

Gold Coast - Chicago MULTI-LEVEL FREESTANDING BUILDING AVAILABLE FOR STRAIGHT LEASE

1135 N. State St. Chicago, IL



Gold Coast

The Gold Coast Historic District is part of Chicago's Near North Side community area, it is roughly bounded by North Avenue, Lake Shore Drive, Oak Street, and Clark Street. In the late 1980s, the Gold Coast and neighboring Streeterville comprised the second most-affluent neighborhood in the United States, behind Manhattan's Upper East Side. Today, the neighborhood is a mixture of mansions, row houses, and high-rise apartments. Highlights include the Astor Street District and the James Charnley House.

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Size (Approx.)	3,329 SF Total
	2,038 SF (1st Floor) 1,291 SF (2nd Floor)
Basement	Yes, Full Basement - Lower Level
Rental Rate	\$100 PSF (Modified Gross) Blended

For additional information or to schedule a showing contact:

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Demographics

	1-mi.	3-mi.	5-mi.
Population			
2013 Male Population	42,698	165,839	374,422
2013 Female Population	49,033	175,853	383,400
2013 Total Population	91,731	341,692	757,822
2013 Total Households	56,929	185,376	355,646

Income

2013 Median Household Income	\$75,812	\$74,283	\$60,722
2013 Per Capita Income	\$63,064	\$54,309	\$39,698
2013 Average Household Income	\$99,293	\$95,860	\$81,936

Nearby Businesses

Nico Osteria
Gibson's
Hugo's Frog Bar
Tavern on Rush

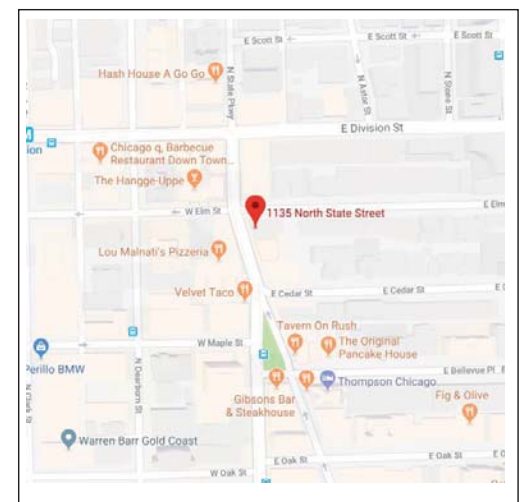
Description

Multi-level freestanding building located in the heart of the Gold Coast. Two floors with a full basement in the lower level. Surrounded by high end boutique retail, entertainment, nightlife and restaurants.

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. J525 2-12-14

Map

On State Between Elm and Cedar



LISTING INFO

Agent(s) Responsible	Jarrett Fradin
Transaction Type	Retail
Type of Property	Multi Level Retail with Full Basement
Property Data	
Available	Immediately
Address	1135 N. State St.
City, Zip Code	Chicago, IL 60611
Area	Gold Coast
County	Cook
Rental Rate	\$100 PSF MG Blended
Lease Type	Modified Gross
Taxes	Included in Gross Rent
Yearly Adjustment	3%
CAM & Insurance	Included in Gross Rent
Square Feet	3,329 Total SF (2,038 SF- First Floor and 1,291 SF- Second Floor) with full lower level basement space.
Lease Term	TBD
Building Type	Mixed Use – Three story brick.
Frontage	25 Feet
Stories	3 Floors- 2 Floor Retail Space w/ full basement
Security Deposit	TBD.
Parking	Metered street parking
Zoning	DX-7
Interior	Exposed Brick
A/C & Heat	Separate units
Electric (amps)	400
Type of Basement	Full Basement
Ceiling Heights	15 feet
Ward	2 nd Ward
Alderman	Brian Hopkins
Nearby Businesses	Nico Osteria, Gibson's, Hugo's Frog Bar, Tavern on Rush, Urban Outfitters, Doc Martens, Barnes & Noble, Thompson Hotel
Property Description	Free standing building located in the heart of the Gold Coast surrounded by high end boutique retail, entertainment, nightlife and restaurants.
Cross Streets	On State Between Elm and Cedar

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