

AVAILABLE FOR THE FIRST TIME IN 40 YEARS

621 N. Clark Street, River North, Chicago

For Lease, Ground Lease or Build to Suit

W. ONTARIO STREET - 10,410 VPD

N. CLARK STREET

CANVAS

A GENERATIONAL RIVER NORTH CORNER OPPORTUNITY

For the first time in approximately 40 years, 621 N. Clark Street presents a rare opportunity to establish a new flagship presence in the heart of Chicago's River North neighborhood. Formerly home to the iconic Hard Rock Cafe, the property occupies a highly visible corner location at Clark Street and Ontario Street, surrounded by one of Chicago's most dynamic concentrations of restaurants, hotels, residences, offices, entertainment venues and nightlife.

Available for lease or ground lease, the property offers a unique opportunity to reimagine a prominent River North site for its next generation of use. Its exceptional visibility, established identity and central location create a compelling platform for a flagship restaurant, experiential retail concept, entertainment venue or other destination use seeking a high-profile Chicago address.

Positioned between the Magnificent Mile and the Chicago River, 621 N. Clark benefits from River North's diverse customer base throughout the day and week. The neighborhood combines a substantial residential population and major office base with Chicago's tourism and hospitality economy, creating demand from residents, employees, business travelers, tourists and destination diners. Few Chicago locations offer this combination of neighborhood density, destination appeal and seven-day activity.

A LANDMARK RIVER NORTH CORNER READY FOR ITS NEXT GENERATION



LOCATION HIGHLIGHTS

Generational Availability - A prominent River North site coming to market for the first time in approximately 40 years, creating a rare opportunity to establish a new identity at a long-established destination location.

Premier River North Corner - Strategically positioned at Clark and Ontario in the heart of River North, one of Chicago's most recognized dining, nightlife, entertainment and residential districts.

Exceptional Restaurant & Hospitality Ecosystem - Located amid one of Chicago's deepest concentrations of acclaimed restaurants, steakhouses, bars and hospitality concepts, reinforcing River North as a destination for dining and entertainment.

Substantial Office Population - River North contains approximately 18.7 million square feet of office inventory, providing a significant daytime employment base and supporting lunch, happy hour, business dining and after-work demand.

Dense Residential Neighborhood - Surrounded by an established and growing collection of luxury high-rise apartments and condominiums, providing a built-in customer base within walking distance of the property.

Powerful Tourism & Hotel Demand - River North sits at the center of Chicago's downtown hospitality market, surrounded by major hotels and within walking distance of many of the city's most visited attractions.

Minutes from the Magnificent Mile - Conveniently located just west of Michigan Avenue and the internationally recognized Magnificent Mile shopping district, which attracts approximately 15 million annual visitors.

Surrounded by Best-in-Class Retail & Dining - The broader trade area includes internationally recognized retail, restaurants, hotels and entertainment venues, creating a proven environment for flagship and destination concepts.

Seven-Day / Multi-Daypart Demand - Unlike traditional office-driven locations, River North generates activity throughout the week—from weekday employees and business dining to evening entertainment, weekend residents, shoppers and tourists.

Flagship Branding Opportunity - The property's prominent corner positioning and long history as a destination restaurant offer a unique opportunity for the next occupant to create a highly visible flagship identity in one of Chicago's most recognizable urban neighborhoods.



NEIGHBORHOOD RETAILERS

- avli

INSPIRED GREEK
- BARRIO
- BAVETTE'S

bar & boeuf
- BEATRIX
- CHICAGO CUT

STEAKHOUSE
- CICCIO

MIO
- ELECTRIC

SHUFFLE
- ema
- Frontier
- GILT BAR
- GORDON

RAMSAY
- BURGER
- HARRY CARAY'S

ITALIAN STEAKHOUSE
- HAWKSMOOR
- HOUSE OF BLOOM
- LOU MALABAT'S

PIZZERIA
- MASTRO'S

STEAKHOUSE
- TM
- MENDOCINO FARMS
- MATILDA
- NONNINA
- OSTERIA

VIA STATO
- PIZZERIA

Portofino
- QUARTINO
- 拉麵さん

(RAMEN-SAN)
- ROKA

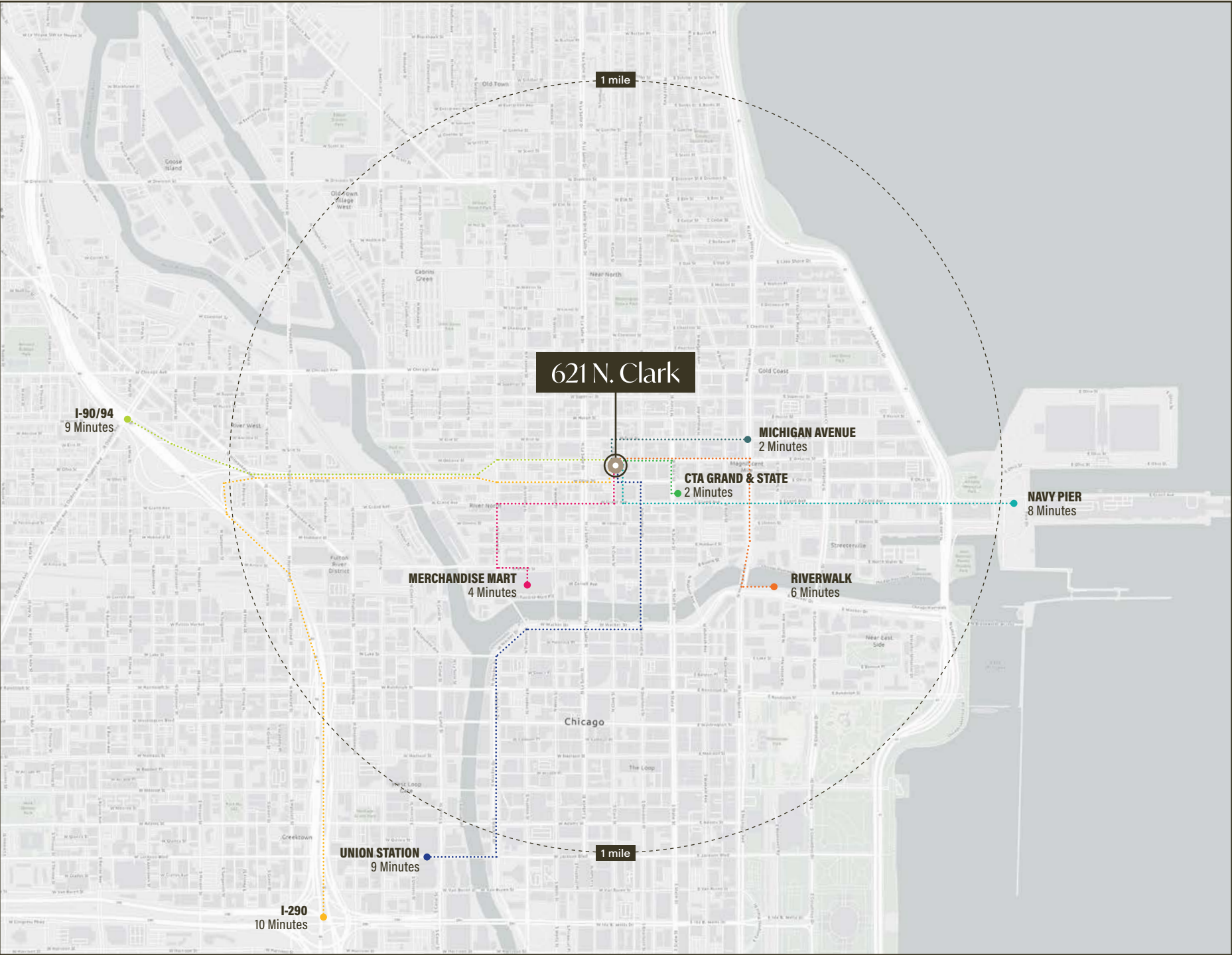
AKOR
- RPM

ITALIAN
- RPM

SEAFOOD
- RPM

STEAK
- sienna tavern

est. 1911
- THE SMITH
- ZARELLA



TRADE AREA DEMOGRAPHICS

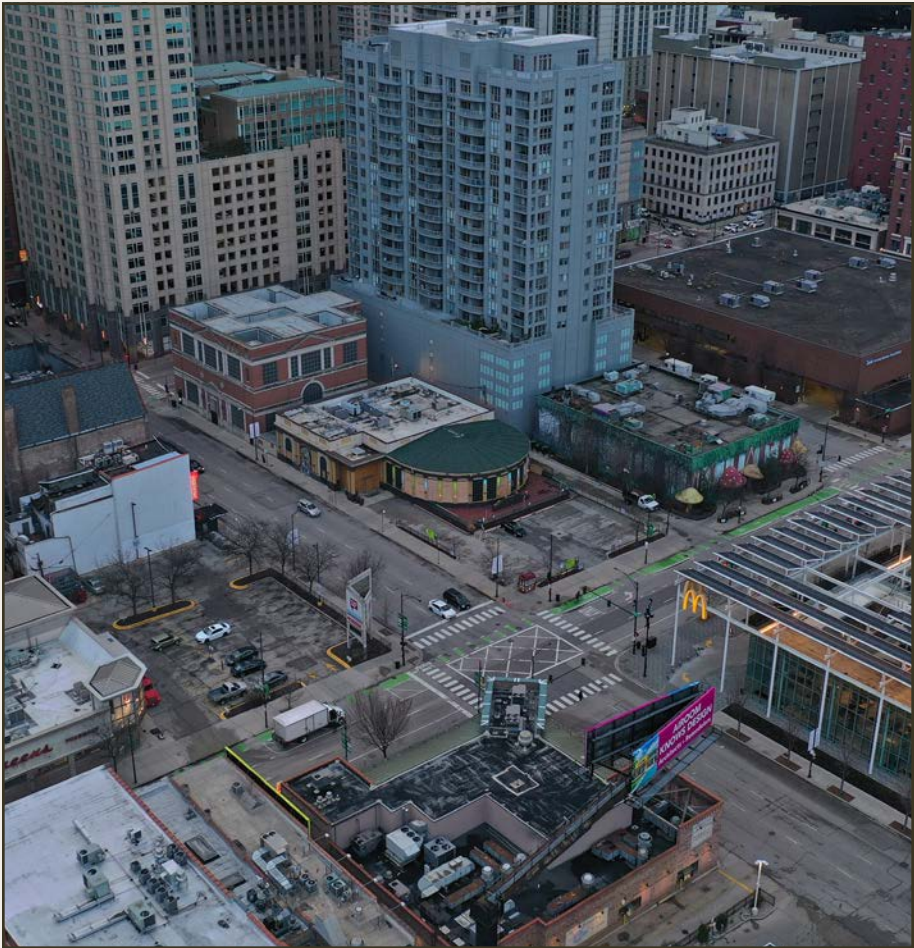
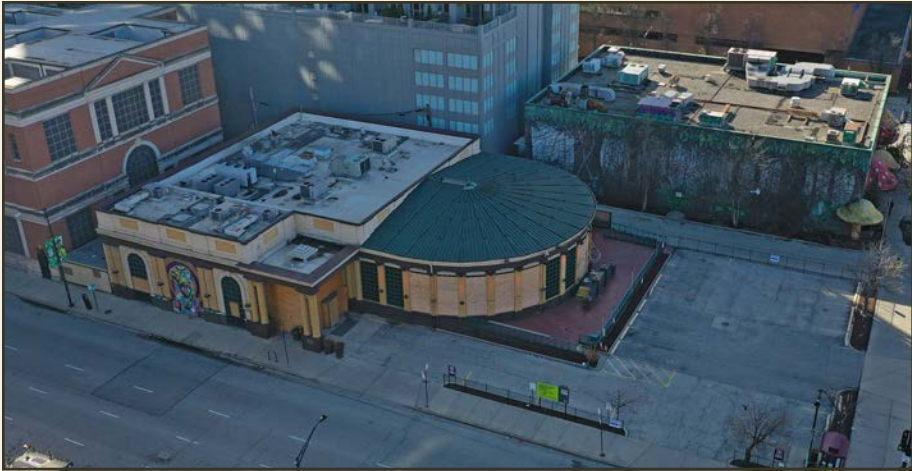

117K+
TOTAL
POPULATION
within 1-mile radius


571K+
DAYTIME
POPULATION
within 1-mile radius


194K+
AVERAGE
HH INCOME
within 1-mile radius


40K+
VEHICLES
PER DAY
around the block

- CTA Grand & State (0.3 mi)
- N. Michigan Ave. (0.6 mi)
- Riverwalk (0.7 mi)
- Merchandise Mart (0.8 mi)
- Navy Pier - (1.2 mi)
- I-90/94 (1.5 mi)
- Union Station - (1.7 mi)
- I-290 (2.1 mi)



A detailed line drawing of a city street scene. In the foreground, three cars are parked along the curb. Behind them is a row of multi-story buildings with various architectural features like arched windows, balconies, and awnings. In the background, taller skyscrapers are visible against a light sky. The entire illustration is rendered in a light, sketchy style.

621 N. CLARK

RIVER NORTH - CHICAGO

CANVAS

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