



# 830

NORTH MICHIGAN



CANVAS



## **An Iconic Address in Chicago, Illinois**

Protruding from the heart of Chicago's bustling urban landscape, 830 N. Michigan Avenue is situated at the convergence of Chicago's Magnificent Mile and the Gold Coast.

Located adjacent to the historic Water Tower landmark that encapsulates the City's rich history, architectural grandeur, and vibrant cultural scene - this address has earned its place among the most coveted locations in the Windy City, offering an exquisite blend of retail, dining, entertainment, and urban living.

### **A Blank Canvas**

Standing 86 feet tall with over 107 feet of frontage along North Michigan Avenue and 187 feet of frontage along E. Pearson Street – 830 N. Michigan Avenue encompasses nearly 300 feet of wrap around frontage with Magnificent Mile visibility.

Without any historic limitations, the structure is truly a 'blank canvas' which will allow any tenant to paint their brand expression in a most spectacular fashion.



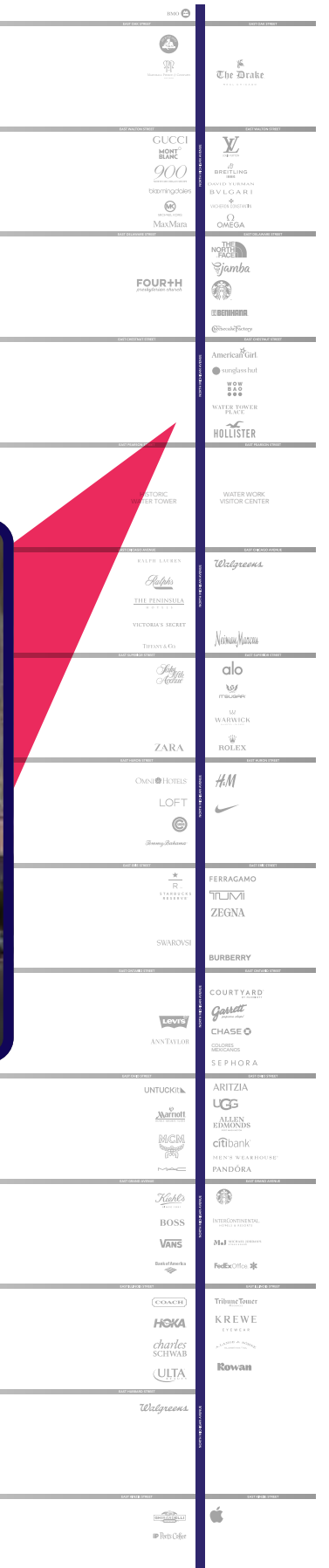
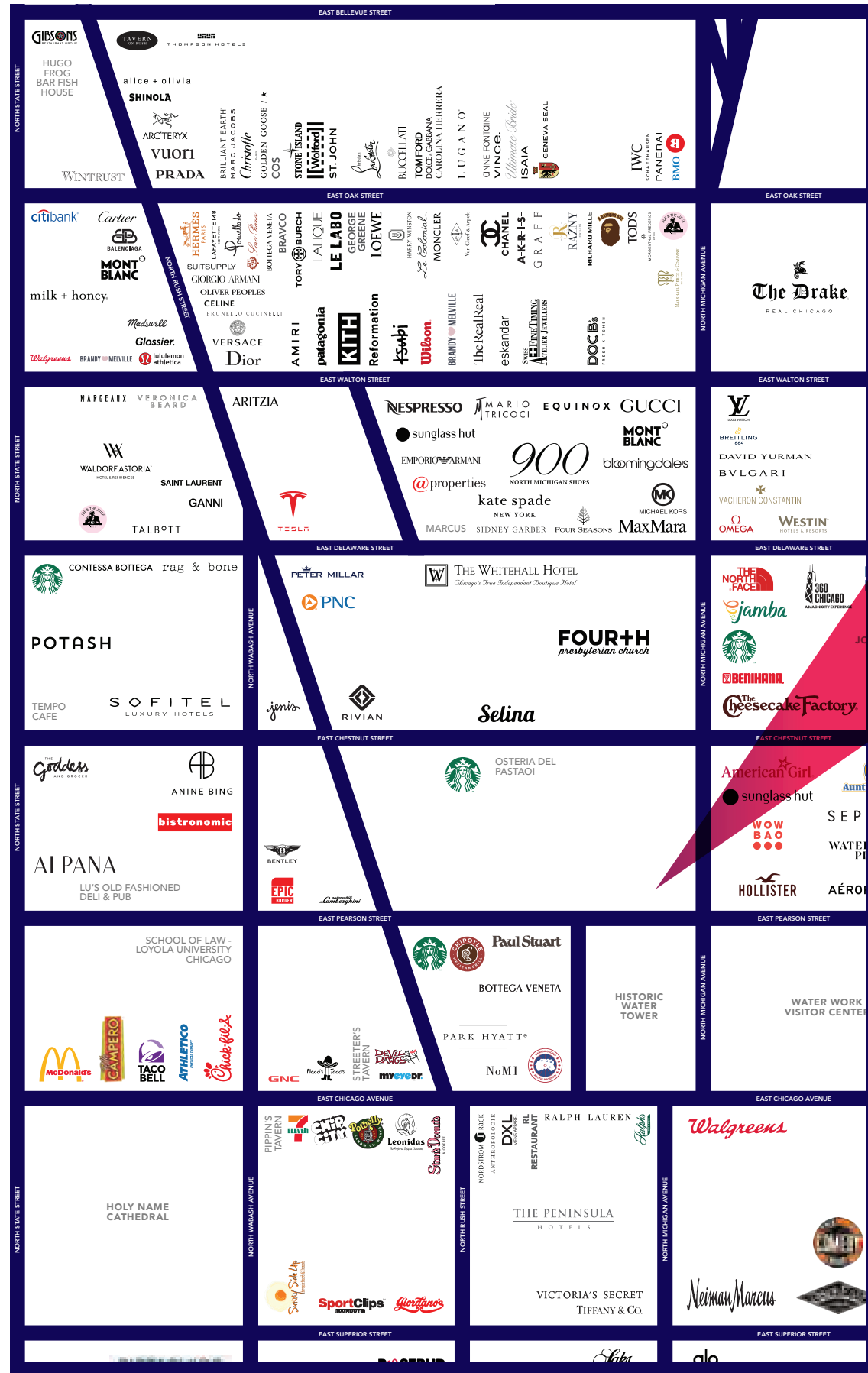
# Gold Coast Map

# Magnificent Mile Map

## 830 N. Michigan Avenue

is ideally positioned at the convergence of Chicago's Gold Coast and its Magnificent Mile – creating an opportunity for an unparalleled shopping experience.

Chicago's Gold Coast neighborhood is home to an array of high-end boutiques, luxury brands and some of Chicago's best restaurants while national department stores (Bloomingdale's, Neiman Marcus, Nordstroms) and flagship retail locations (American Girl, Niketown, Starbucks) all reside along North Michigan Avenue. 830 N. Michigan is settled amongst Chicago's best upscale shopping options and its most highly trafficked retail locations – catering to diverse tastes and preferences and making it a shopper's paradise.





# Demographics



**\$121,315**  
Household Income  
1 Mile Radius



**117,996**  
Population  
1 Mile Radius



**277,444**  
Daytime Population  
1 Mile Radius

# Neighboring Tenants

American Girl



ARITZIA

bloomingdales

BOTTEGA VENETA

BURBERRY



COACH

Ermenegildo Zegna

GUCCI

H&M

Kiehl's  
SINCE 1851



MAC

Neiman Marcus



NORDSTROM

RALPH LAUREN

Salvatore Ferragamo

Saks Fifth Avenue



ROLEX

TIFFANY & Co.

TUMI



SWAROVSKI

ZARA

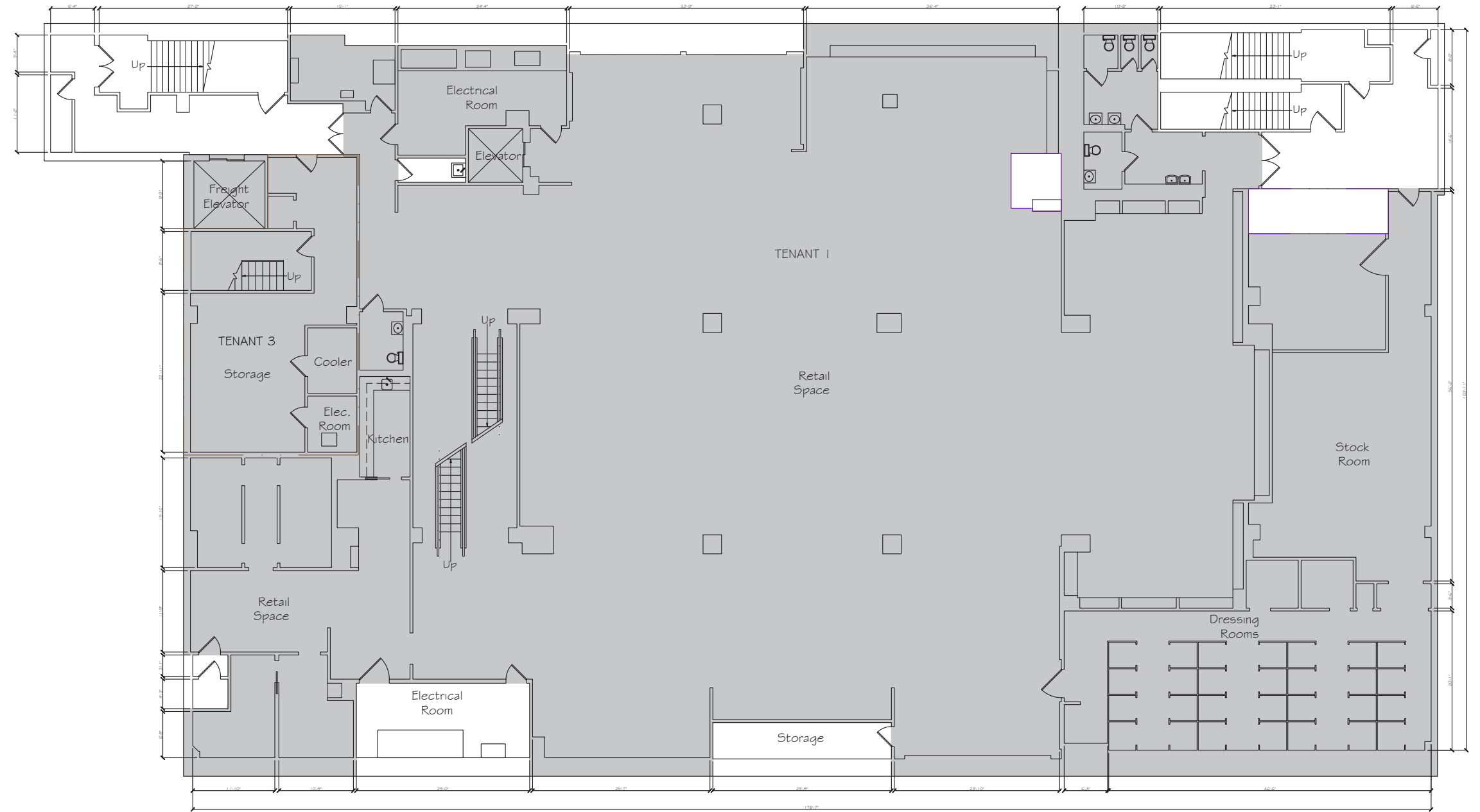
alo  
yoga



# Floor Plan

Lower Floor  
approx.

# 17,247 sf





## Demised Scenario

### OPTION A

#### Ground Floor Single Tenant Plan

Space A\*

**10,158 sf**

Space B\*

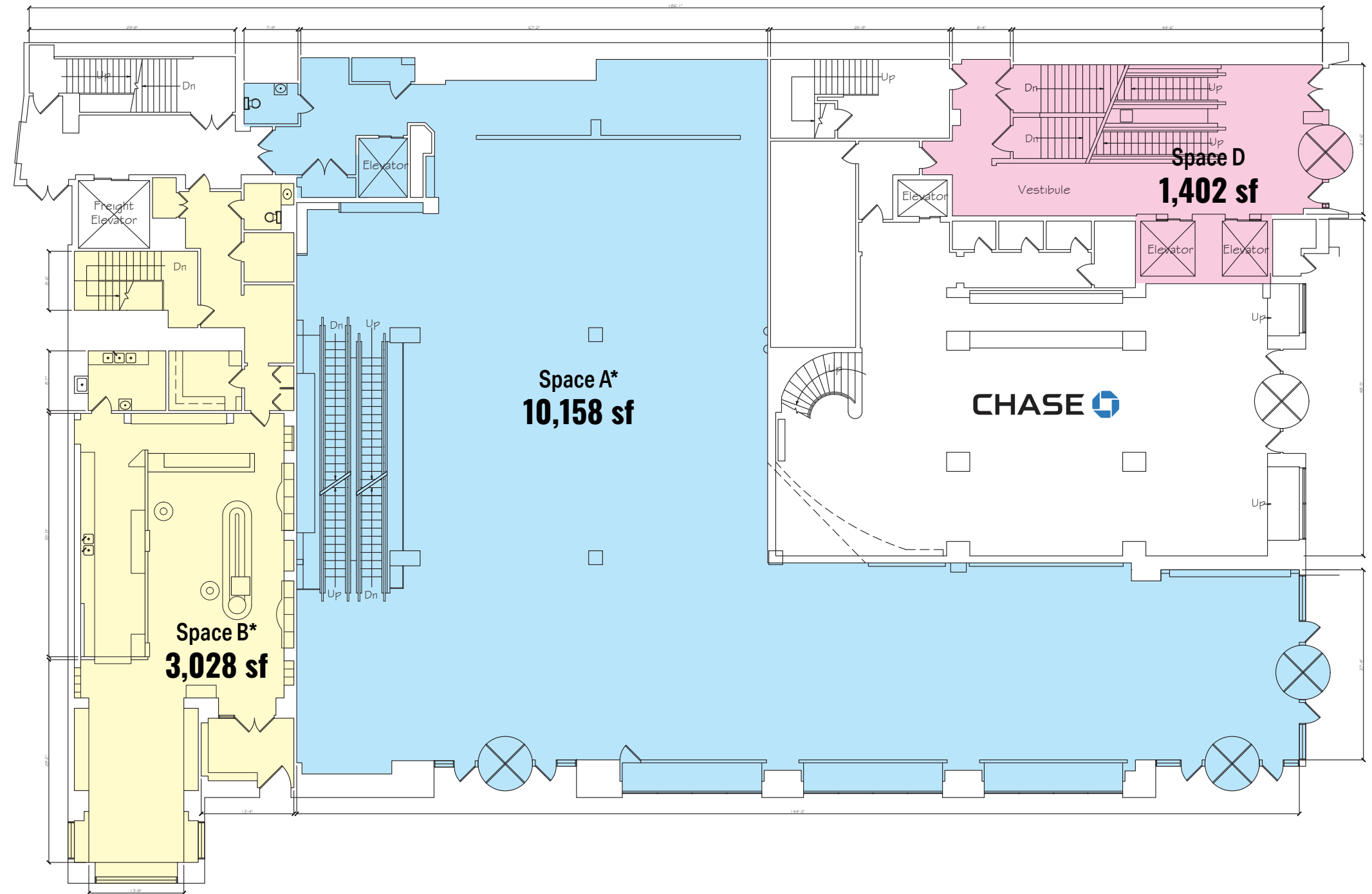
**3,028 sf**

Space D

**1,402 sf**

(Escalator Entrance to Floors 4, 5, & 6)

**\*Accessible to the  
Lower Level and/or 2nd Floor**





## Demised Scenario

### OPTION B

Ground Floor  
Flagship Opportunity

Space A\*

**9,285 sf**

Space B\*

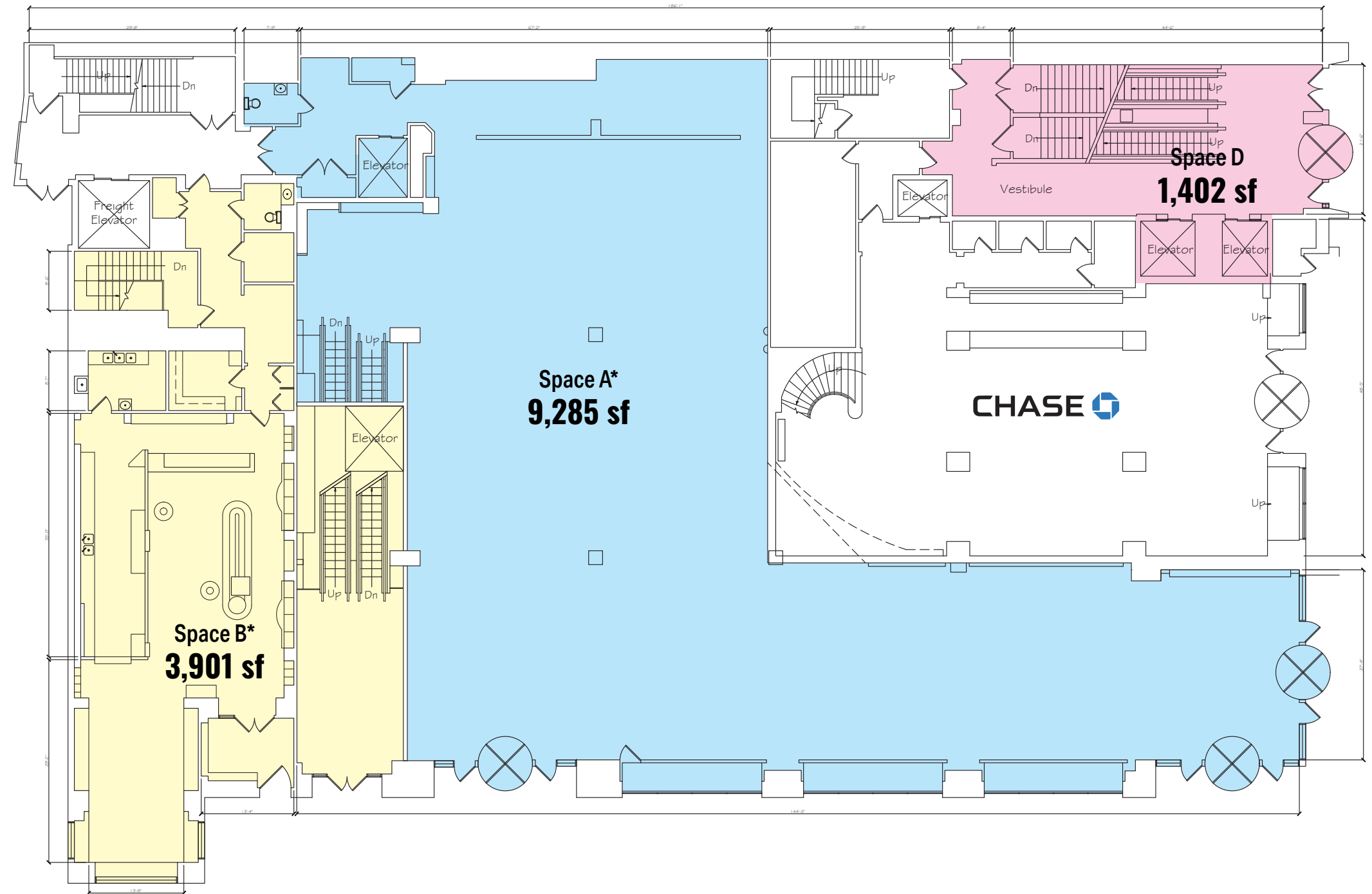
**3,901 sf**

Space D

**1,402 sf**

(Escalator Entrance to Floors 4, 5, & 6)

**\*Accessible to the  
Lower Level and/or 2nd Floor**





## Demised Scenario

### OPTION C

#### Ground Floor

Space A\*

**6,231 sf**

Space B\*

**3,028 sf**

Space C\*

**873 sf**

Space D

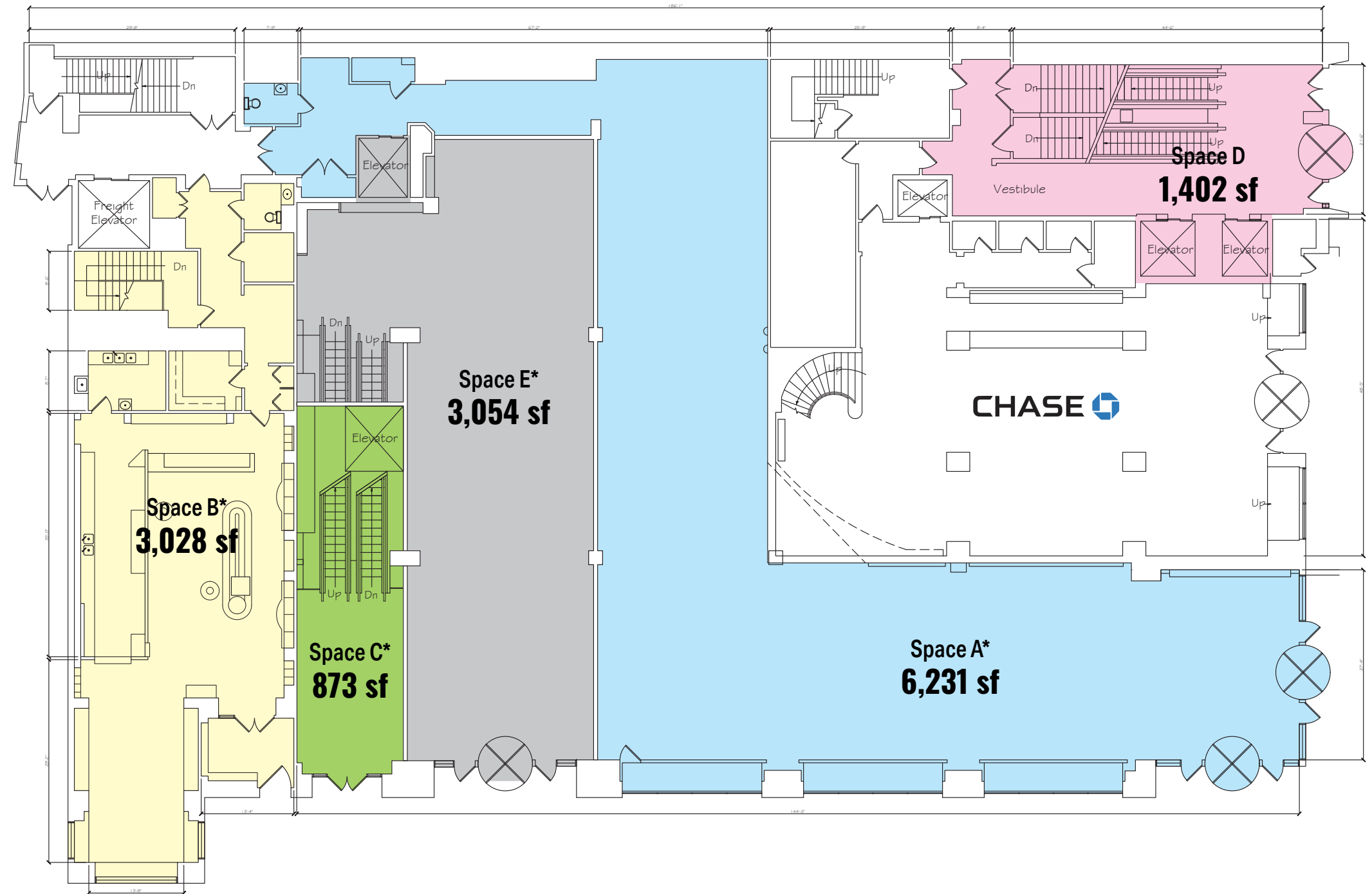
**1,402 sf**

(Escalator Entrance to Floors 4, 5, & 6)

Space E\*

**3,054 sf**

**\*Accessible to the  
Lower Level and/or 2nd Floor**

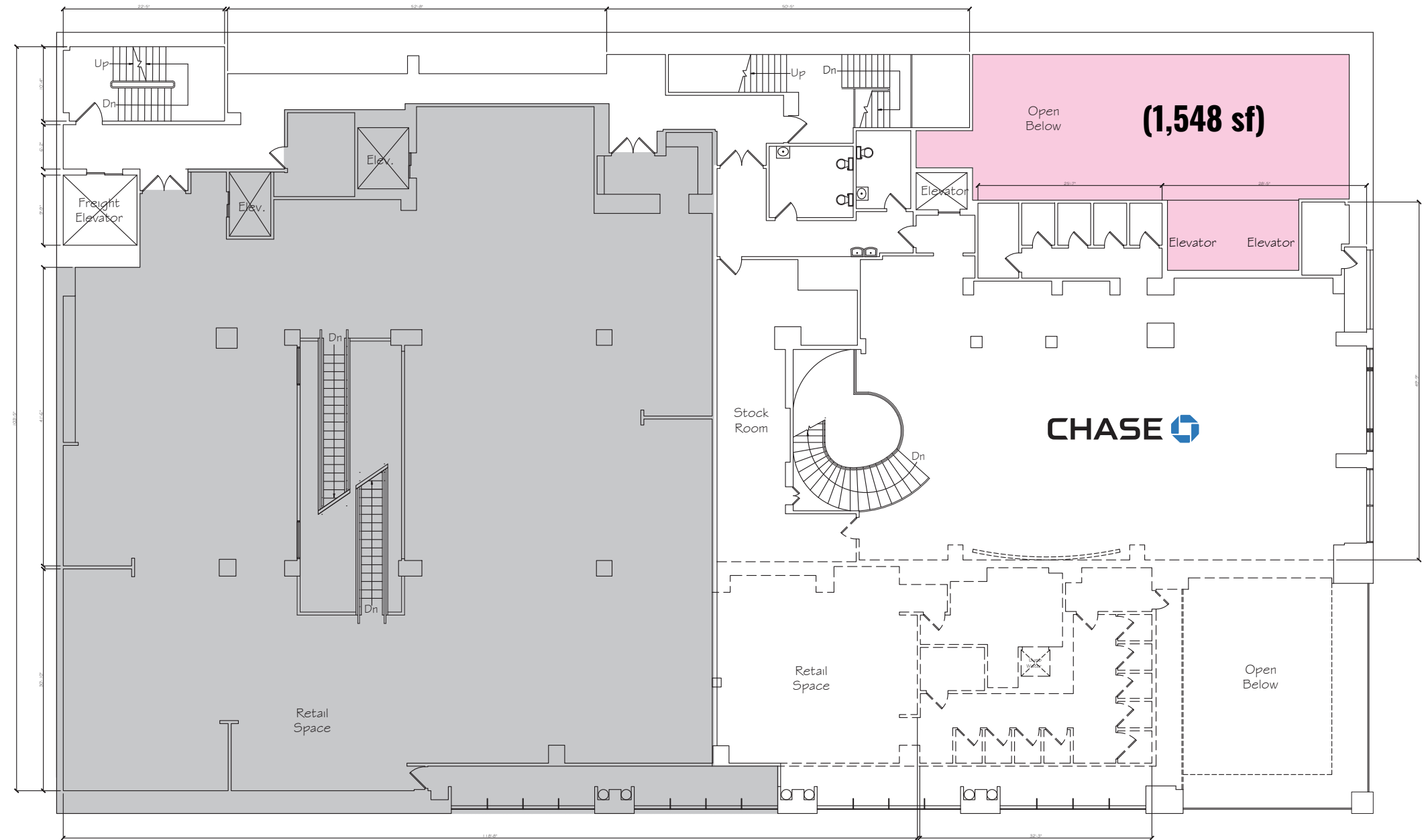






# Floor Plan

## Second Floor 8,528 sf

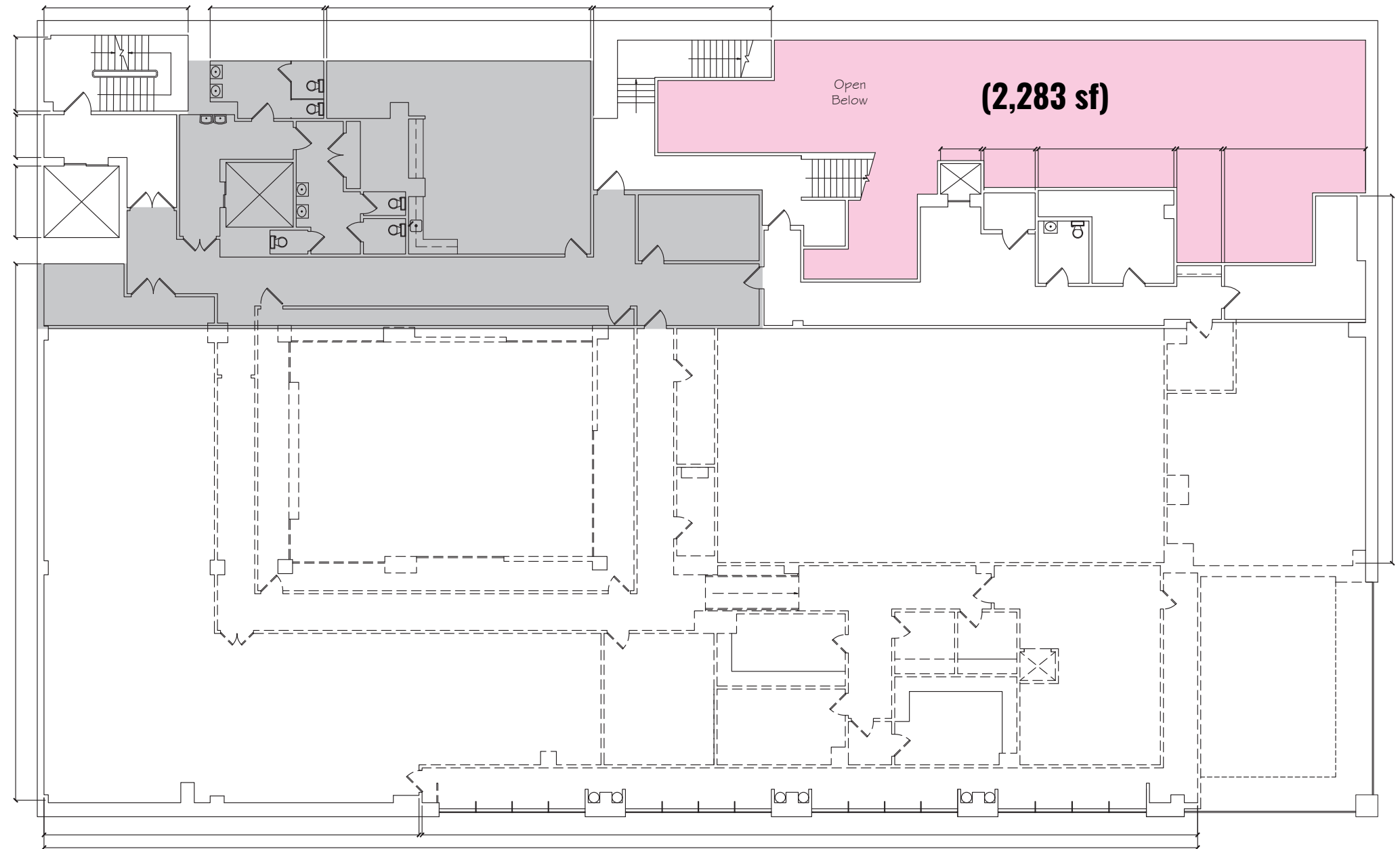




## Floor Plan

Third Floor

**2,720 sf**

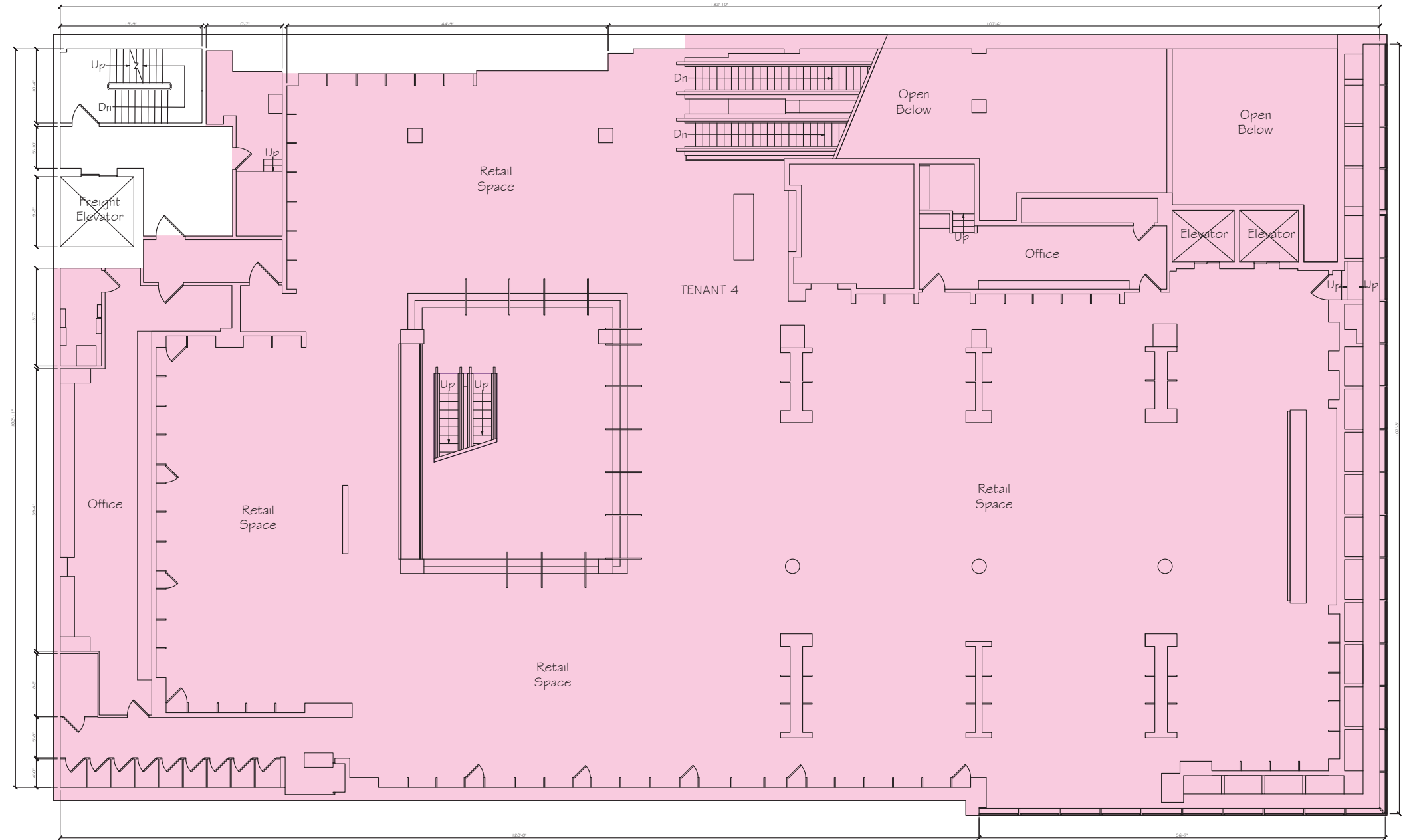




## Floor Plan

Fourth Floor  
approx.

**18,932 sf**

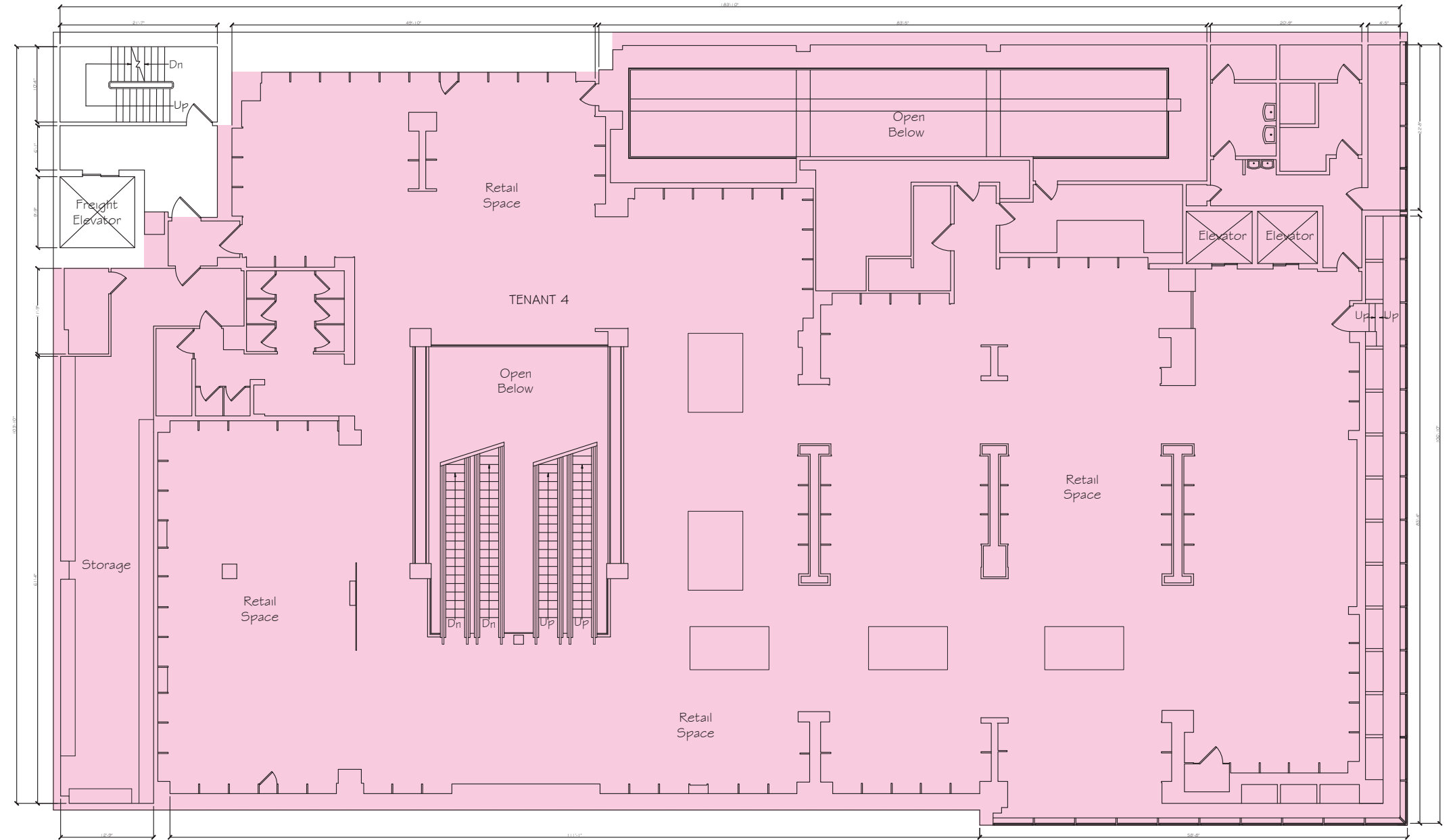




## Floor Plan

Fifth Floor  
approx.

# 18,982 sf

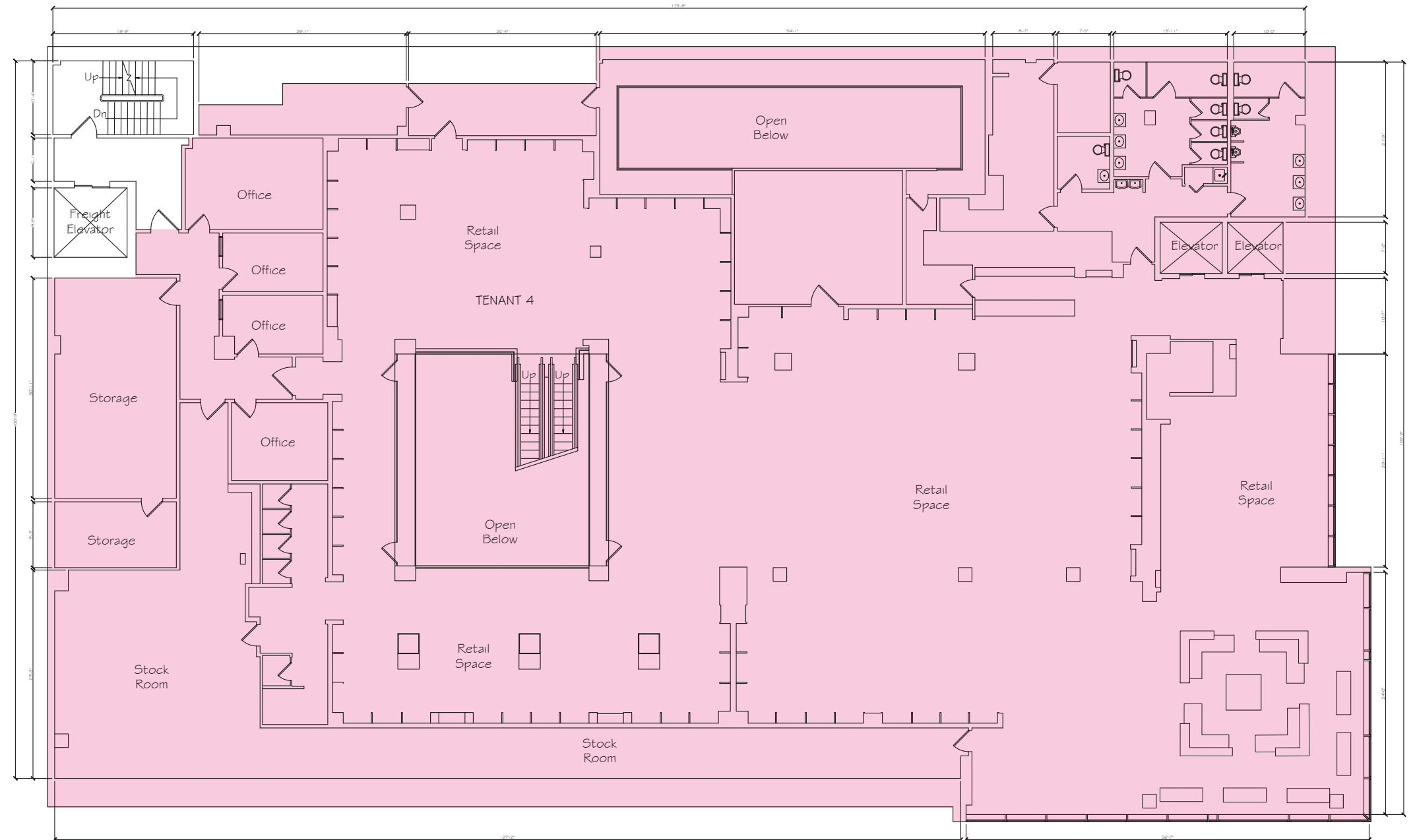




## Floor Plan

Sixth Floor  
approx.

**18,661 sf**





FOR MORE INFORMATION, PLEASE CONTACT

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