



701 NMA is an exclusive opportunity to be a part of history
on one of the world's most celebrated thoroughfares
ANCHORED BY A BRAND NEW ROLEX FLAGSHIP

701 NORTH MICHIGAN AVENUE | CANVAS



**Occupy a trophy retail position at the base
of the landmarked Warwick Allerton Hotel
anchored by a brand new Rolex flagship
on Chicago's Magnificent Mile**

Over 12,000 square feet remains available on two levels
fronting North Michigan Avenue, one of the most frequented
destination retail shopping districts in the world

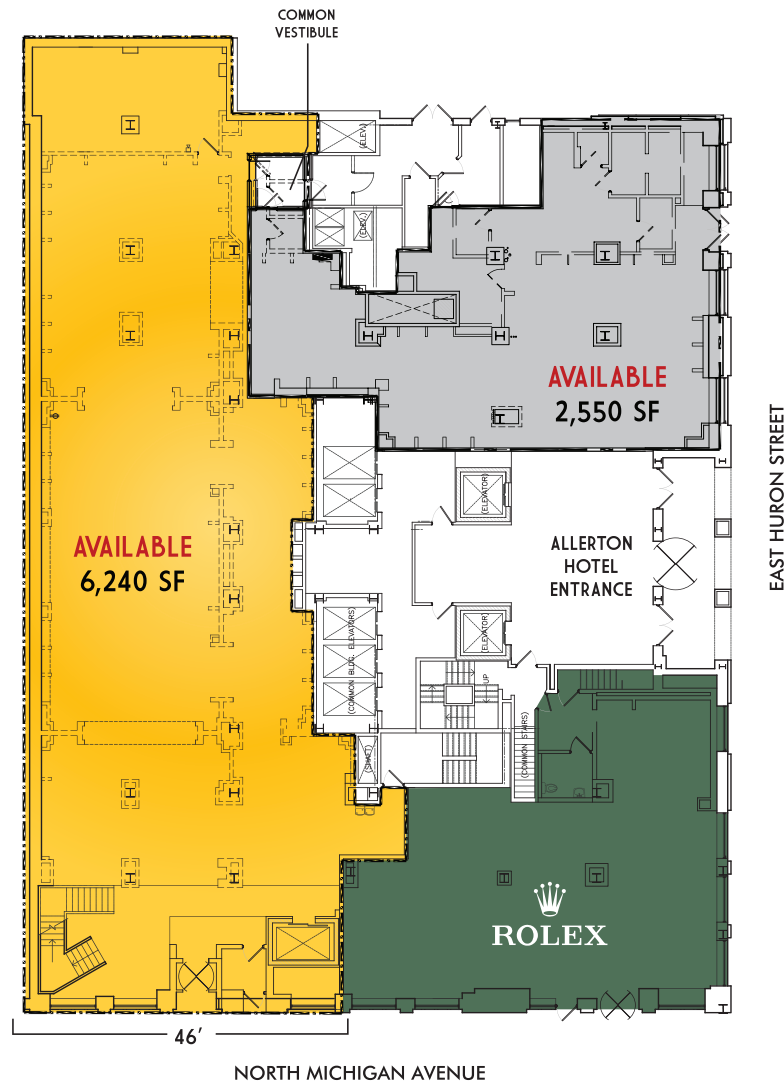
Approximately 6,000 square feet of basement and
sub-basement storage space also available

Well-positioned amongst prestigious global brands
including Neiman Marcus, Saks Fifth Avenue,
Ferragamo, Ermenegildo Zegna, Burberry, ALO Yoga,
Aritzia, Polo Ralph Lauren, and Tiffany & Co.

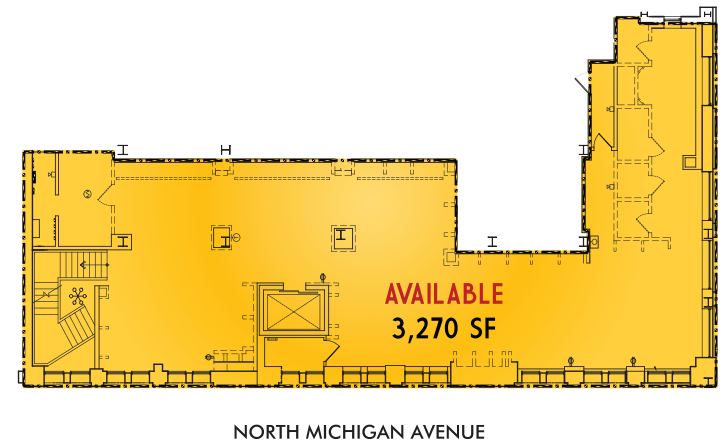
Built in 1924 and designated a Chicago Landmark in 1998

Flexible delivery and Multiple demising scenarios are available.

GROUND FLOOR



MEZZANINE



OPTION 1

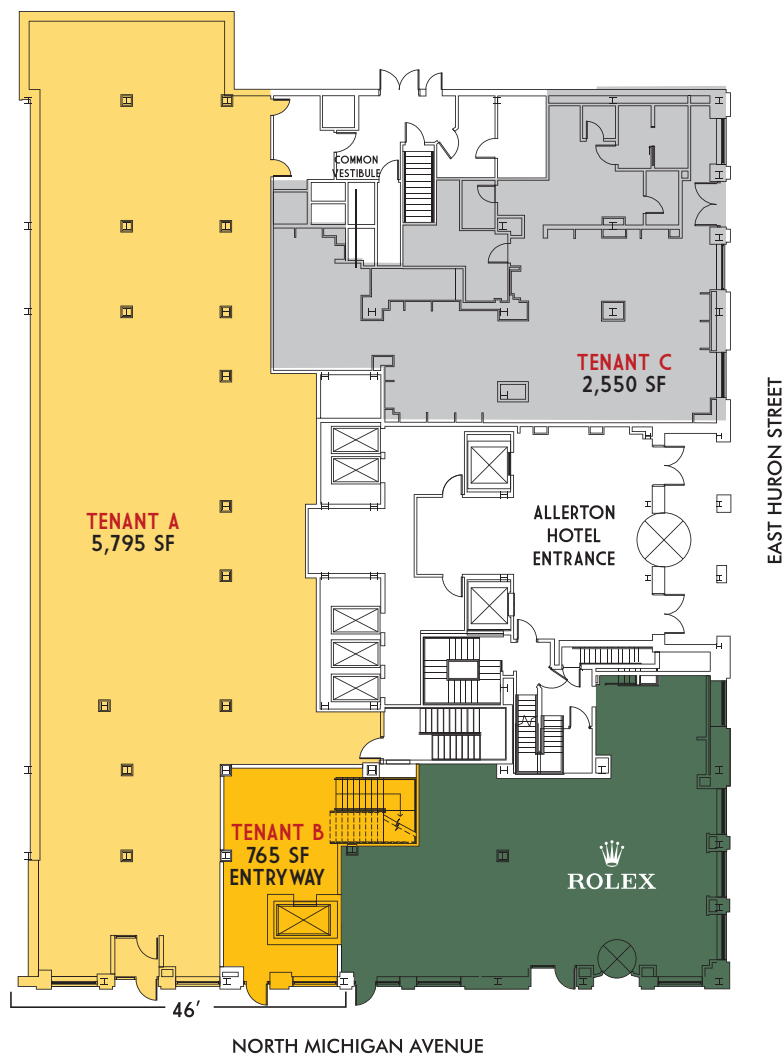
BI-LEVEL 9,510 SQUARE FOOT OPPORTUNITY FRONTING MICHIGAN AVENUE
(6,240 SF - STREET LEVEL; 3,270 SF - MEZZANINE LEVEL)

2,550 SF - E. HURON STREET

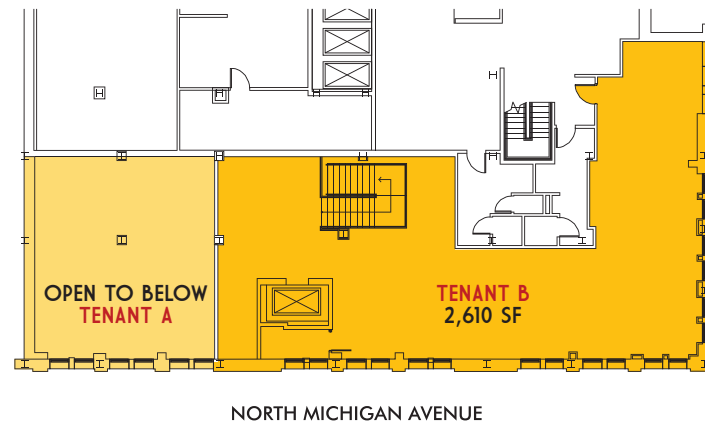


701
NMA

GROUND FLOOR



MEZZANINE



OPTION 2

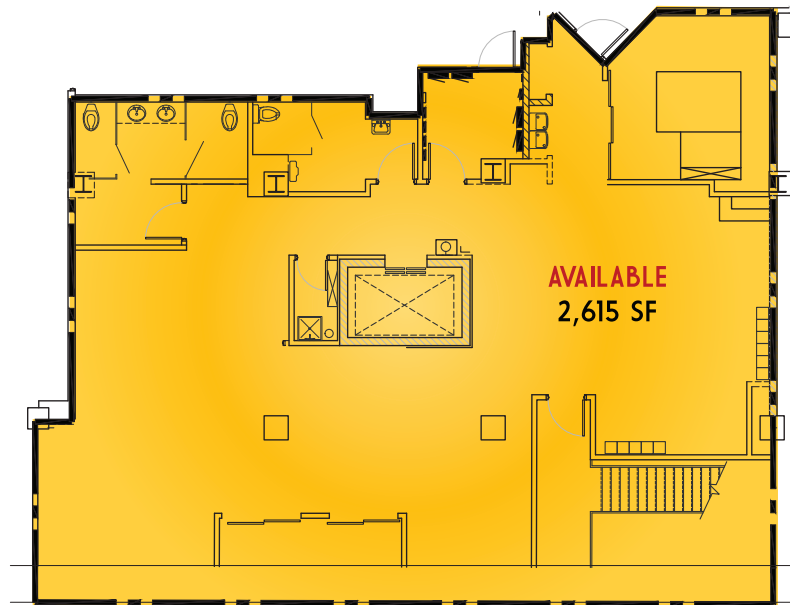
TWO-TENANT DEMISED SCENARIO FRONTING MICHIGAN AVENUE • TENANT A: 5,795 SF - STREET LEVEL
TENANT B: 3,375 SF (765 SF EXCLUSIVE STREET LEVEL ENTRYWAY; 2,610 SF OF MEZZANINE SPACE)

*OPTION 2 PROPOSES REMOVING APPROXIMATELY 660 SF OF EXISTING MEZZANINE SPACE TO
CREATE A MORE DRAMATIC TWO-STORY ENTRYWAY FOR PROPOSED TENANT A*

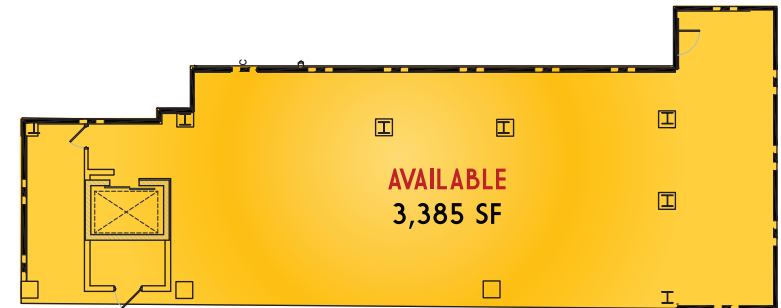
TENANT C: 2,550 SF - STREET LEVEL FRONTING E. HURON STREET



BASEMENT

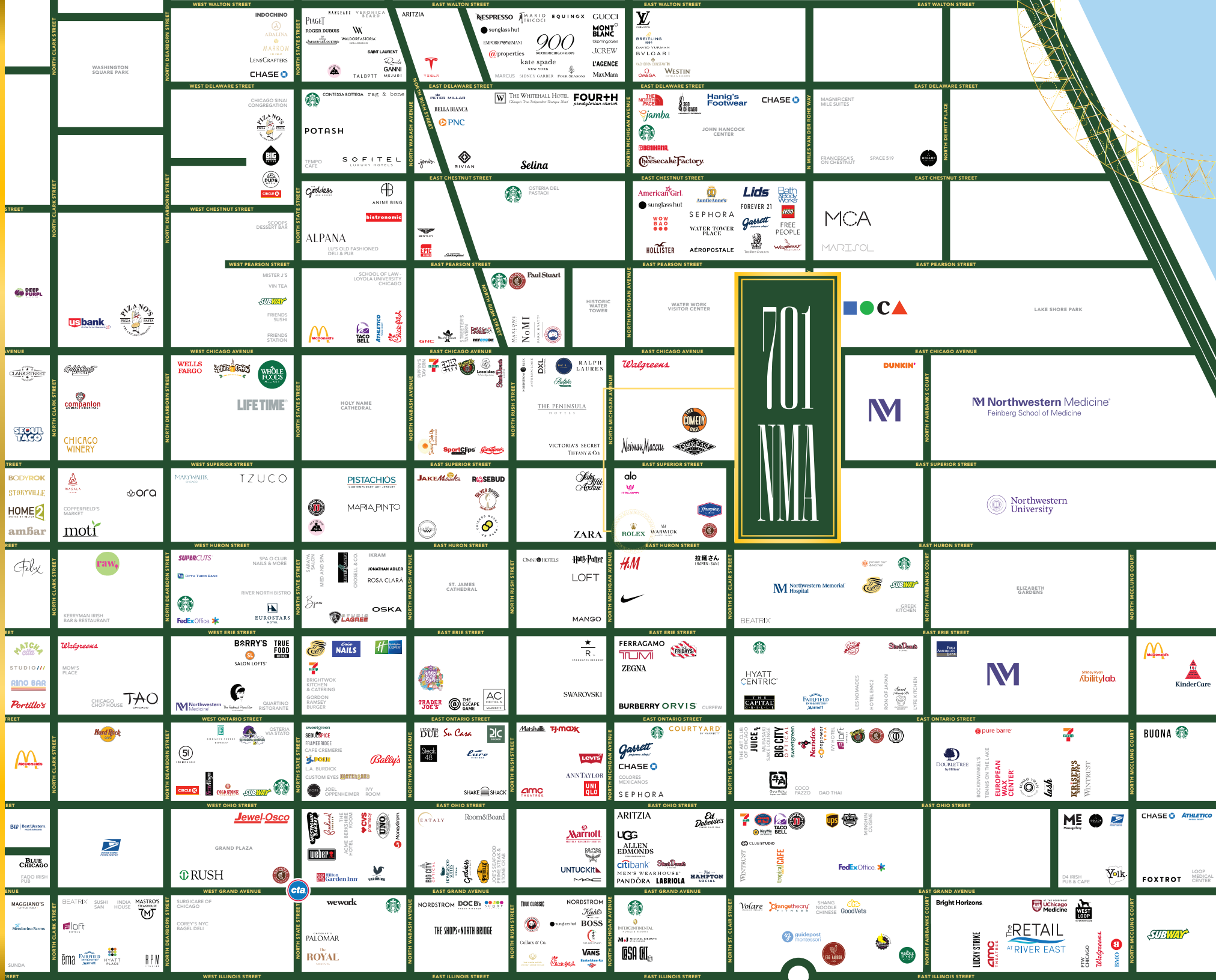


SUB BASEMENT



6,000 SQUARE FEET OF BASEMENT & SUB-BASEMENT STORAGE

701
NMA



THE MAGNIFICENT MILE SUB-MARKET



Home to more than 3.2 million square feet of retail space and more than 17.7 million square feet of office space



In excess of \$2.3B in annual retail and F&B sales



Over 40,000 pedestrians per day on weekdays and over 55,000 on weekends



Daytime population in excess of 302,819 within one mile



Over 49 million visitors annually to Chicago, with over 30 million annual visitors to the Magnificent Mile



Total of 64 hotels with 21,563 hotel rooms in the North Michigan Avenue district, accounting for 75% of all downtown hotel rooms

W1



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