



435 E. ILLINOIS STREET

CANVAS

STREETERVILLE, CHICAGO



HIGHLIGHTS

Premium frontage along Illinois Street, steps from the Ogden Slip and the lakefront.

Located within The Lofts at River East, a 285-unit luxury apartment building.

Flexible retail space previously occupied by Pinstripes - ideal for dining, entertainment, or lifestyle concepts.

Surrounded by a strong co-tenant mix and amenity base within immediate blocks, driving steady day and evening traffic.



DEMOGRAPHICS

74.3K+

TOTAL POPULATION
within 1 Mile

315K+

TOTAL DAYTIME POPULATION
within 1 Mile

\$196K+

AVERAGE HOUSEHOLD INCOME
within 1 Mile

\$2.4B+

RETAIL & RESTAURANT CONSUMER SPENDING
within 1 Mile

RESTAURANTS

BUONA

CARSON'S
PRIME STEAKS • FAMOUS BARBECUE



kanela
— breakfast club —

Molly's Cupcakes

PINCHED

Robert's
PIZZA AND DOUGH CO.



Yolk.

EST. 2015
HAMPTON SOCIAL

RETAILERS

BMO

7
ELEVEN

LUCKY STRIKE

NORDSTROM TARGET

THE SHOPS AT
NORTH BRIDGE



Walgreens

WHOLE
FOODS
MARKET

HOTELS

aloft
HOTELS

DOUBLETREE
by Hilton™

EMBASSY SUITES
HOTELS®

FAIRFIELD
INN & SUITES®
Marriott

Hilton
Grand Vacations Club

WY
HOTEL

LOEWS
HOTELS

Sable
AT NAVY PIER

Sheraton
Grand
CHICAGO

THE WADE

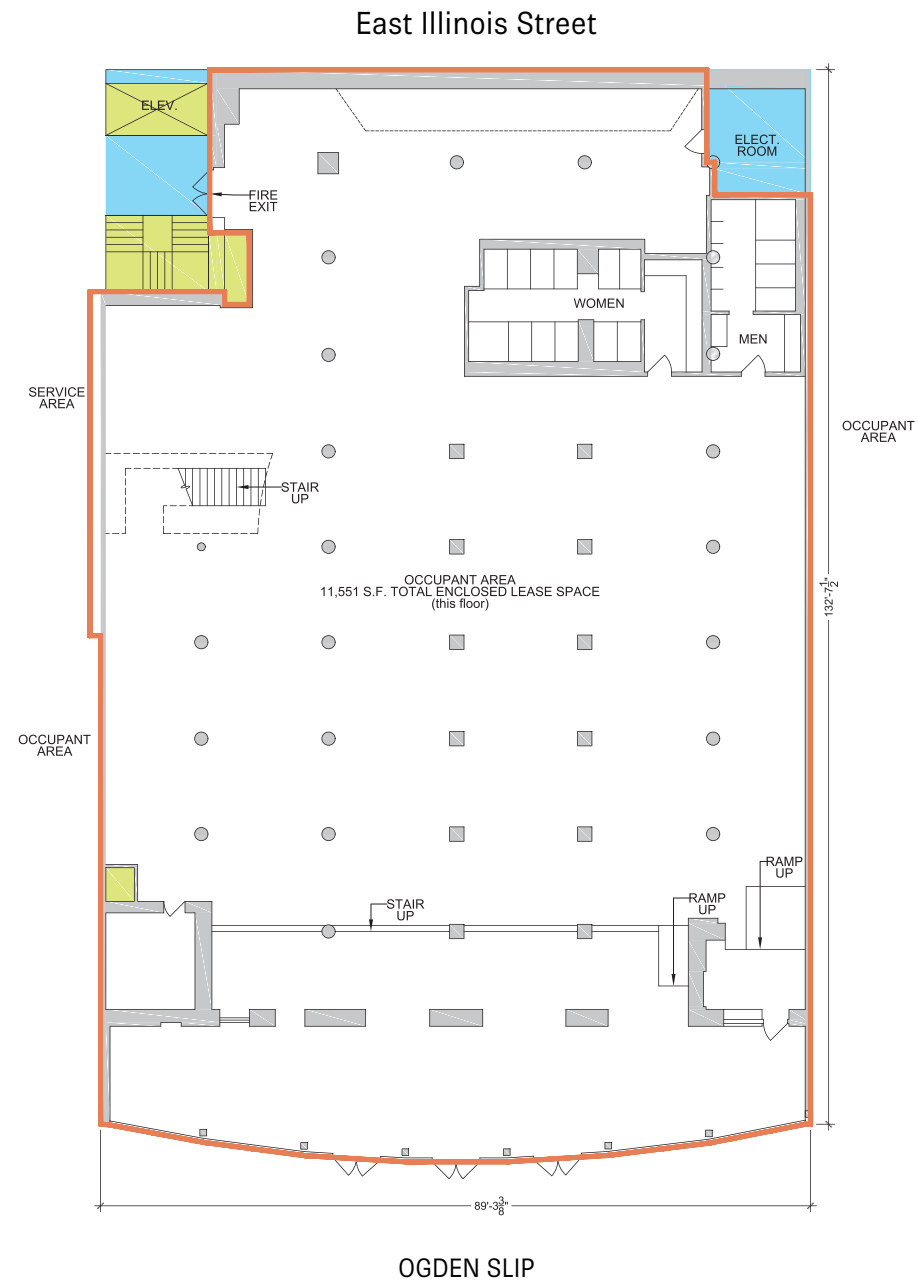
FLOOR PLAN

Total: 34,020

Occupant Area

Service & Public Areas

Major Vertical Penetrations



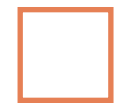
Lower Level: 11,551 sf




Ground Floor: 22,469 sf

DEMISING PLAN A

Total: 34,020

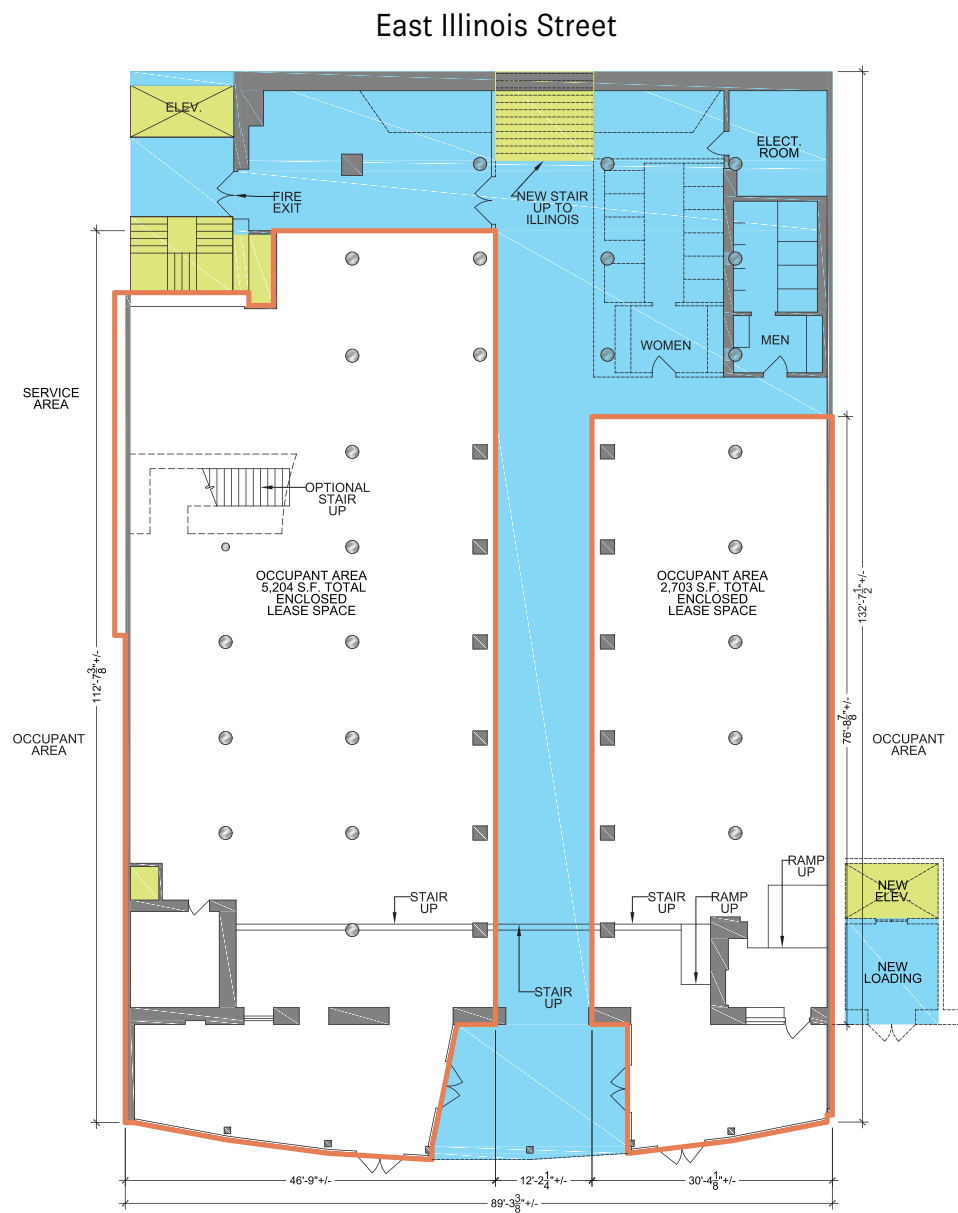
 Occupant Area

 Service & Public Areas

 Major Vertical Penetrations

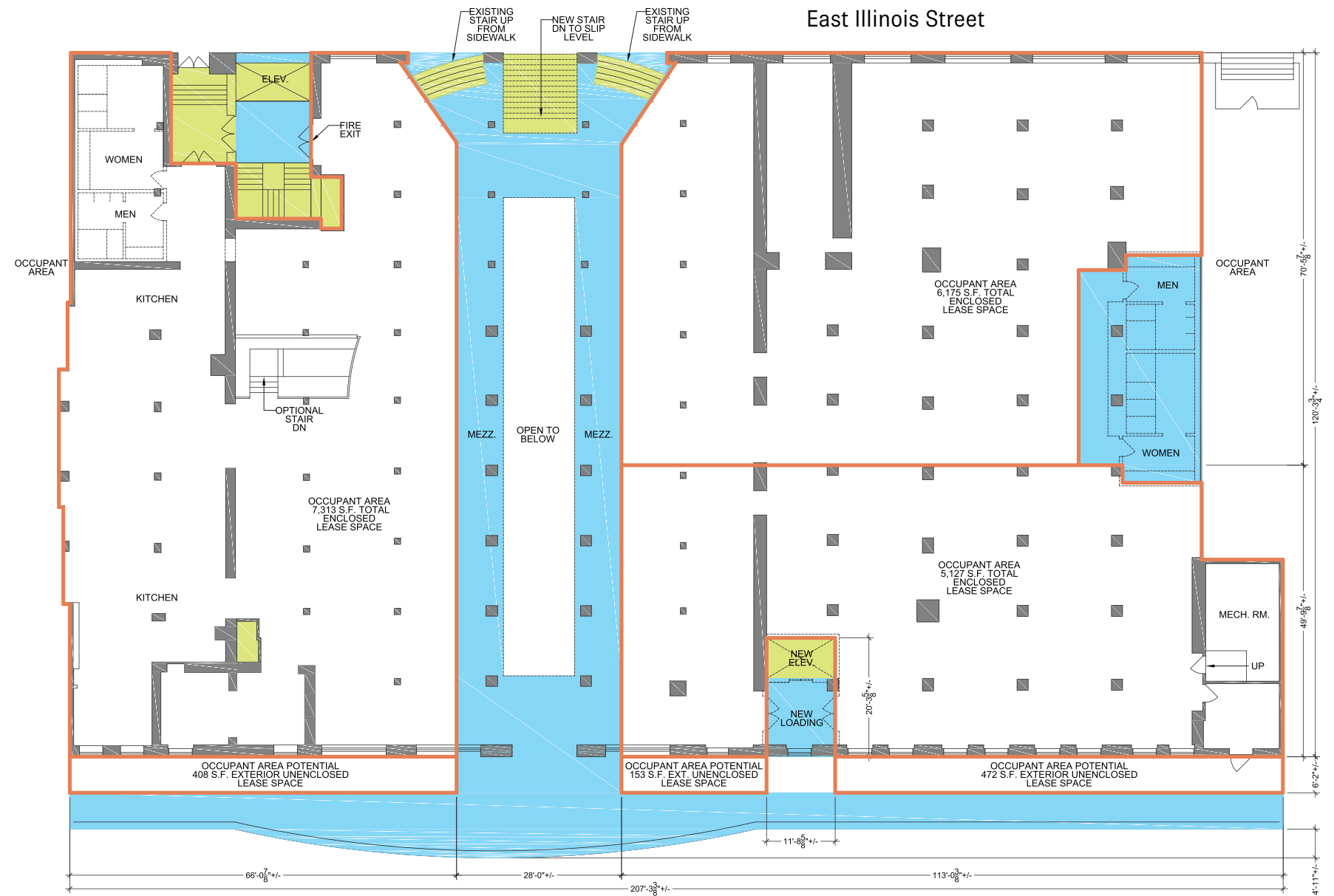
DEMISING OPPORTUNITIES

Lower Level: 5,204 sf, 2,703 sf • Ground Floor: 7,313 sf, 6,175 sf, 5,127 sf



OGDEN SLIP

Lower Level





OGDEN SLIP

Ground Floor

DEMISING PLAN B

Total: 34,020

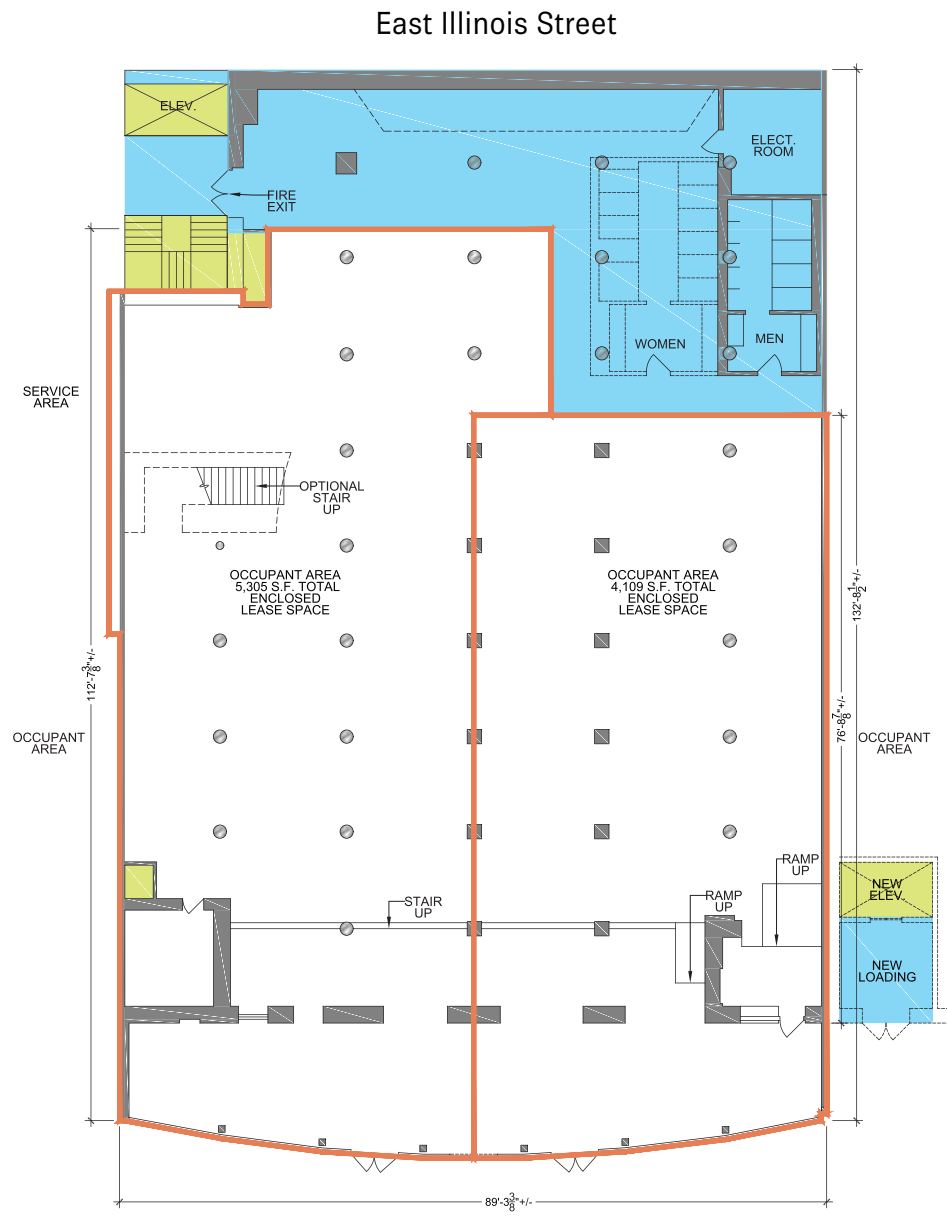
 Occupant Area

 Service & Public Areas

 Major Vertical Penetrations

DEMISING OPPORTUNITIES

Lower Level: 5,305 sf, 4,109 sf • Ground Floor: 12,373 sf, 9,790 sf



Lower Level




Ground Floor

DEMISING PLAN C

Total: 34,020

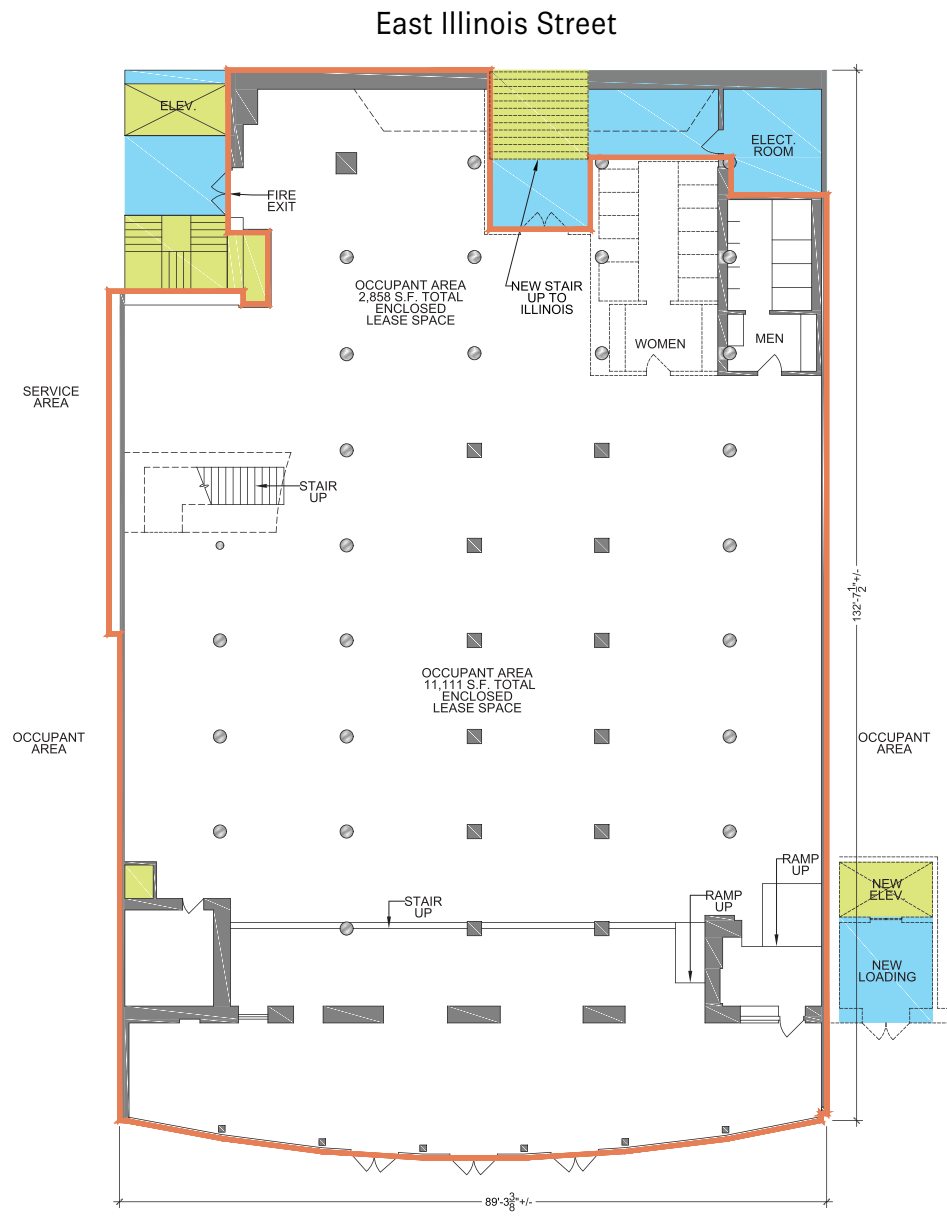
 Occupant Area

 Service & Public Areas

 Major Vertical Penetrations

DEMISING OPPORTUNITIES

Lower Level: 11,111 sf • Ground Floor: 7,827 sf, 5,162 sf, 8,972 sf



OGDEN SLIP

Lower Level



OGDEN SLIP

Ground Floor

LOCATION MAP

➤ **Illinois & McClurg**
(Bus Stop) — 1 minute walk.

➤ **Northwestern Medical Campus**
(Medical / Academic Campus) — 10 minute walk

➤ **Navy Pier**
(Attractions/Landmarks) — 7 minute walk.

➤ **Ohio Street Beach**
(Attractions/Landmarks) — 7 minute walk.

➤ **Ogilvie Transportation Center**
(Major Transit Centers) — 5 minute drive.

➤ **Union Station**
(Major Transit Centers) — 6 minute drive.





CANVAS

FOR MORE INFORMATION, PLEASE CONTACT

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