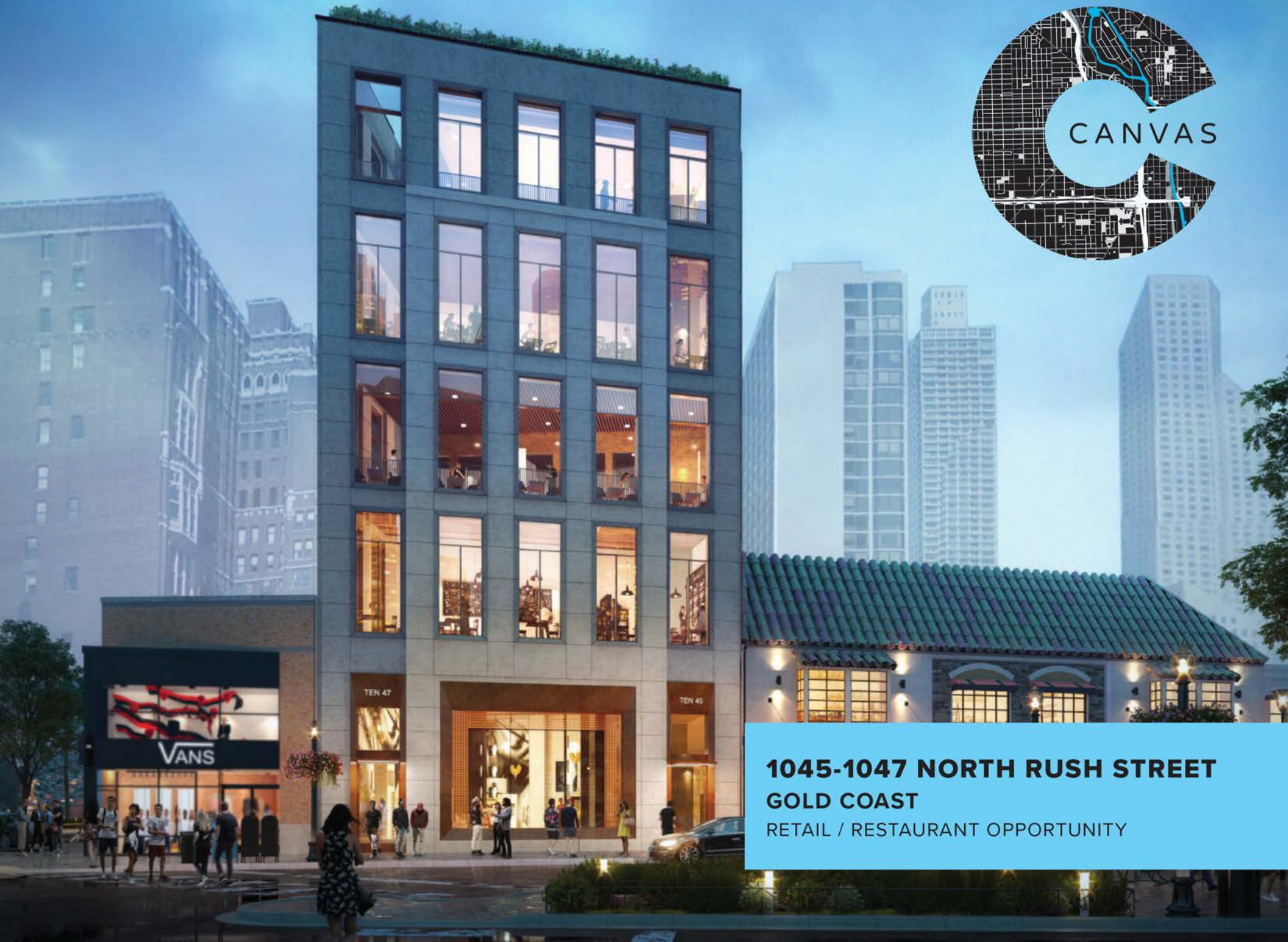




**1045-1047 NORTH RUSH STREET**  
**GOLD COAST**  
RETAIL / RESTAURANT OPPORTUNITY



**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 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

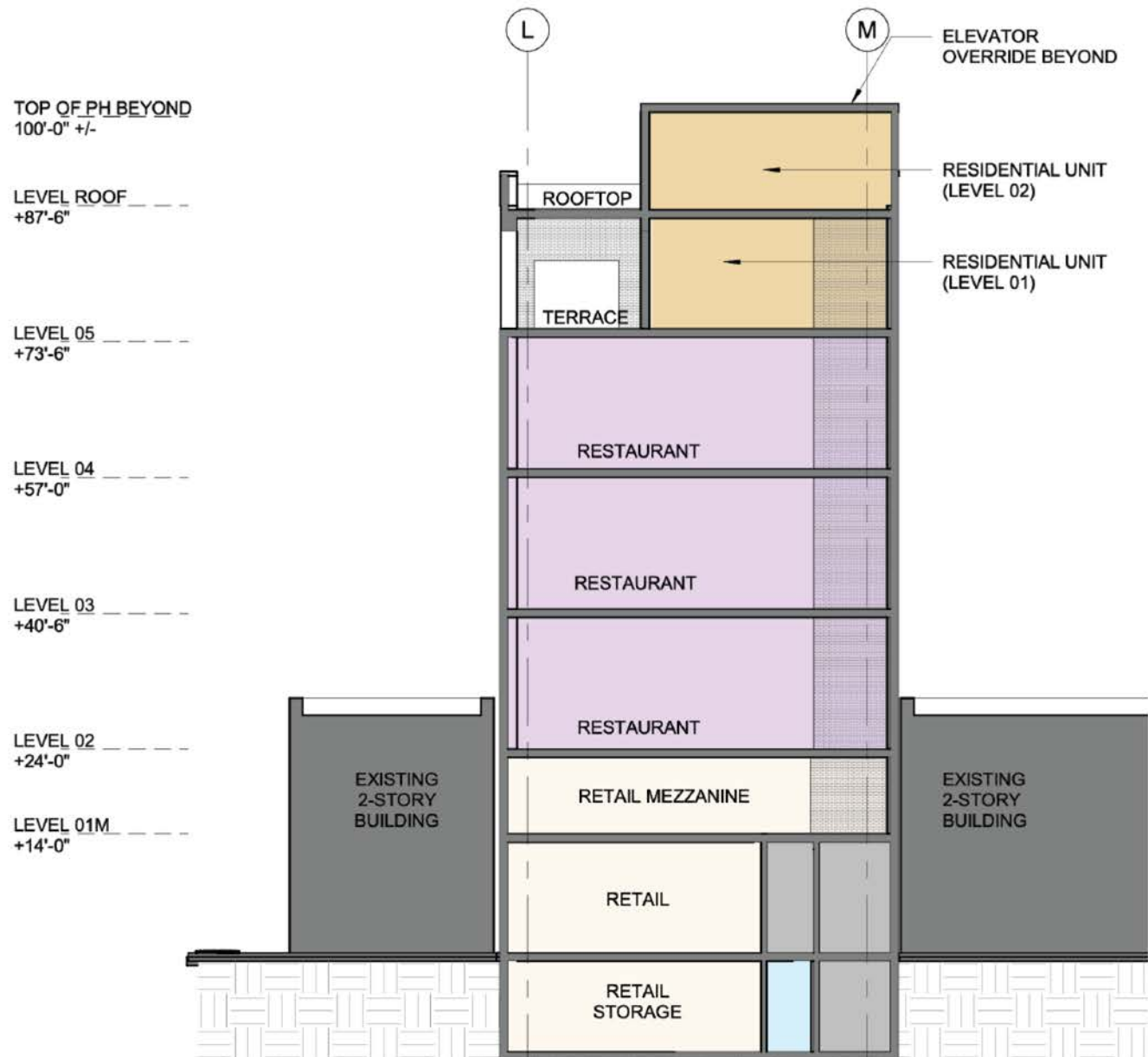
**Fourth Level:** 4,909 SF, 16'6" Ceiling Height



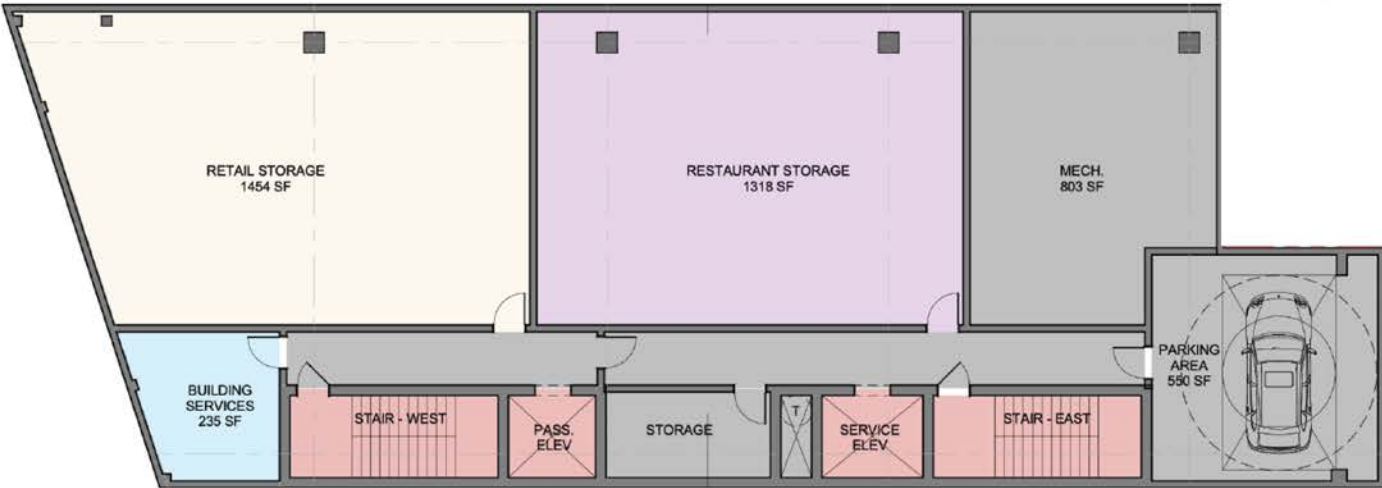




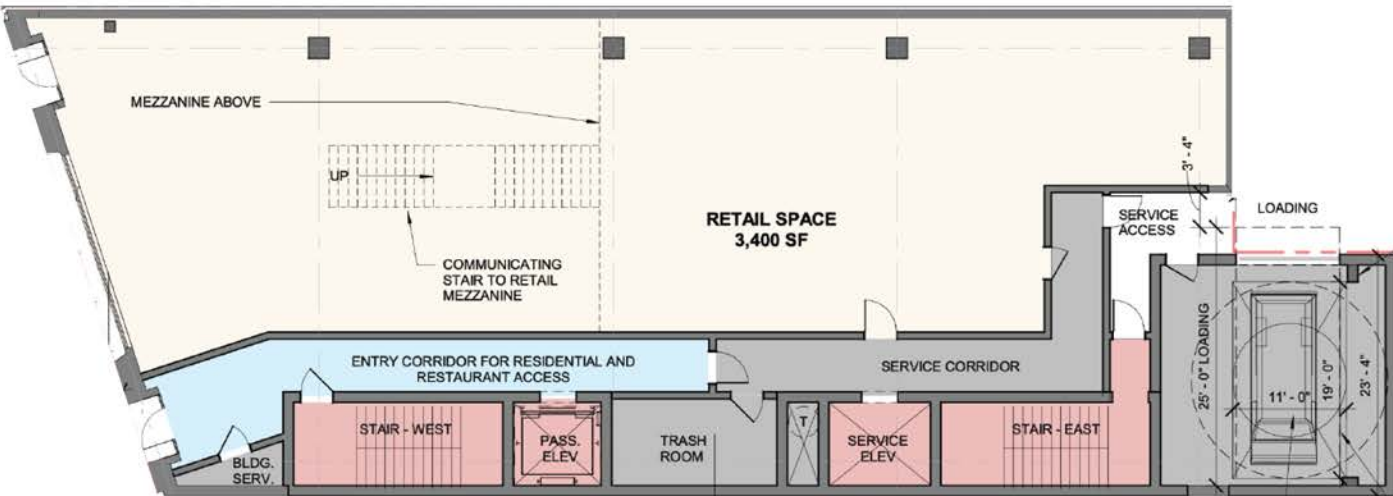
BUILDING SECTION



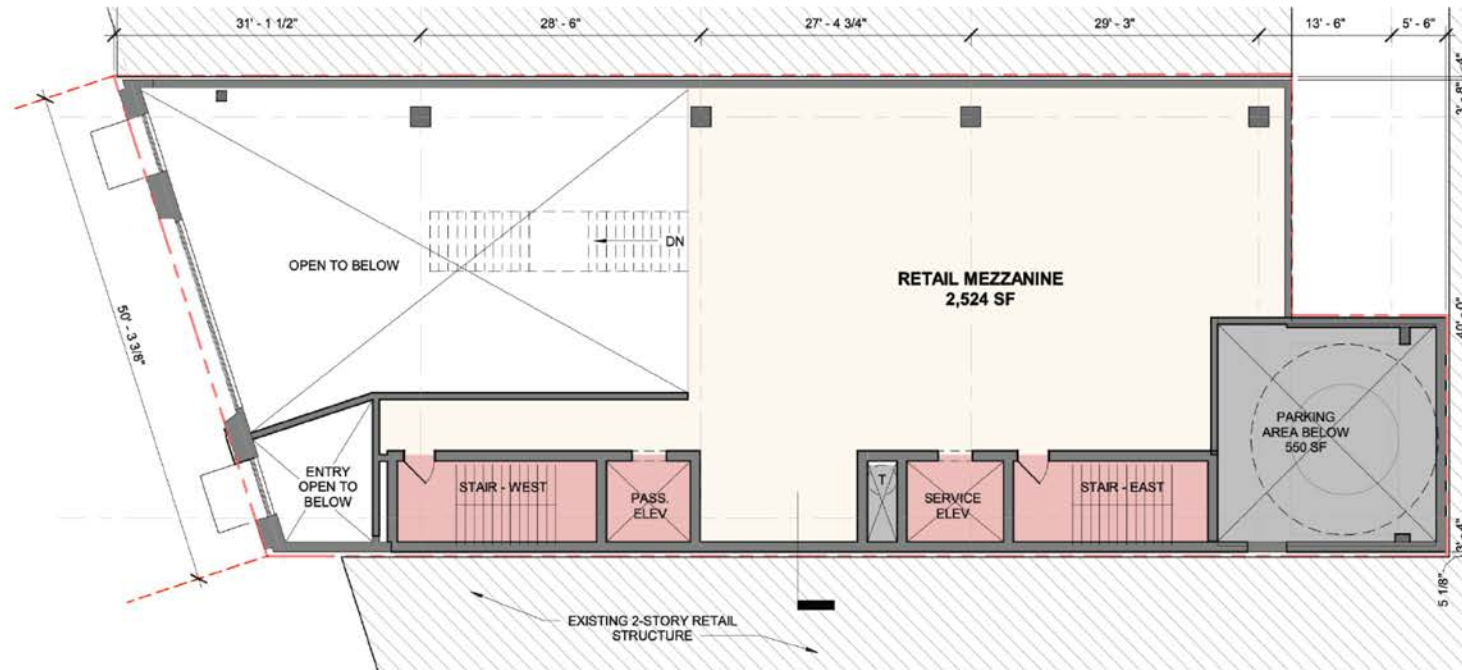
LOWER LEVEL FLOORPLAN



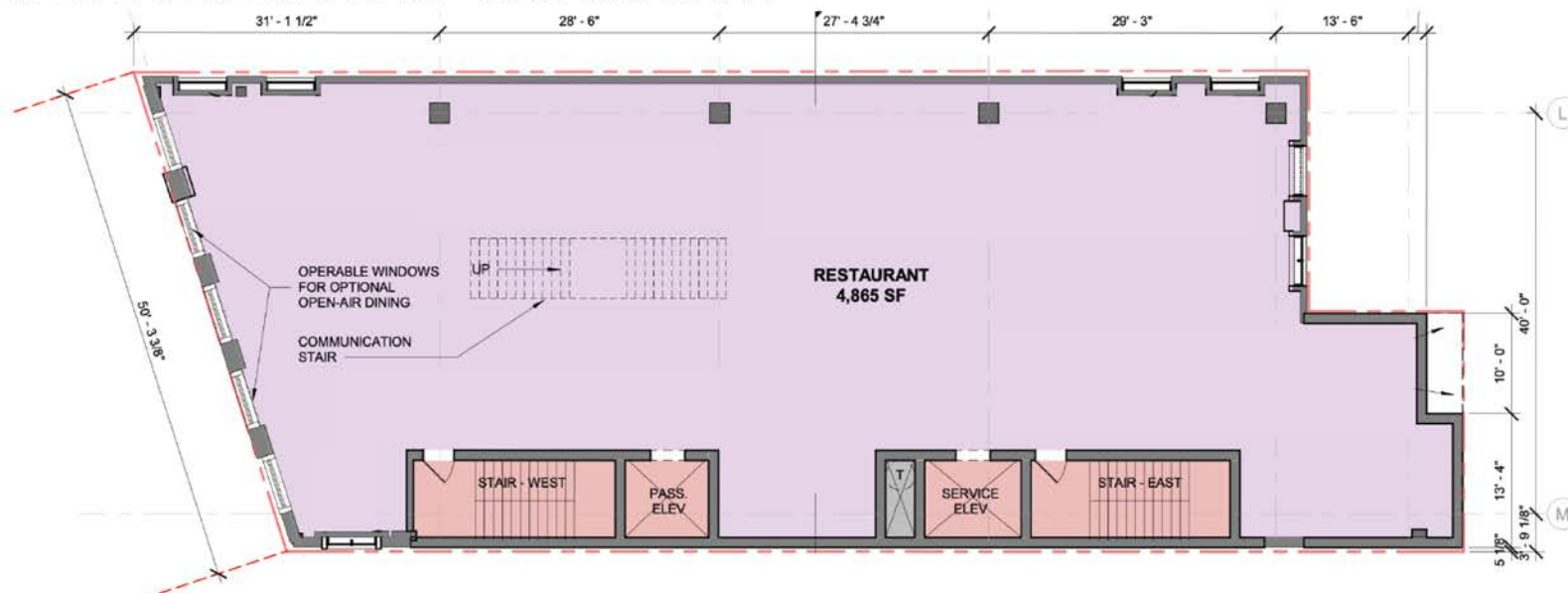
LEVEL 1 FLOORPLAN - RETAIL



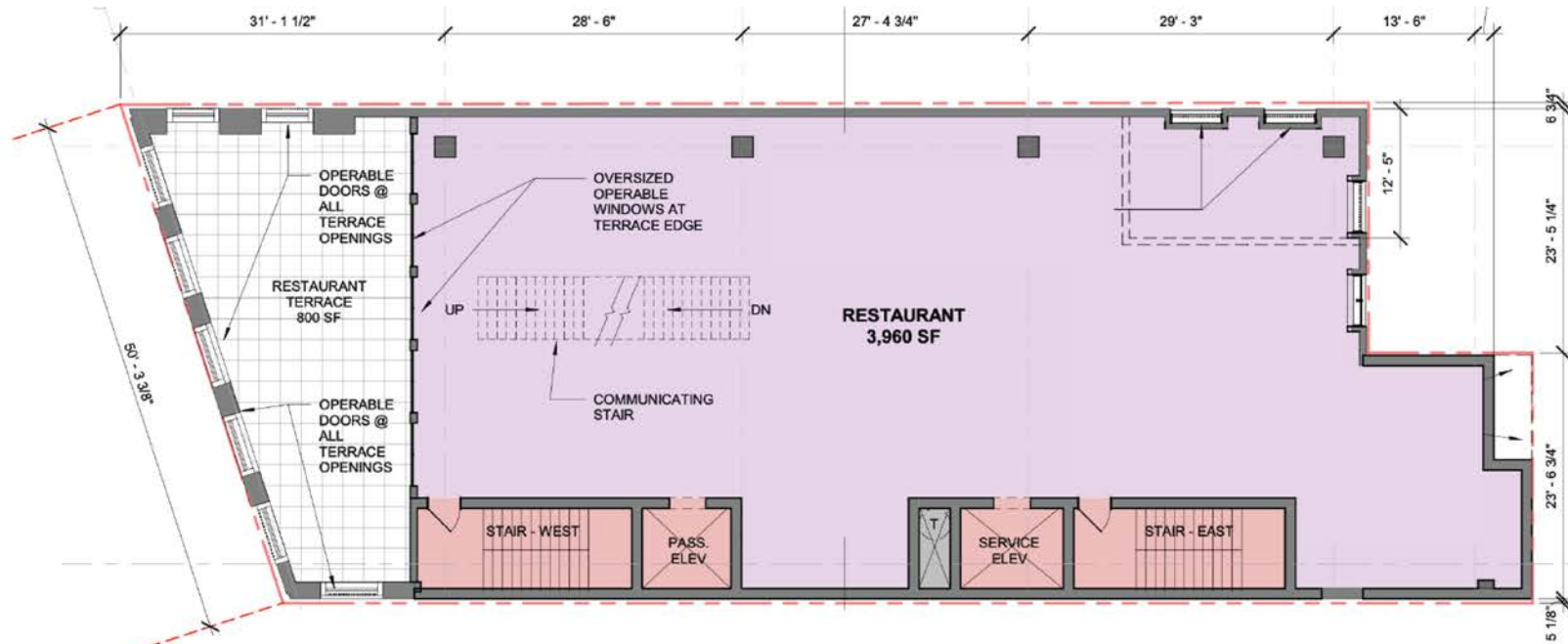
## LEVEL 1 MEZZANINE FLOOR PLAN - RETAIL



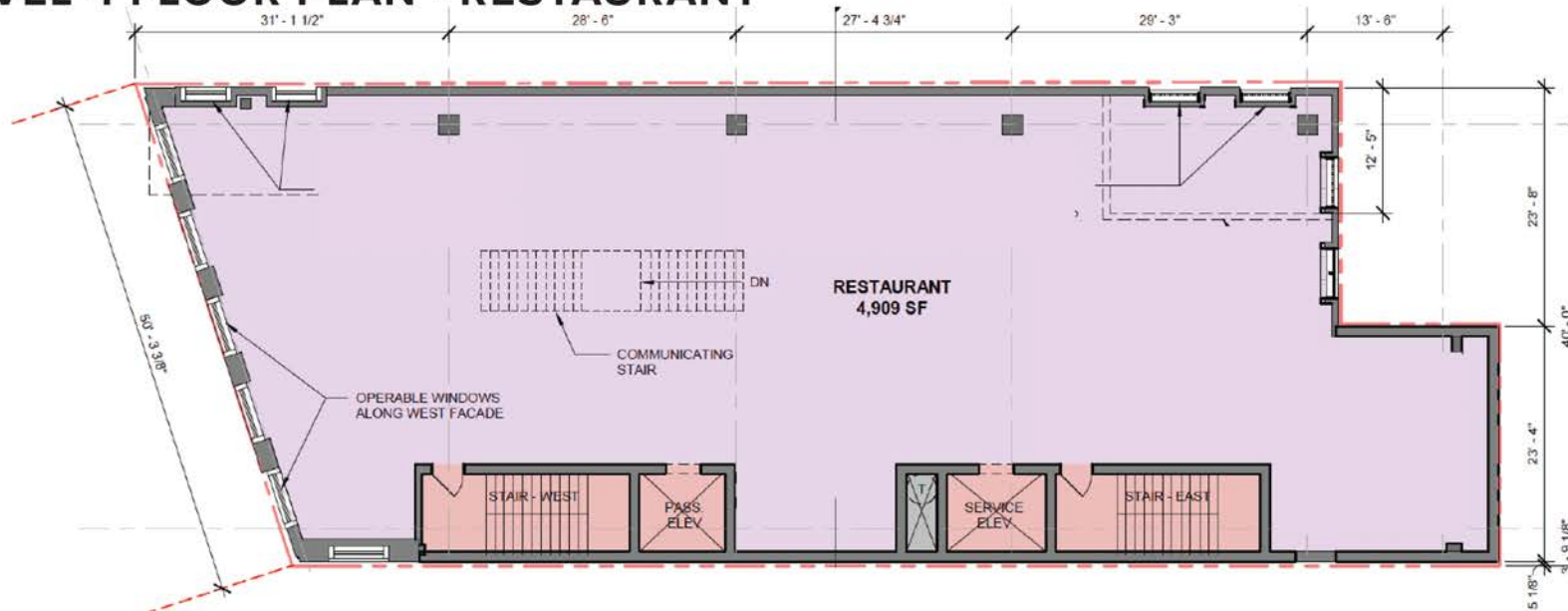
## LEVEL 2 FLOOR PLAN - RESTAURANT



## LEVEL 3 FLOOR PLAN - RESTAURANT

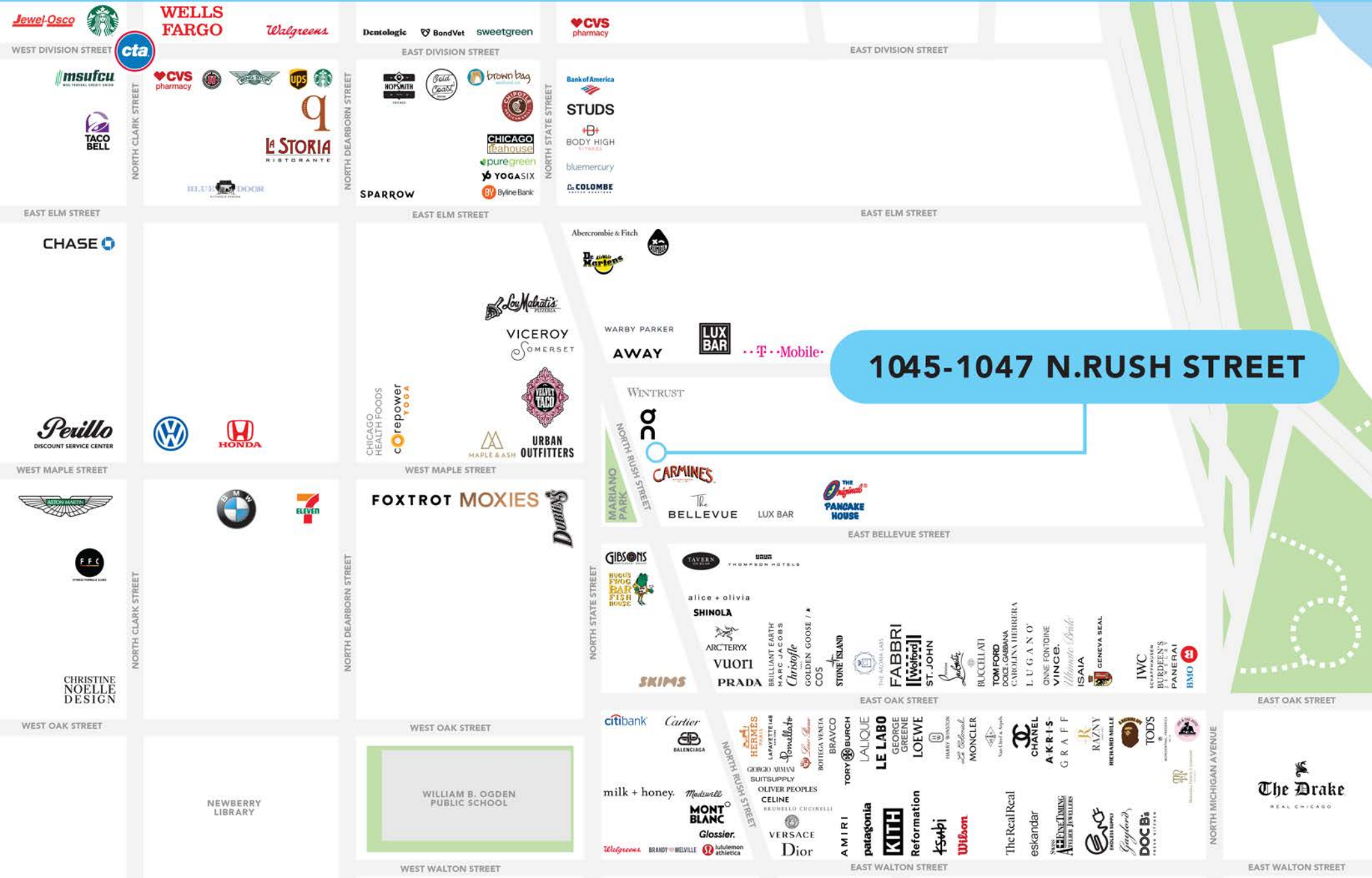


## LEVEL 4 FLOOR PLAN - RESTAURANT





## NEIGHBORHOOD RETAIL MAP





## 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

Butch McGillicuddy's  
Chicago

FOXTROT  
DELIVERY MARKET

Le Colonial

THOMPSON  
CHICAGO

sweetgreen

★  
R™

SOMERSET  
CHICAGO

DUBLIN'S

CARMINES

GIBSONS  
RESTAURANT GROUP

Le Marquis  
PIZZERIA

PIZZA TACO

q

ADALINA

THE ORIGINAL  
PANCAKE  
HOUSE

jenis

FIG & OLIVE

HUGO'S FROG  
EAT FISH  
HOUSE

LUX  
BAR

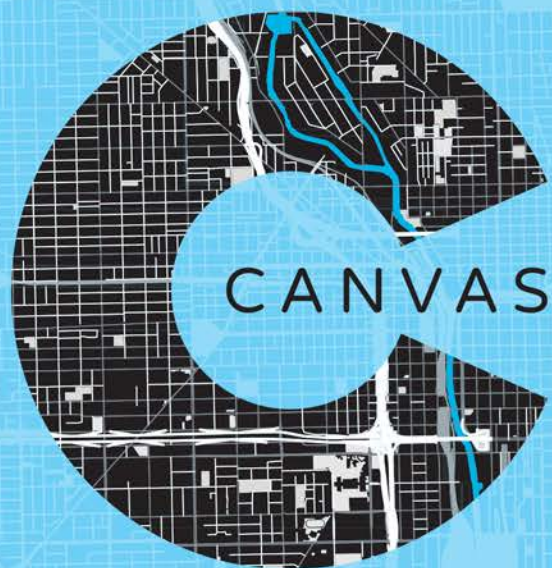
MAPLE & ASH

La COLOMBE  
COFFEE ROASTERS

The  
BELLEVUE

WHISPERS  
a little, too

DOLCI AMORI



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