

North Loop - Chicago RESTAURANT SPACE AVAILABLE FOR LEASE IN THE HILTON GARDEN INN

66 E. Wacker Pl. Chicago, IL 60601



**OPERATING BUSINESS.
DO NOT DISTURB EMPLOYEES OR MANAGEMENT.**

The Loop

The Chicago Loop refers to the official downtown area. As the second largest central business district in the United States, it is home to the Chicago Mercantile Exchange and the Chicago Board of Trade. The Loop houses numerous historic buildings, world-famous skyscrapers, and the State Street shopping district. It also boasts some of the nation's favorite attractions, including Millennium Park, Willis Tower and the Art Institute. All major train lines lead to the Loop.

66 E. Wacker Pl. Chicago, IL 60601

Size (Approx.) 2,500 SF

Rental Rate \$8,000 per Month

Lease Type Modified Gross

For additional information or to schedule a showing contact:

Georg Simos

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566 W. Lake St. Suite 225
Chicago, Illinois 60661-1411
kudangroup.com

Loop Demographics

	1-mi.	3-mi.	5-mi.
Population			
2015 Male Population	29,514	168,918	396,663
2015 Female Population	28,929	175,773	403,763
2015 Total Population	58,443	344,691	800,426
2015 Total Daytime Pop.	549,996	1,013,399	1,445,328
Housing			
2015 Total Housing Units	17,240	157,268	366,370
Income			
2015 Median Household Income	\$85,286	\$68,253	\$57,334
2015 Per Capita Income	\$72,806	\$54,132	\$41,723
2015 Average Household Income	\$116,517	\$102,530	\$89,900

Nearby Businesses

LondonHouse
Wyndham Grand
St. Jane Hotel
Morton's Steakhouse

Property Description

Restaurant space for lease in hotel lobby of the Hilton Garden Inn. Currently leased to the Garden Grille. Restaurant is open for breakfast and dinner daily. Excellent location near Millennium Park and the Chicago Riverwalk.

Operating business. Do not disturb employee or management.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. 3/61 4-2-15

Map

Wacker Drive, Michigan Avenue & Wabash



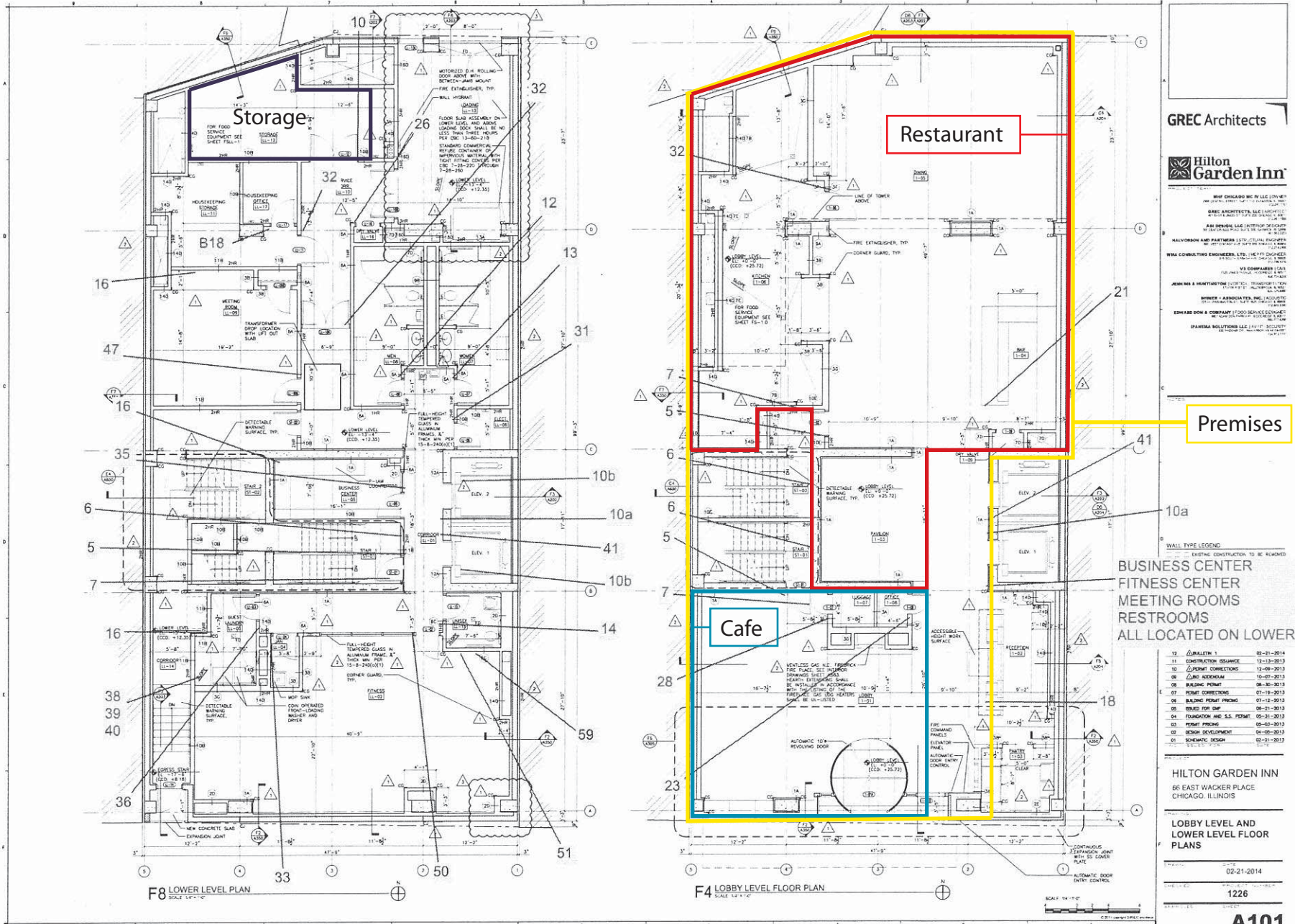
LISTING INFO

Agent	Georg Simos 312.575.0480 ext. 21 Georg@kudangroup.com
Transaction Type	Lease of Existing Restaurant Space
Type of Property	Restaurant in Hotel Lobby
Property Data	
Property Name	Hilton Garden Inn
Address	66 E. Wacker Pl.
City, Zip Code	Chicago, IL 60601
Area	Loop
County	Cook
Rental Rate	\$8,000 per Month
Lease Type	Modified Gross
Lease Term	5-years with one 5-year option
Yearly Adjustment	TBD
CAP Rate	NA
Security Deposit	Two months' rent depending on Credit
Building Type and Year Built	Hotel
# of Seats	70+
Stories	1
Size	2,500 SF
Lot Size	5,000 SF
Parking	Valet potential or Lot across St.
Zoning	Commercial
Licenses	Incidental Liquor, Retail Food
A/C & Heat	Yes
Type of Roof & Age	Flat
Type of Basement	Usable
Ward	42 nd
Alderman	Brendan Reilly 312.744.3062
Nearby Businesses	LondonHouse Chicago Hotel Wyndham Grand Hotel St. Jane Hotel Morton's Steakhouse Kimpton Hotel Monaco
Property Description	Restaurant space for lease in hotel lobby of the Hilton Garden Inn. Currently leased to the Garden Grille. Restaurant is open for breakfast and dinner daily. Excellent location near Millennium Park and the Chicago River. Operating business. Do not disturb employees or management.
Cross Streets	Wacker Drive, Michigan Ave & Wabash

LISTING INFO

Business Data	
Is the business currently operating?	Yes. <i>Operating business. Do not disturb employees or management.</i>
Business Name	The Garden Grille
Business Description	Cafe
Year Established	2017
Years of Operation	2
Hours of Operation	6am – 11pm
Reason for selling	Outsourcing
Competition/Market Overview	Heavy Loop pedestrian counts with office workers and tourists surrounding the location.
Growth/Expansion possibilities	Improve the menu, marketing, room service, catering on and off site, delivery

EXHIBIT A



GREC Architects

Hilton Garden Inn

1001 EAST WACKER PLACE, CHICAGO, ILLINOIS 60601
 GREC ARCHITECTS, LLC ARCHITECT
 LAW OFFICE, LLC INTERIOR DESIGNER
 HALLORON AND PARTNER, LTD. STRUCTURAL ENGINEER
 V3 COMPASS, LLC FOR ANALYSIS AND DESIGN
 JERINIA & HARTWORTH, LTD. ELECTRICAL ENGINEER
 BURNETT & ASSOCIATES, INC. MECHANICAL ENGINEER
 EDWARDS & COMPANY, LTD. CIVIL ENGINEER
 SPANNA SOLUTIONS, LLC SECURITY CONSULTANT

Premises

BUSINESS CENTER
 FITNESS CENTER
 MEETING ROOMS
 RESTROOMS
 ALL LOCATED ON LOWER LEVEL

12	PERMIT	02-21-2014
11	CONSTRUCTION ISSUANCE	12-13-2013
10	PERMIT CORRECTIONS	12-09-2013
09	LOAD MODIFICATION	10-07-2013
08	BUILDING PERMIT	09-30-2013
07	PERMIT CORRECTIONS	07-18-2013
06	BUILDING PERMIT FINISH	07-18-2013
05	REDESIGN FOR SHIP	08-21-2012
04	FOUNDATION AND S.S. PERMIT	09-21-2012
03	PERMIT FINISH	08-02-2012
02	GENIUS DEVELOPMENT	04-08-2012
01	SCHEMATIC DESIGN	02-21-2012

HILTON GARDEN INN
 66 EAST WACKER PLACE
 CHICAGO, ILLINOIS

LOBBY LEVEL AND
 LOWER LEVEL FLOOR
 PLANS

02-21-2014
 1226

A101