

THREE TWO ONE NORTH CLARK STREET
321

▪ RIVER NORTH, CHICAGO ▪

CANVAS

THE OPPORTUNITY

Located along the Chicago River between River North and the Loop, 321 N. Clark benefits from a built-in audience of residents, office workers, business travelers, and tourists. River North's dense mix of restaurants and hotels creates strong, all-day energy and demand.

This opportunity sits adjacent to with potential direct access to the lobby of the 321 N. Clark office the main tower. The space has wraparound frontage on Clark and James Tyree Way providing exceptional visibility.

The 2,353 SF space provides an incredible opportunity for a cafe operator or fast-casual restaurant to take advantage of a built-in customer base and compliment the strong co-tenancy of RPM Seafood and Pizzeria Portofino.

- » Adjacent to main entrance of 896,500 SF Class A office tower anchored by the American Bar Association.
- » Clark Street frontage plus interior lobby access and visibility.
- » 2,353 SF, Space will be delivered in a warm dark shell condition for tenant's fit out.
- » Double height facade with floor to ceiling windows.



117K+

TOTAL POPULATION
within 1-mile radius



194K+

AVERAGE HH INCOME
within 1-mile radius



571K+

DAYTIME POPULATION
within 1-mile radius

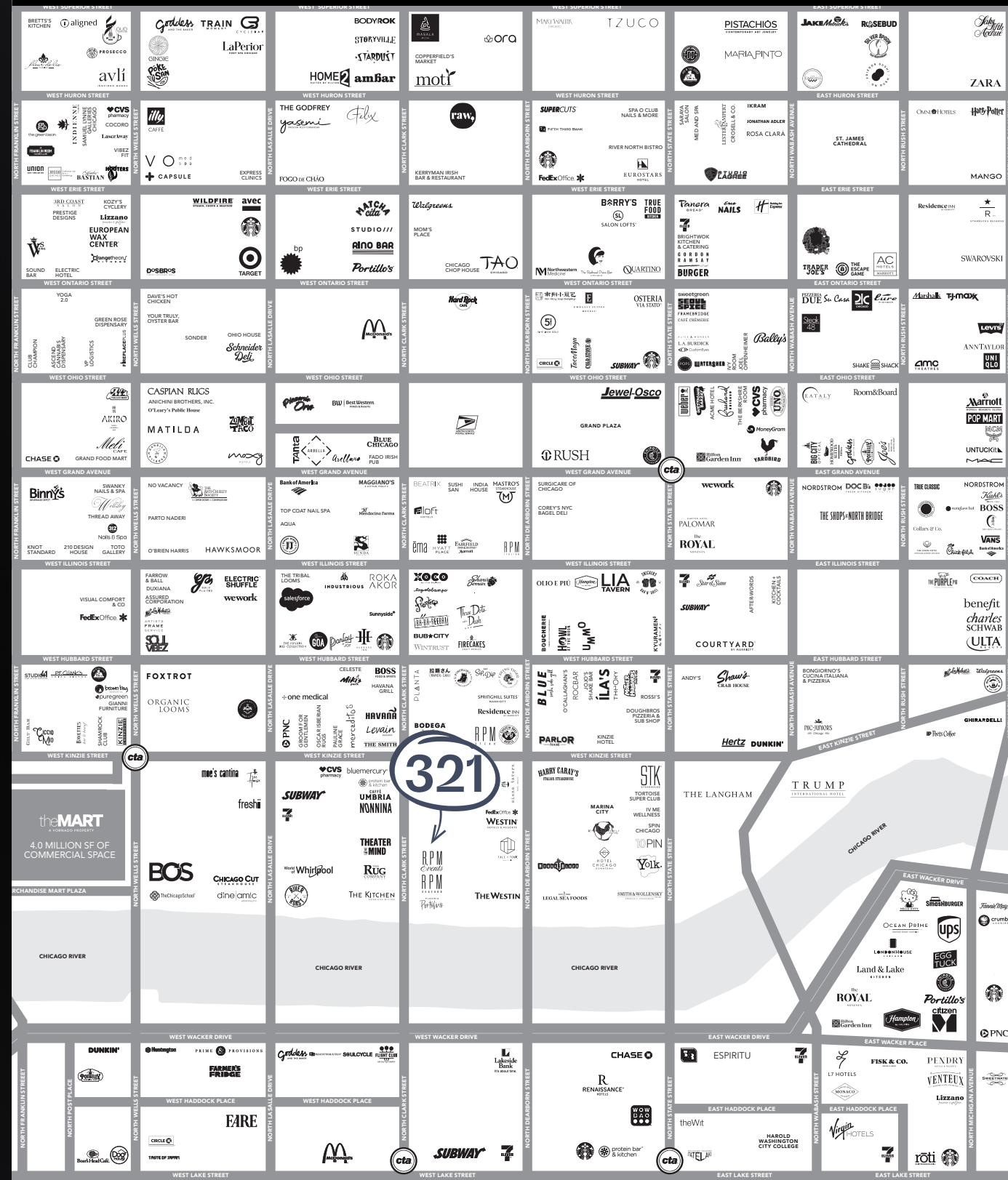


NEIGHBORHOOD OVERVIEW

River North is one of Chicago's most vibrant and sought-after neighborhoods, known for its dynamic mix of dining, nightlife, hospitality, and residential growth. Located just north of the Loop and along the Chicago River, the area draws a steady flow of local residents, office professionals, hotel guests, and visitors throughout the day and evening.

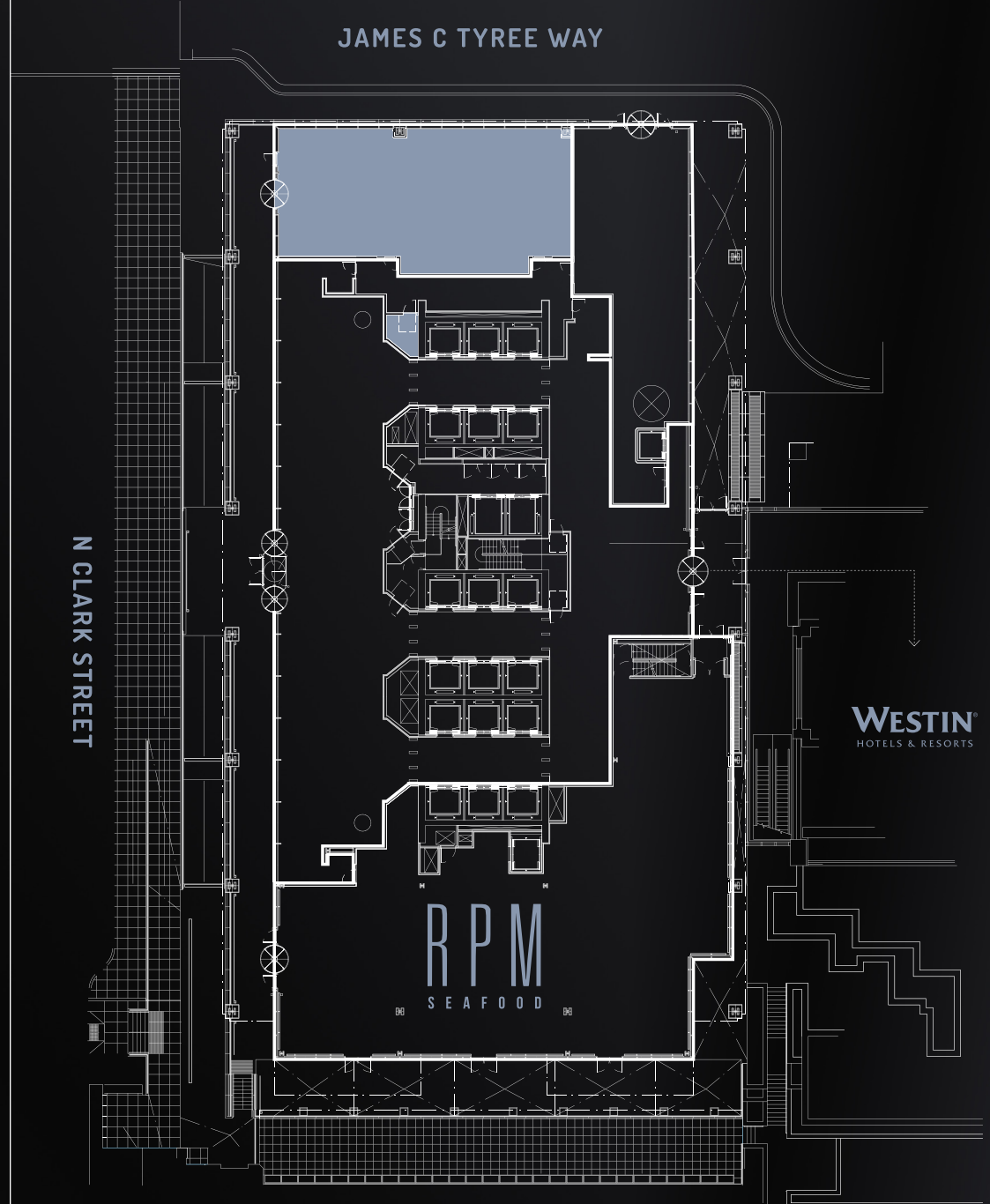
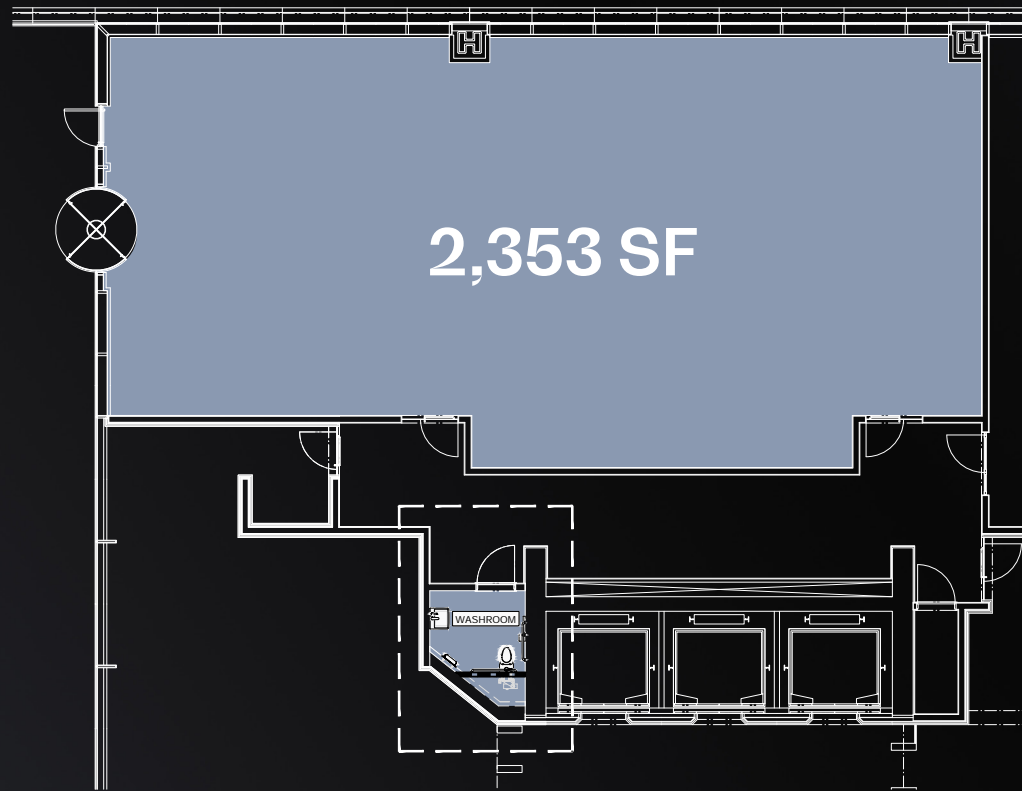
With the city's largest concentration of restaurants and the highest densities of hotel rooms in the Midwest, River North delivers consistent foot traffic and strong consumer demand. Its blend of high-rise living, Class A office towers, and destination retail creates a true 24/7 environment ideal for food, beverage, and experiential concepts.

NOTABLE TENANTS



SITE AND FLOOR PLAN

- » 2,353 SF
- » Access from Clark Street + interior lobby access



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FOR MORE INFORMATION, PLEASE CONTACT

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