

# Gold Coast - Chicago MULTI-LEVEL SPACE IN FREESTANDING BUILDING

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.

## 1135 N. State St. Chicago, IL

Size (Approx.) 2,038 SF (1st Floor) 1,291 SF (2nd Floor)  
+ 2,050 SF Full Basement

Rental Rate \$140 PSF Modified Gross (Based on 1st Floor)  
No PSF charge attributed to 2nd Floor or Full Basement.

For additional information or to schedule a showing contact:

Jarrett Fradin

312.575.0480 Ext. 15

Jarrett@kudangroup.com



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

## 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

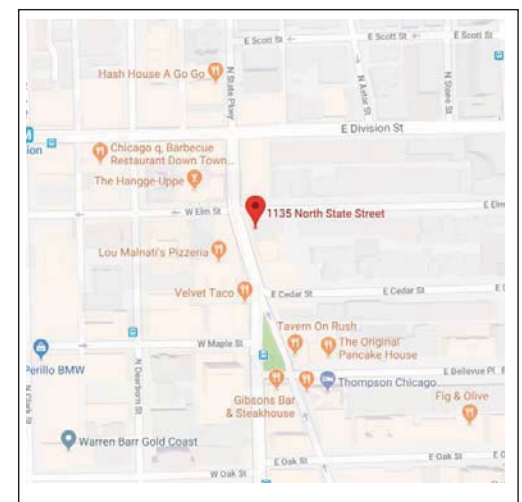
## Description

Multi-level space in freestanding building in the heart of Gold Coast! \$140 PSF Modified Gross. 2,038 SF on the first floor. No additional charge for 1,291 SF second floor or 2,050 SF full basement.

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
Type of Property	Multi Level Space in Freestanding Building in the heart of Gold Coast.
Property Data	
Available	Immediately
Address	1135 N. State St.
City, Zip Code	Chicago, IL 60611
Area	Gold Coast
County	Cook
Rental Rate	\$140 PSF (Based on 2,038 SF 1st Floor - No additional PSF charge attributed to 2nd Floor or Full Basement).
Lease Type	Modified Gross
Taxes & Insurance	Tenant responsible for any increase in taxes and insurance based on total occupied square footage.
Yearly Adjustment	3%
Square Feet	2,038 SF- First Floor 1,291 SF- Second Floor 2,050 SF- Full Lower Level Basement
Lease Term	TBD
Building Type	Mixed Use – 4 Stories
Frontage	25 Feet
Stories	Multi Level Space
Security Deposit	TBD
Guarantee	TBD
Parking	Metered street parking
Zoning	DX-7
Interior	Exposed Brick
A/C & Heat	Separate units
Electric (amps)	Ample
Type of Basement	Full Basement
Ceiling Heights	Approx 10 feet
Ward	2 <sup>nd</sup> 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	Multi level space in freestanding 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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