

840 NORTH MICHIGAN AVENUE • 840 NORTH MICHIGAN AVENUE

840 NMA

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CANVAS
X
ACADIA
REALTY TRUST



FOOTFALL X FLAGSHIP X FUTURE

B40 nna



*Conceptual Rendering

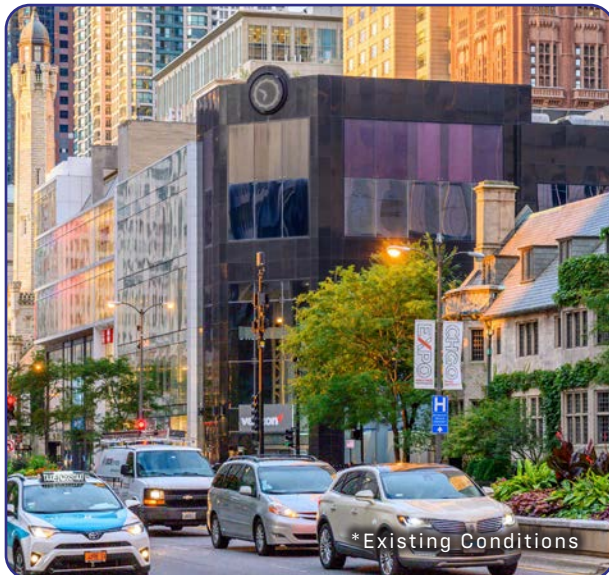
**UNPARALLELED LOCATION
REMARKABLE VISIBILITY
TOTAL FLEXIBILITY**

THE OPPORTUNITY

By the Numbers

840 North Michigan Avenue presents 97,000 square feet of across five levels, situated at the prominent corner of North Michigan Avenue and East Chestnut Street.

Surrounded by Chicago's most prestigious hotels, retail destinations, and residences, this unparalleled location allows you to define your brand along the iconic Magnificent Mile, just steps away from Chicago's most luxurious shopping corridor - The Gold Coast.



6.4B

2024 RETAIL SALES

20M

VISITORS PER YEAR

185K

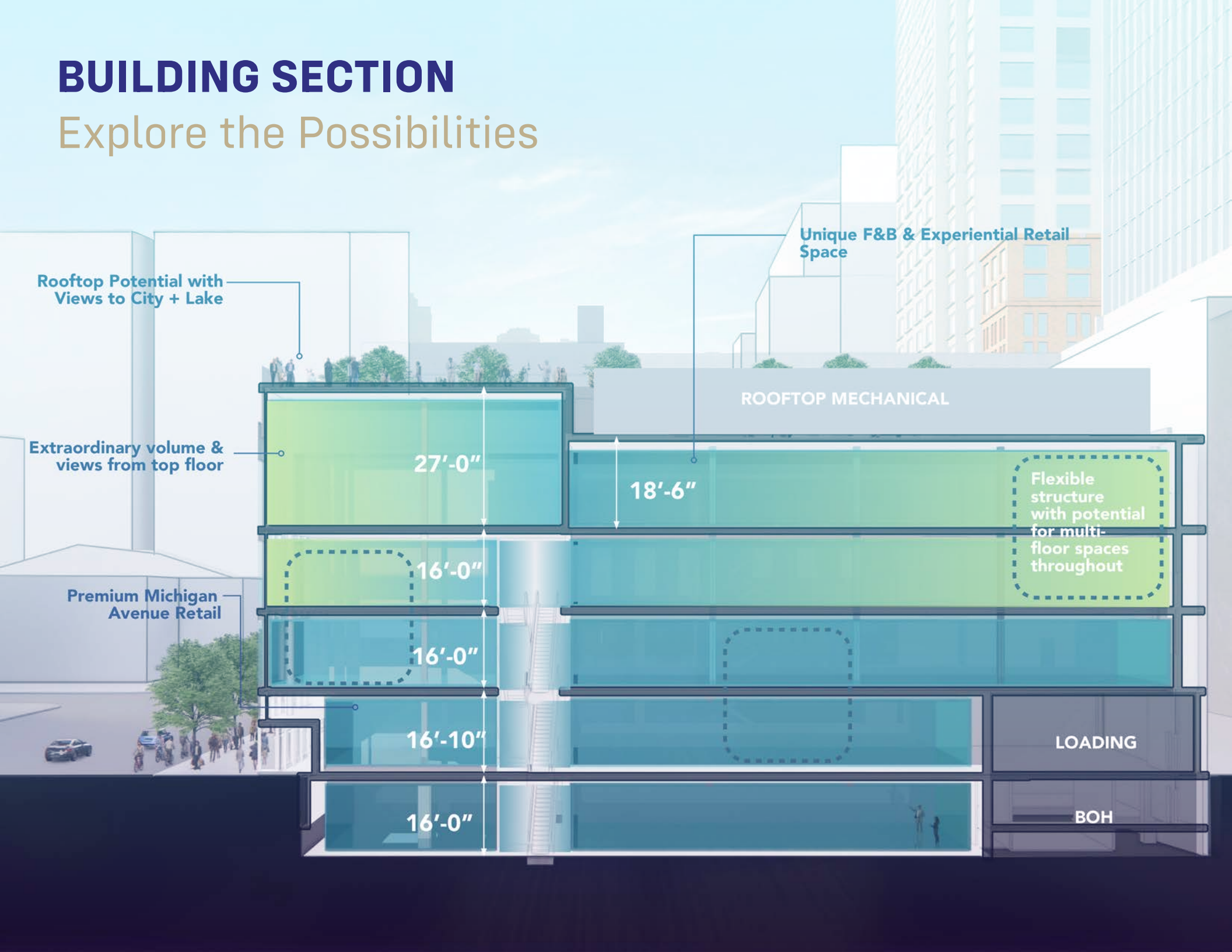
AVERAGE HOUSEHOLD INCOME

285K

AVERAGE DAYTIME POPULATION

BUILDING SECTION

Explore the Possibilities



TOTAL FLEXIBILITY

Adaptable Infrastructure

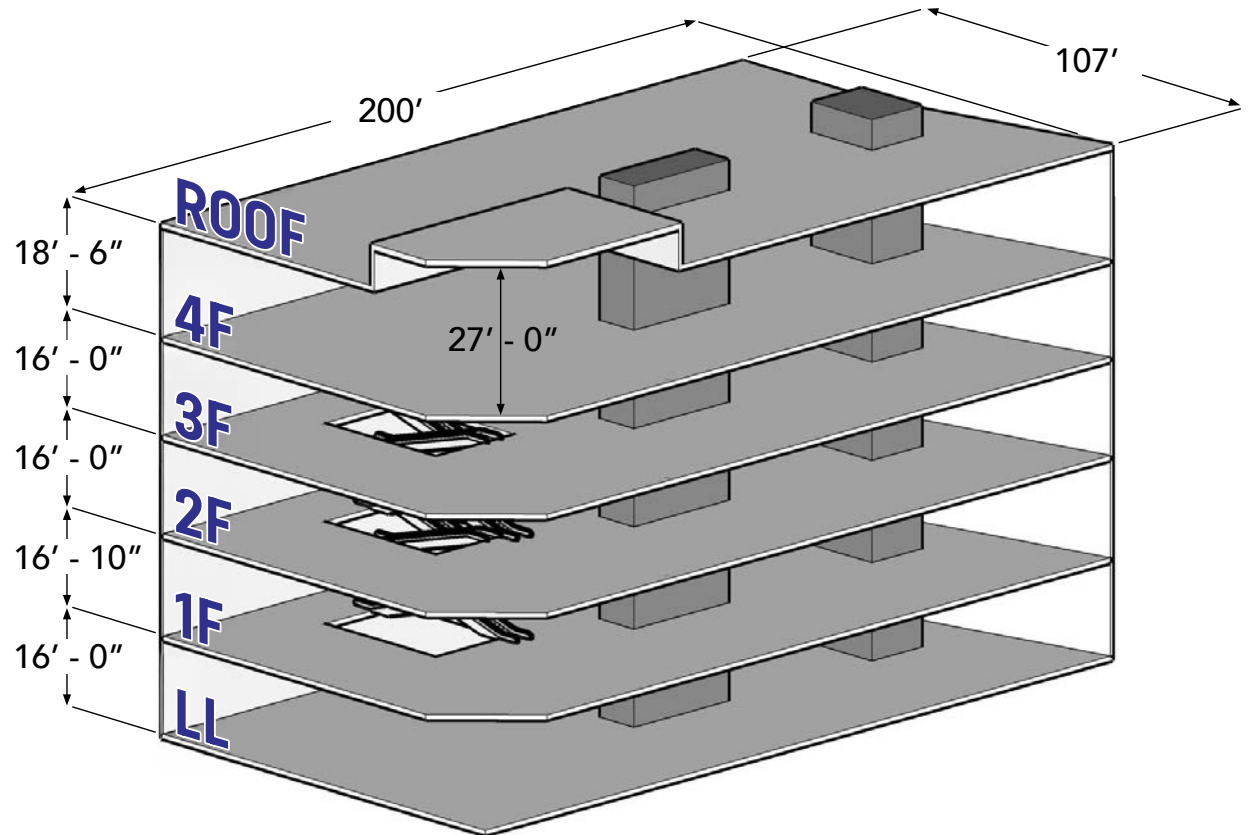
BUILDING ATTRIBUTES

ARCHITECTURAL HIGHLIGHTS

- Full Building Opportunity
- Prominent Corner Provides High Visibility
- Views of City and Lake
- Continuous Branding Opportunities
- True 'Retail Ceiling Height' in the Lower Level
- Structural Capacity for Rooftop Experience

INFRASTRUCTURE HIGHLIGHTS

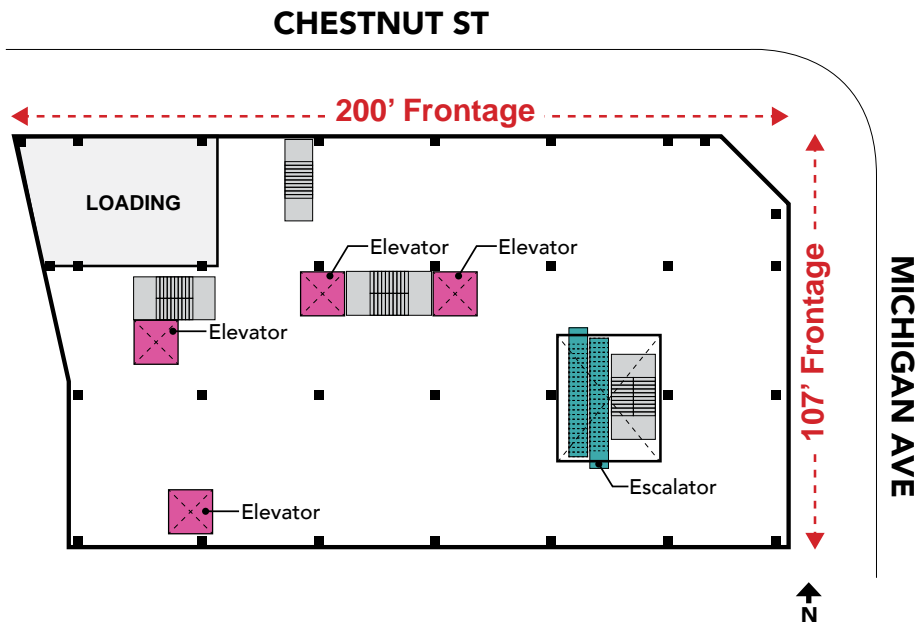
- Flexible 20,000 SF Floor Plates
- Existing Escalators
- Flexible Envelope
- High Capacity (8000A) Electrical Service
- 8" Water Service
- MEP/ FP Systems Just 8 Years Old



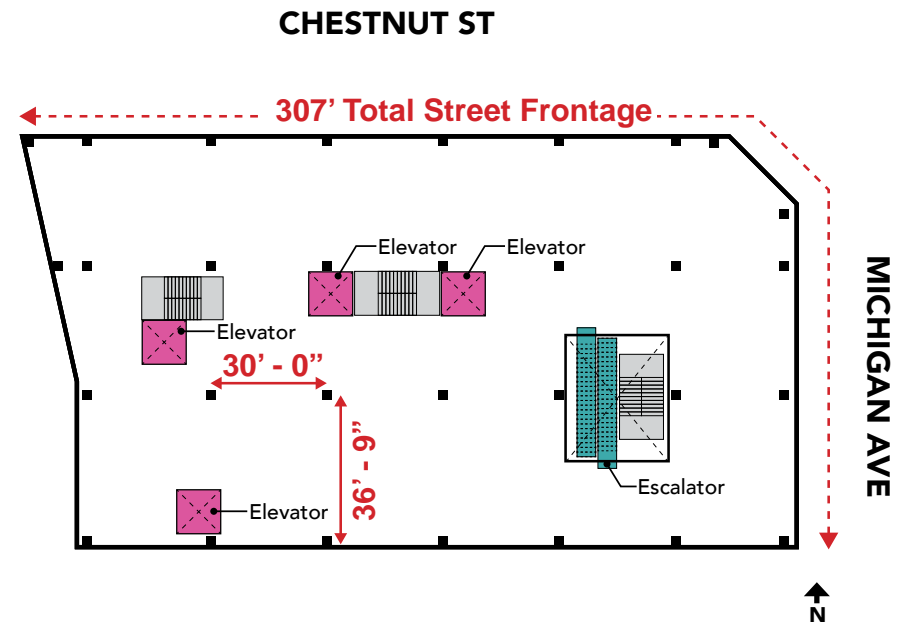
BASE BUILDING PLAN DIAGRAMS

Existing Vertical Transportation & Basic Building Blocks

Each Floor Contains Approximately 20,000 sf, including the Lower Level.



First Level
Plan

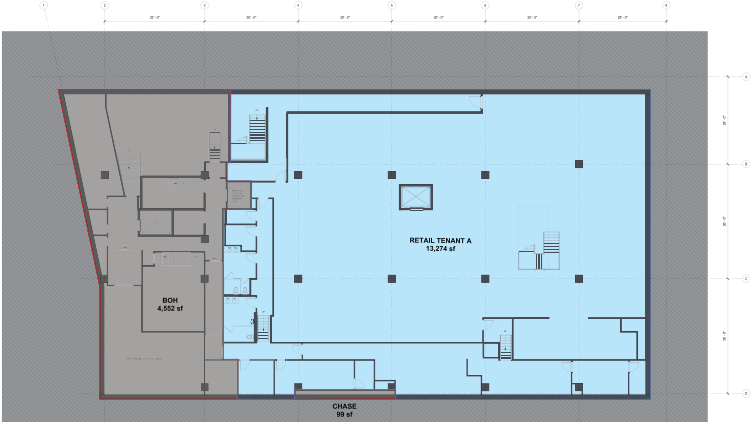


Typical Level
Plan



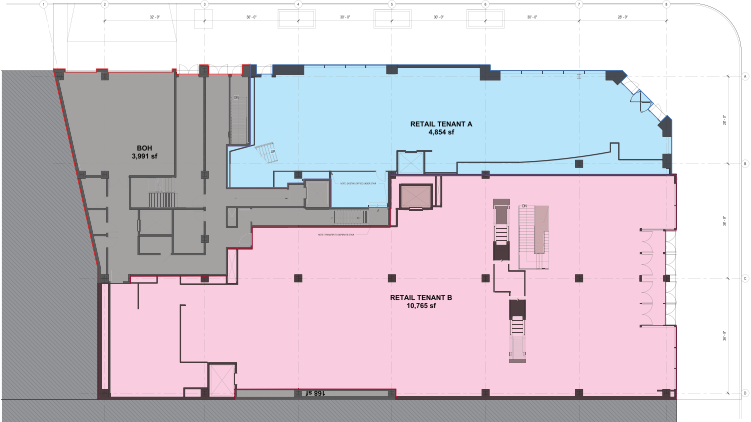
EXISTING PLAN

LOWER LEVEL



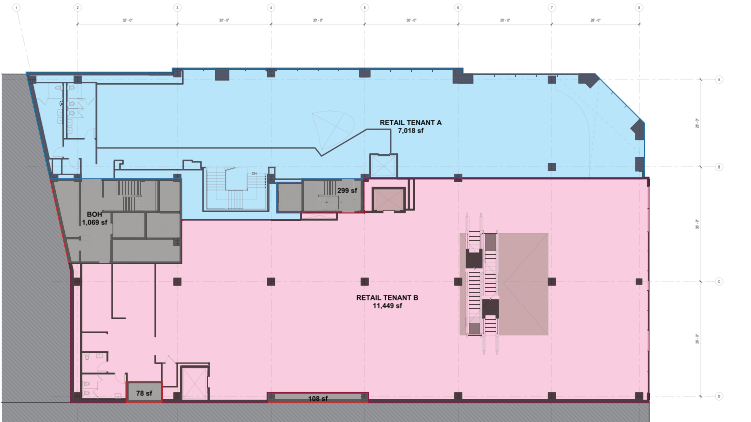
East Chestnut Street

LEVEL ONE

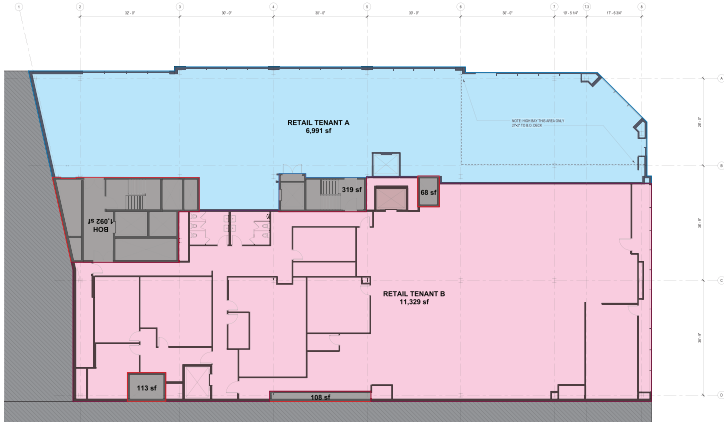


North Michigan Avenue

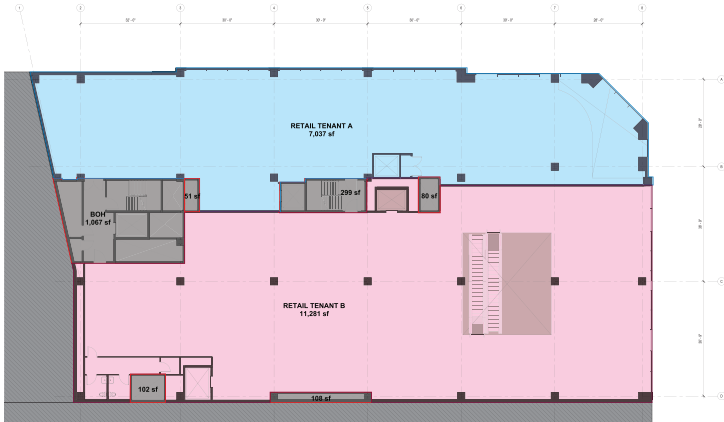
LEVEL TWO



LEVEL THREE



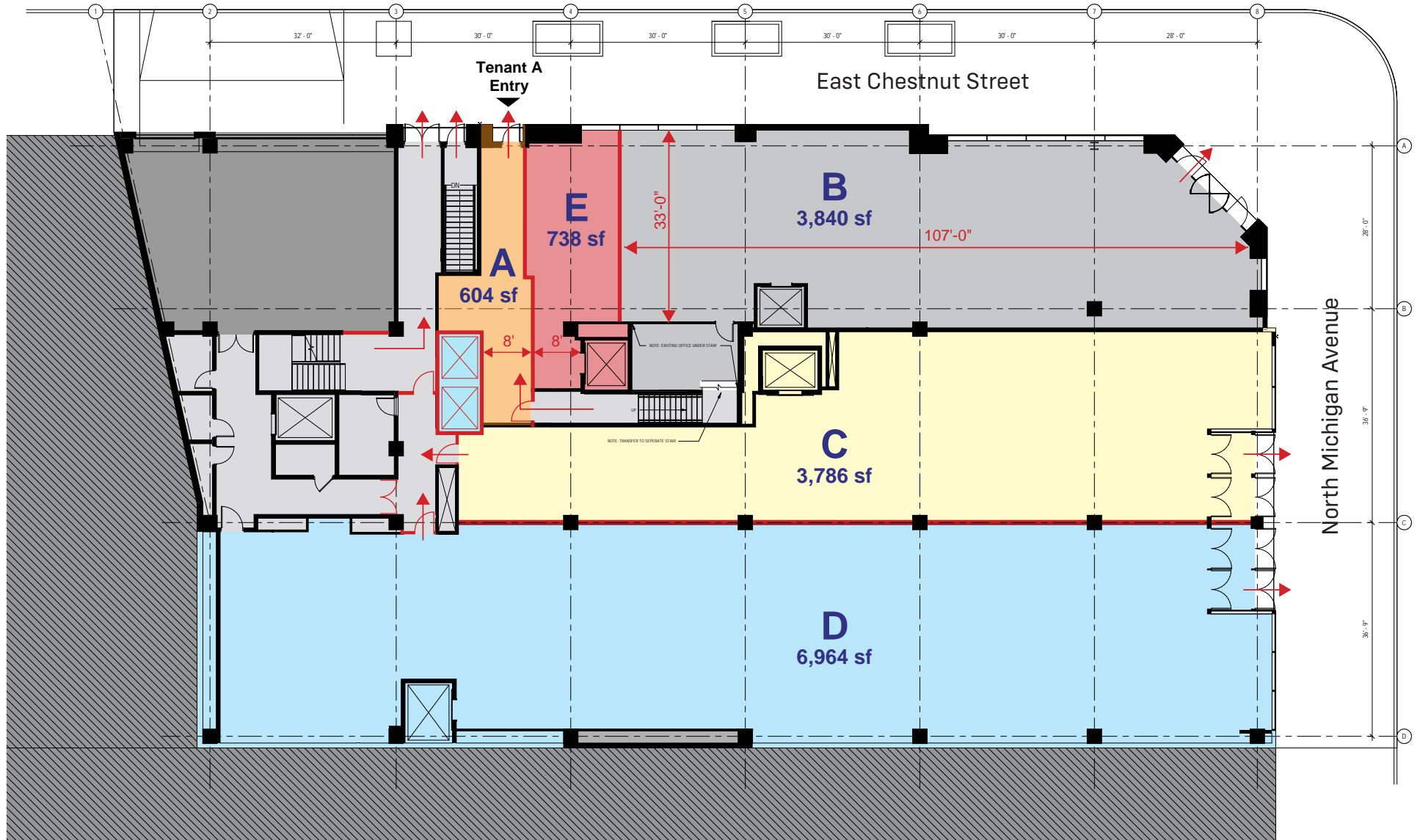
LEVEL FOUR



EXISTING PLAN

FIRST FLOOR

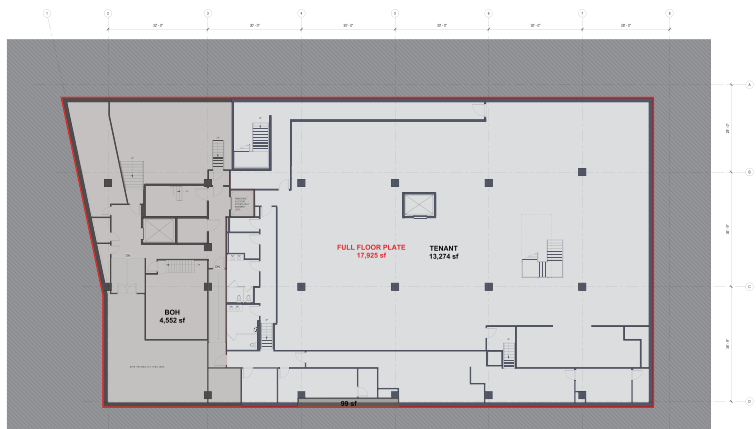
Potential Demising Plan



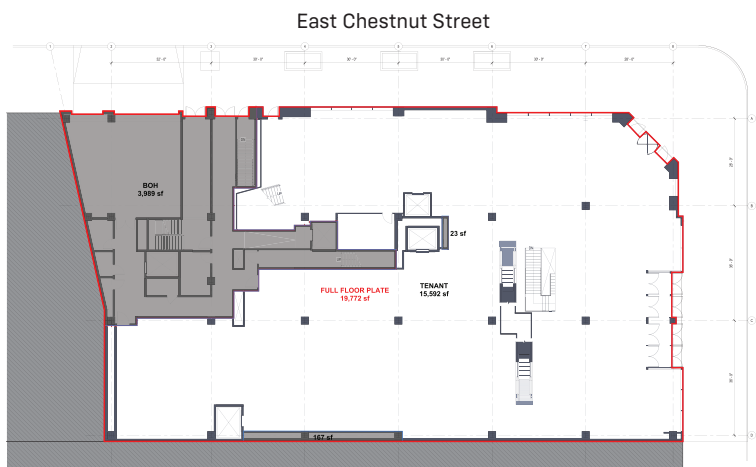
FIRST FLOOR

LOD OVERALL PLAN

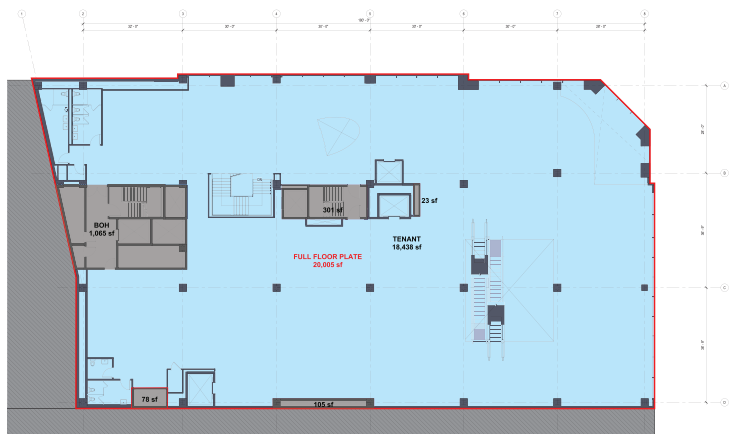
LOWER LEVEL



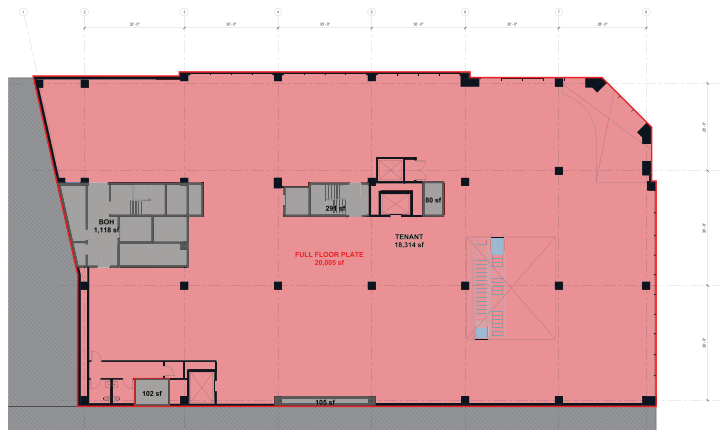
LEVEL ONE



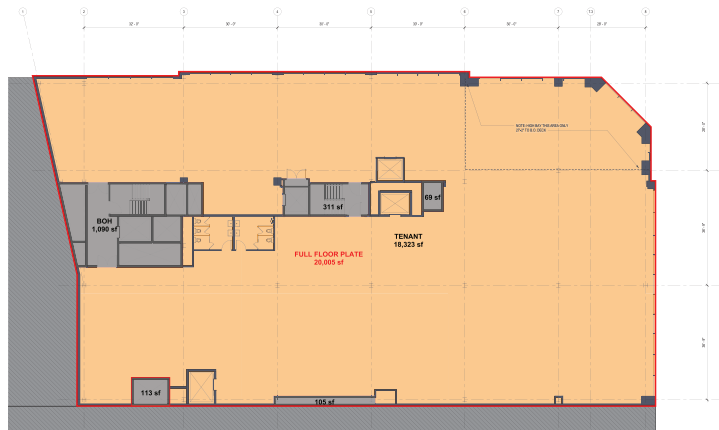
LEVEL TWO



LEVEL THREE



LEVEL FOUR



North Michigan Avenue

East Chestnut Street

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