

840 NORTH MICHIGAN AVENUE • 840 NORTH MICHIGAN AVENUE

840 NMA

840 NORTH MICHIGAN AVENUE

CANVAS
X
ACADIA
REALTY TRUST

FOOTFALL X FLAGSHIP X FUTURE

B40
nna



*Conceptual Rendering

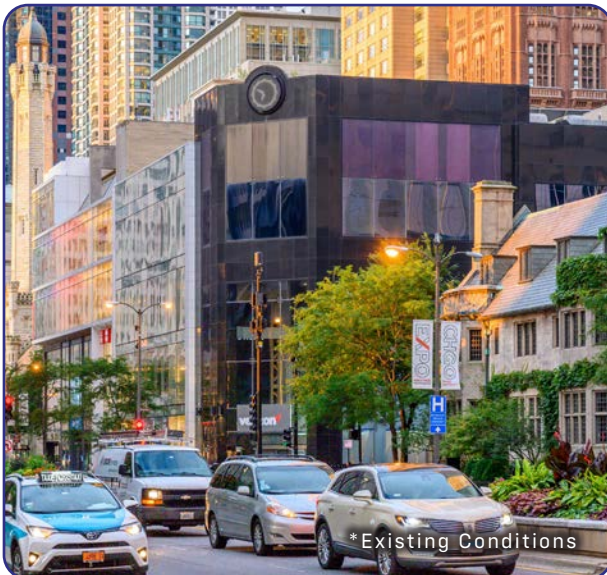
UNPARALLELED LOCATION
REMARKABLE VISIBILITY
TOTAL FLEXIBILITY

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

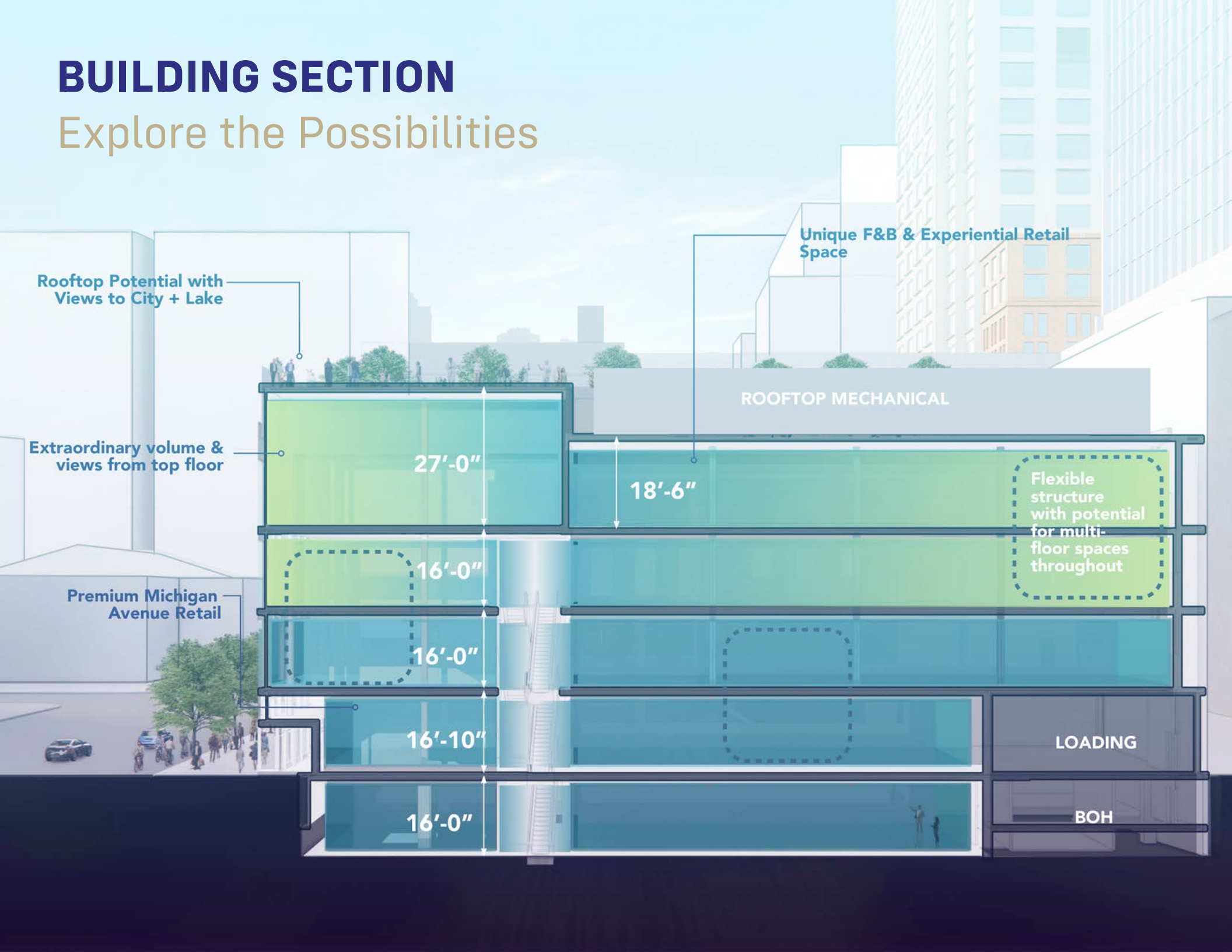
AVERAGE HOUSEHOLD INCOME

285K

AVERAGE DAYTIME POPULATION

BUILDING SECTION

Explore the Possibilities



Adaptable Infrastructure

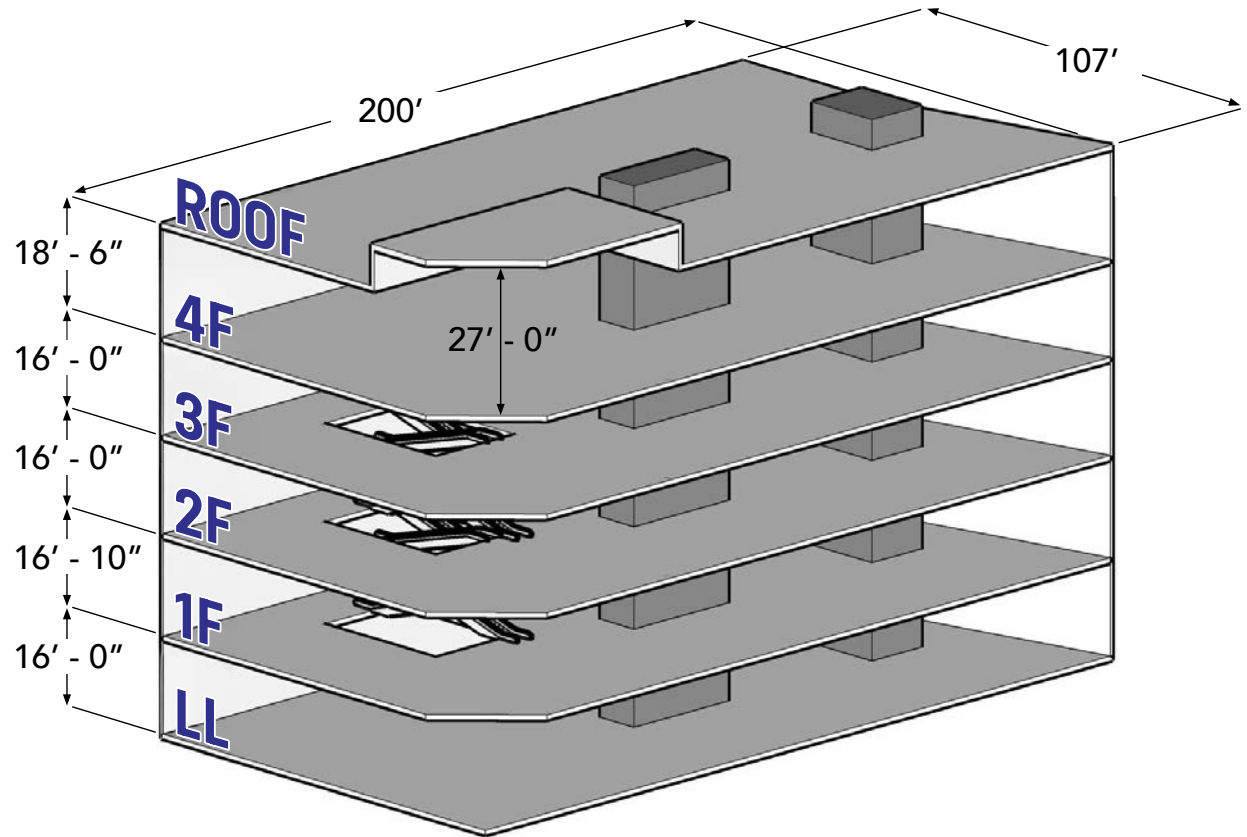
BUILDING ATTRIBUTES

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

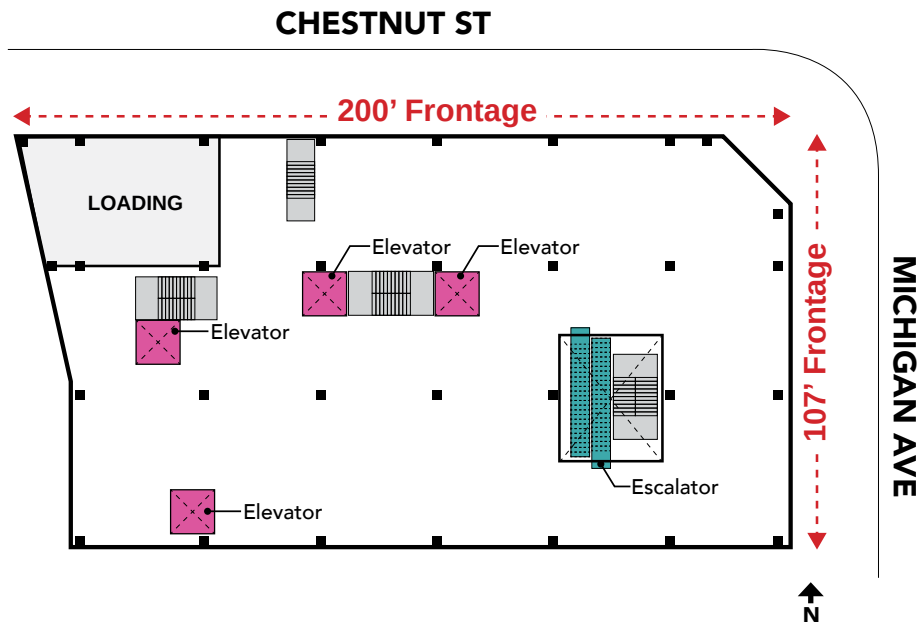


840mm

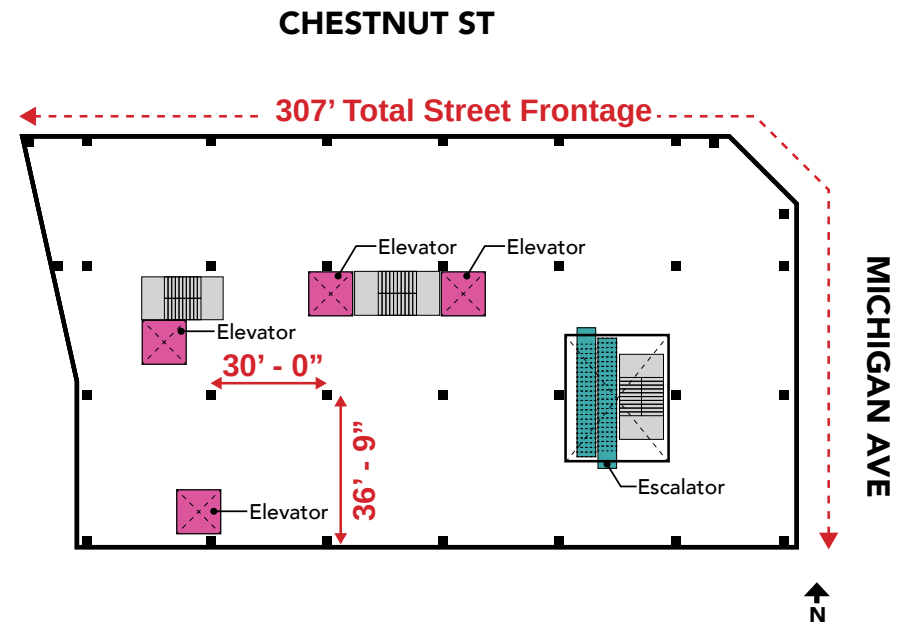
BASE BUILDING PLAN DIAGRAMS

Existing Vertical Transportation & Basic Building Blocks

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



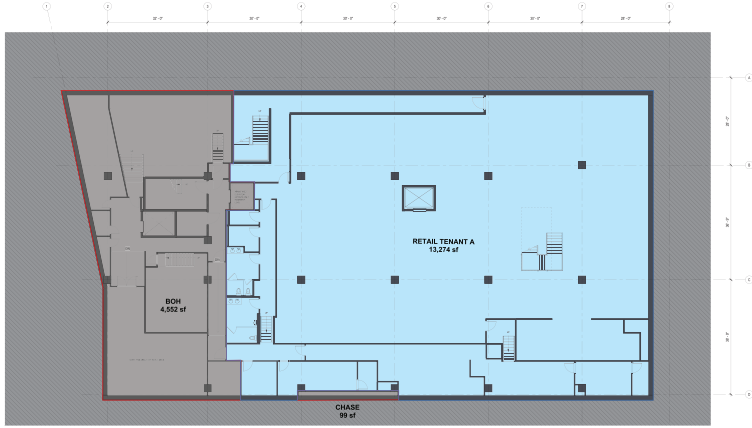
First Level
Plan



Typical Level
Plan



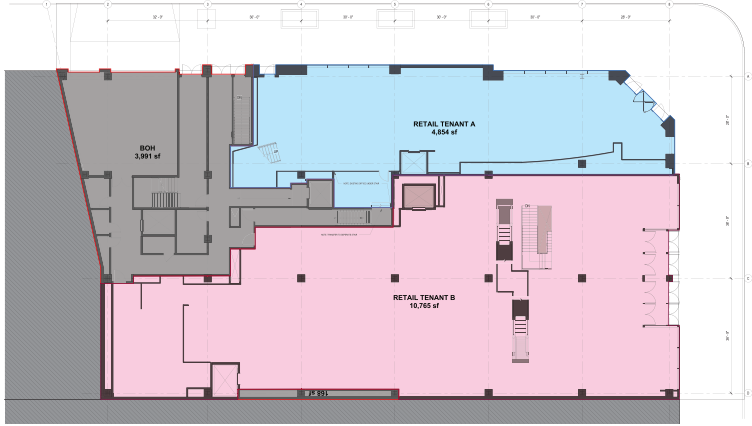
LOWER LEVEL



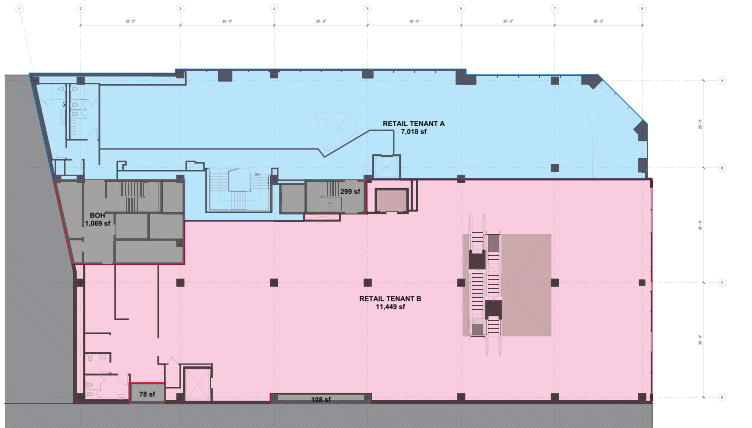
East Chestnut Street

North Michigan Avenue

LEVEL ONE

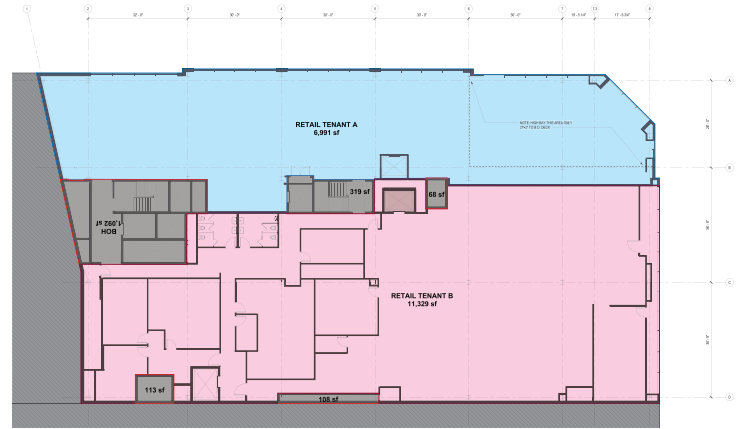


LEVEL TWO

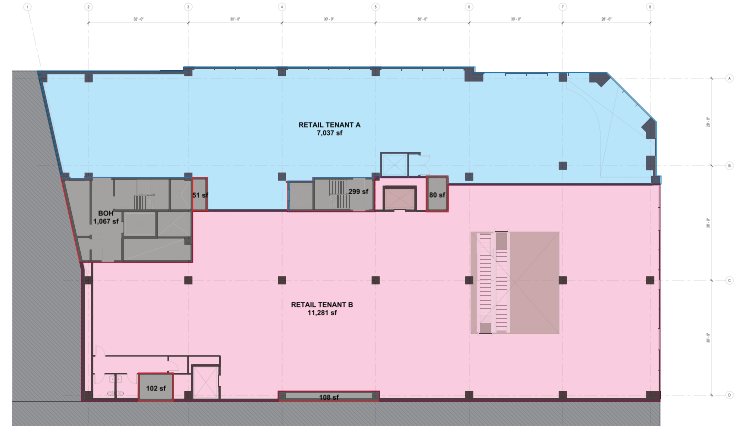


EXISTING PLAN

LEVEL THREE

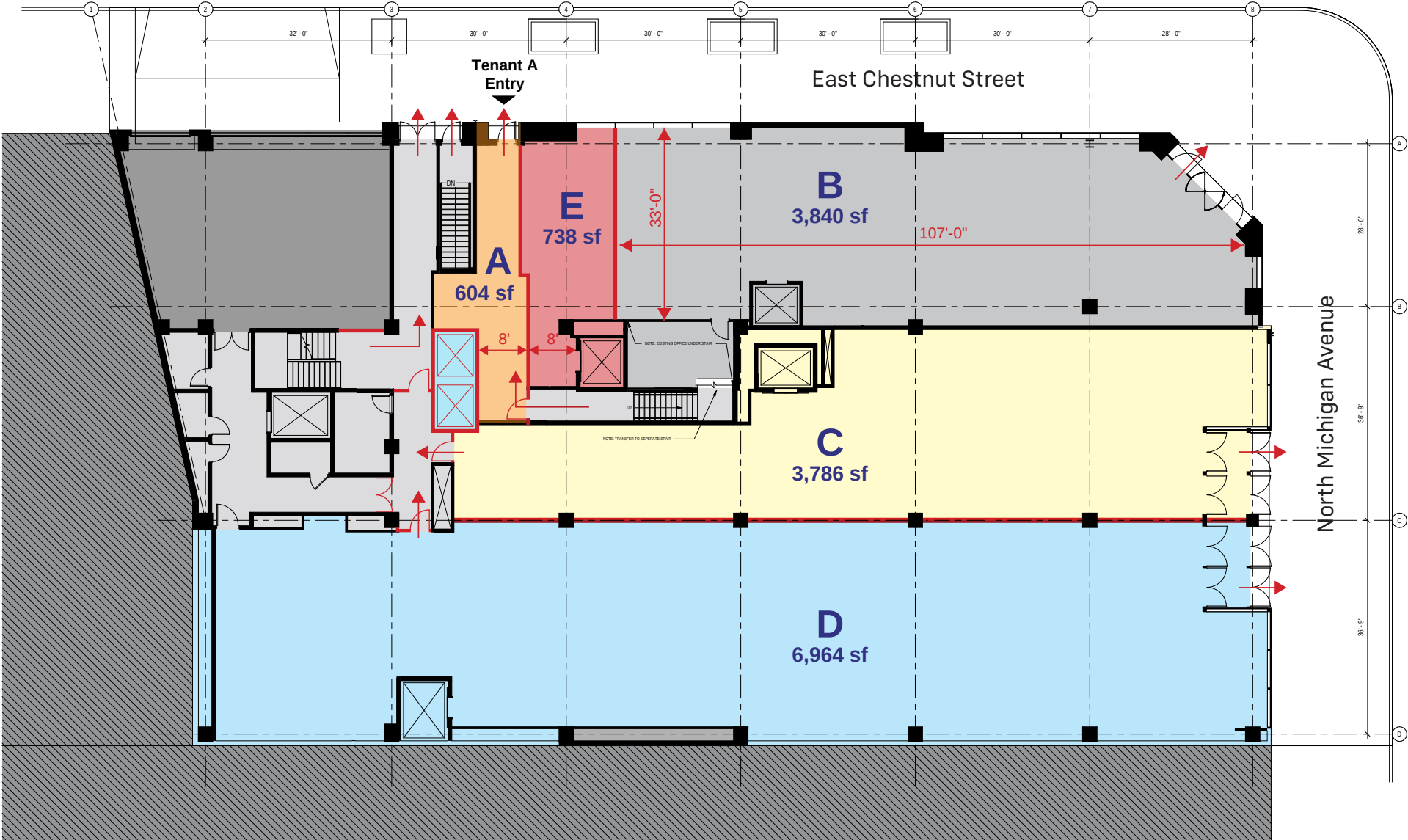


LEVEL FOUR



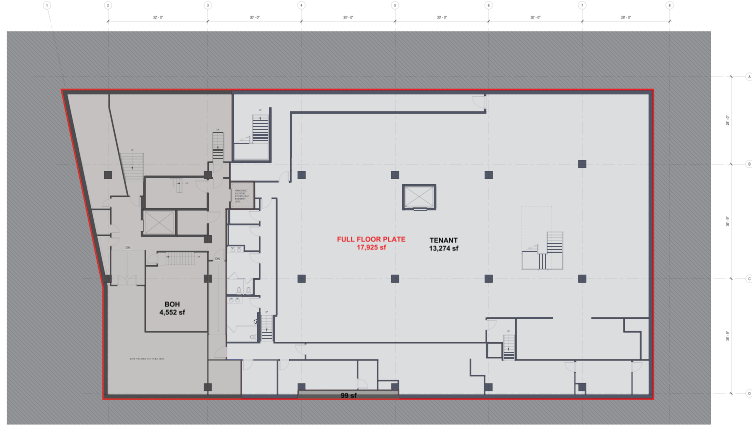
FIRST FLOOR

Potential Demising Plan

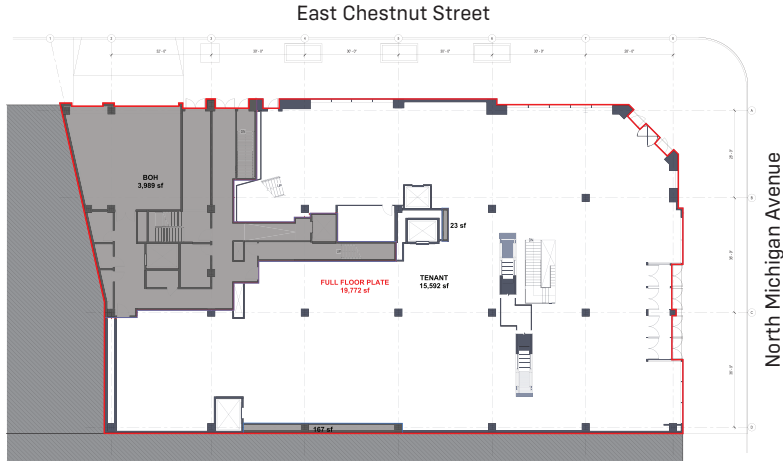


FIRST FLOOR

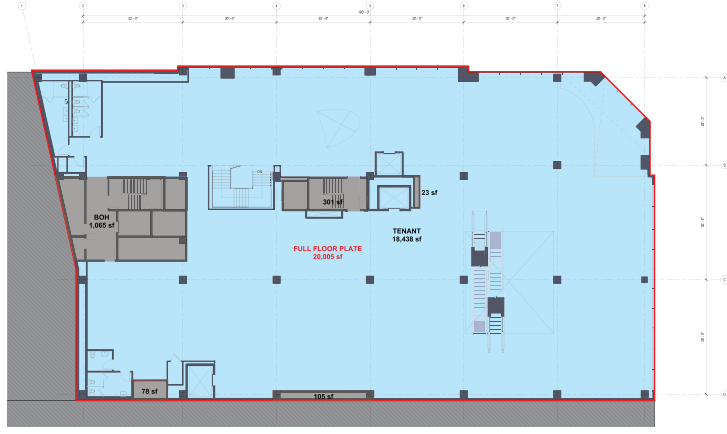
LOWER LEVEL



LEVEL ONE

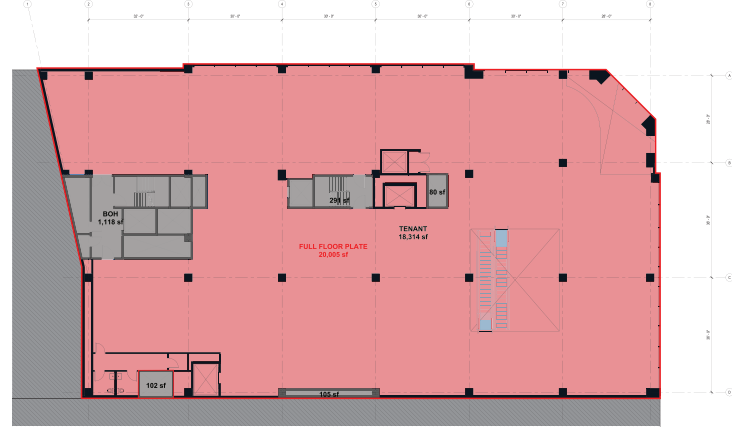


LEVEL TWO

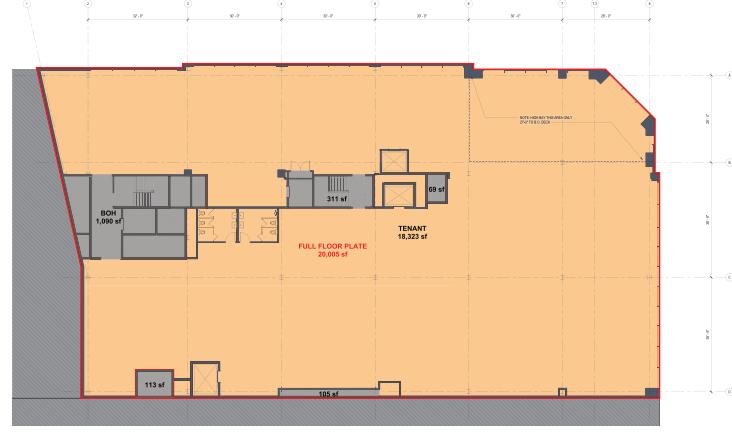


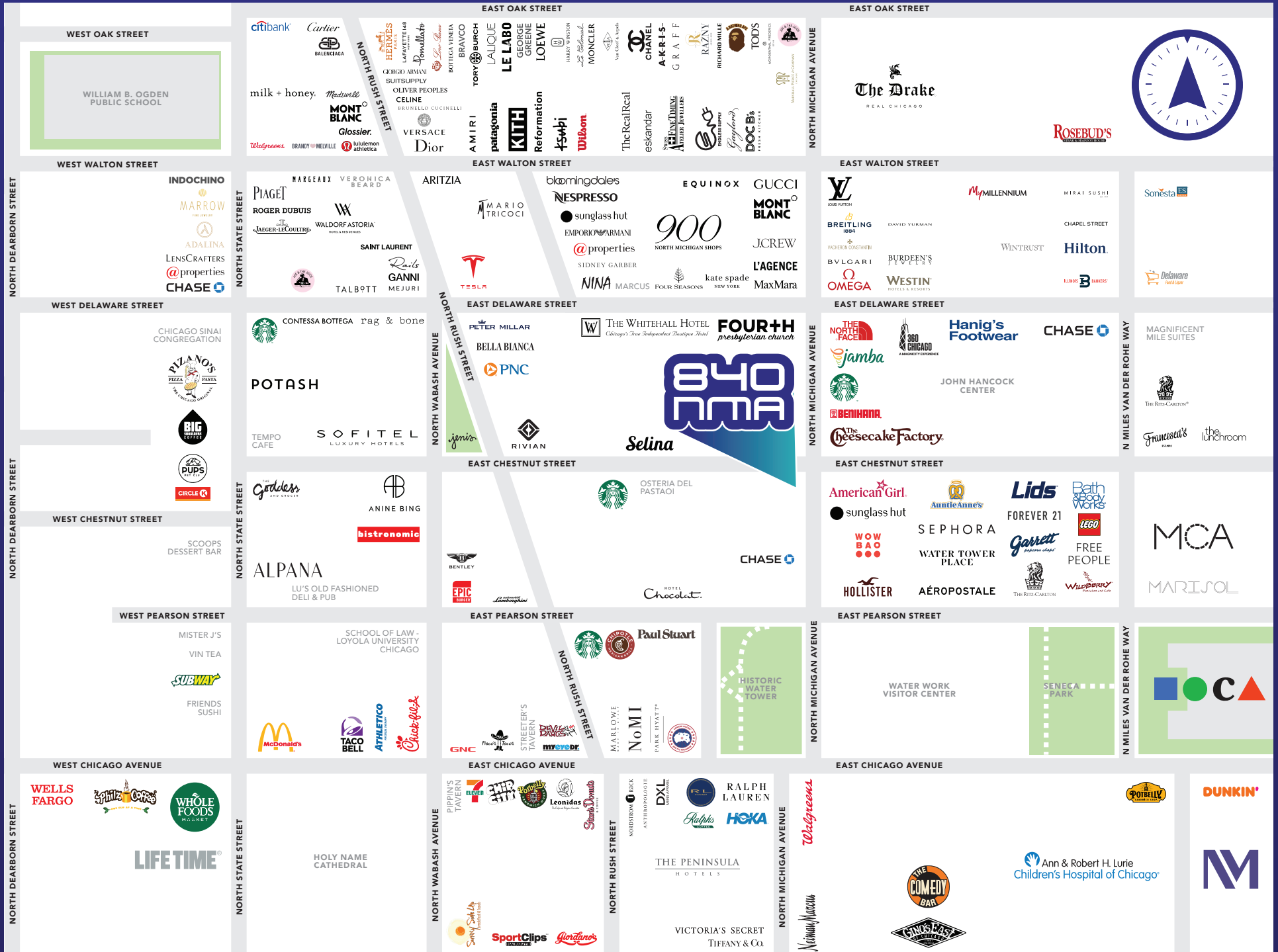
LOD OVERALL PLAN

LEVEL THREE



LEVEL FOUR





NEIGHBORHOOD MAP

840 NORTH MICHIGAN AVENUE • 840 NORTH MICHIGAN AVENUE

840 NMA

840 NORTH MICHIGAN AVENUE

For further inquiries, contact:

ANTHONY CAMPAGNI

ac@canvasrealestate.com

847.651.8669

ELAN RASANSKY

elan@canvasrealestate.com

414.380.1555

CANVAS

X

ACADIA
REALTY TRUST