

# HILTON ORRINGTON HOTEL EVANSTON



## FLAGSHIP RESTAURANT/RETAIL OPPORTUNITY

1710 Orrington Avenue Evanston, IL

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# HILTON ORRINGTON

AAA, 4-Diamond Historic Hilton Orrington is the only full service hotel in the heart of downtown Evanston. The Hotel is one block away from Northwestern University, perfectly situated on the North Shore, and is less than 15 miles from downtown Chicago. The Orrington is a 269-room, full service Hilton hotel with an 80 year history of impeccable service and hospitality excellence. The Orrington includes an additional 25,000 square feet of meeting and convention space, with a 5,900 square foot Grand Ballroom. Meeting space also includes a 12,000 square foot state of the art rooftop facility on the ninth floor.

## LOCATION

One Block from Northwestern University with over 21,000 Students

3 Blocks from Davis Street Metra and CTA 'L' Howard Station serving the Red, Purple and Yellow (Skokie Swift) Lines

Dense residential population combined with a major college campus and multiple modes of transportation surrounded by boutique retailers, entertainment and a variety of restaurant concepts.

## DEMOGRAPHICS

|                          | 1-mi. Totals |
|--------------------------|--------------|
| Population               | 31,509       |
| Employees                | 32,220       |
| Median Age               | 29.0         |
| Average Household Income | \$103,745    |





## FULLY BUILT OUT RESTAURANT/RETAIL OPPORTUNITY

Restaurant is comprised of large 35' L Shaped Marble Bar, Separated Private Dining Area, 2 Large Dining Rooms, All ADA Compliant. Kitchen has 15' Hood with Black Iron, Grill, fryers, both refrigerated and freezer Walk In's, Double Blodgett Ovens with separate Hood System and several service stations and dessert prep station. All FF&E included.

*Operating business. Do not disturb employees or management.*

4,730 SF - 7,480 SF  
Outdoor Seating 1,200 SF  
Multiple floor plans.

\$25/SF Net  
\$10/SF Taxes & CAM

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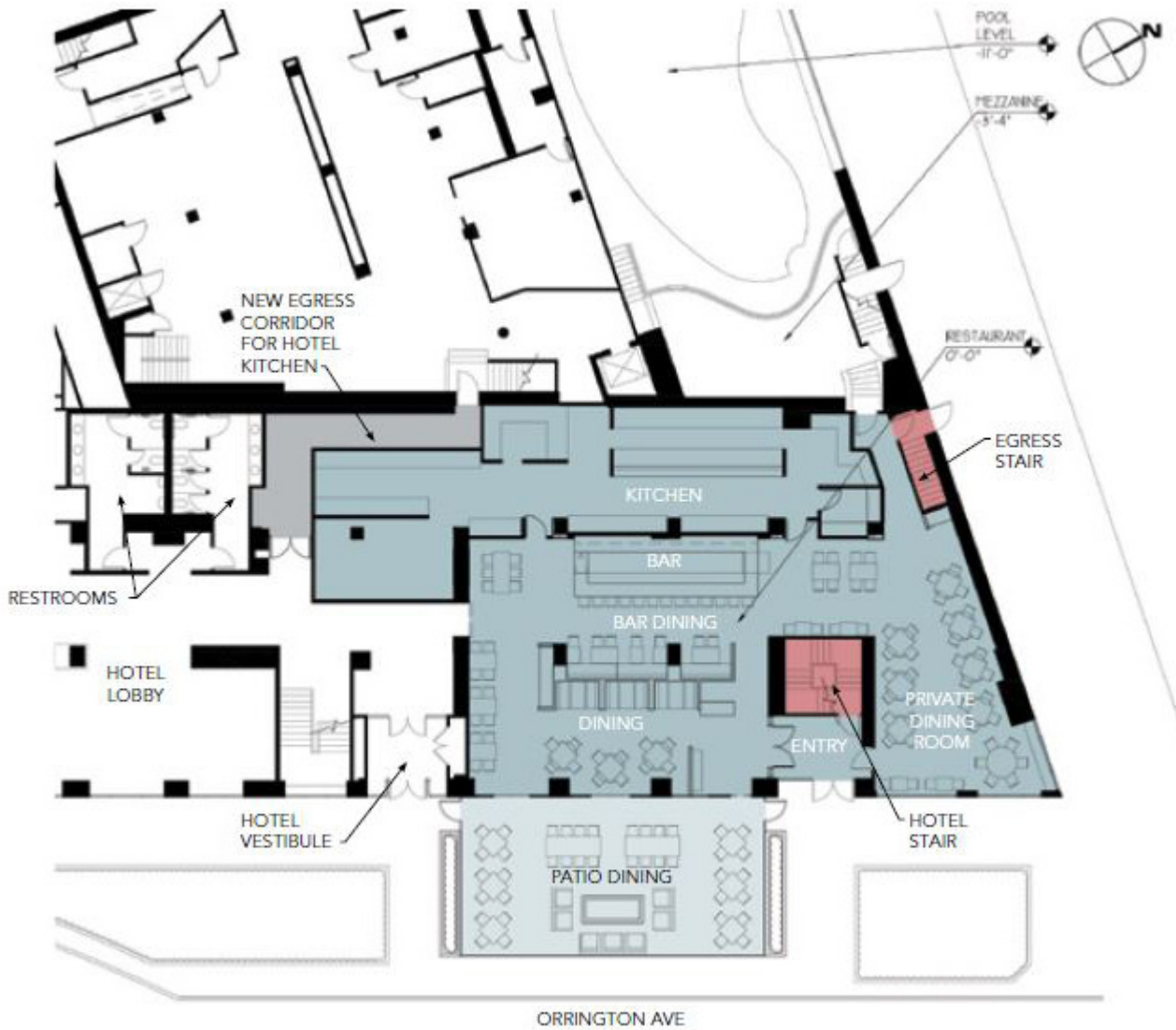


PHOTOS INTERIOR



PHOTOS INTERIOR





# OPTION A: Single Level Restaurant

**4,730 SF** Total Gross Area  
**1,630 SF** Gross Kitchen Area

|                       | Seat Count |
|-----------------------|------------|
| Dining                | 36         |
| Private Dining        | 38         |
| Bar Dining            | 32         |
| <b>Total Dining</b>   | <b>106</b> |
| Bar                   | 47         |
| <b>Total Interior</b> | <b>166</b> |
| Patio Dining          | 47         |
| <b>Grand Total</b>    | <b>166</b> |



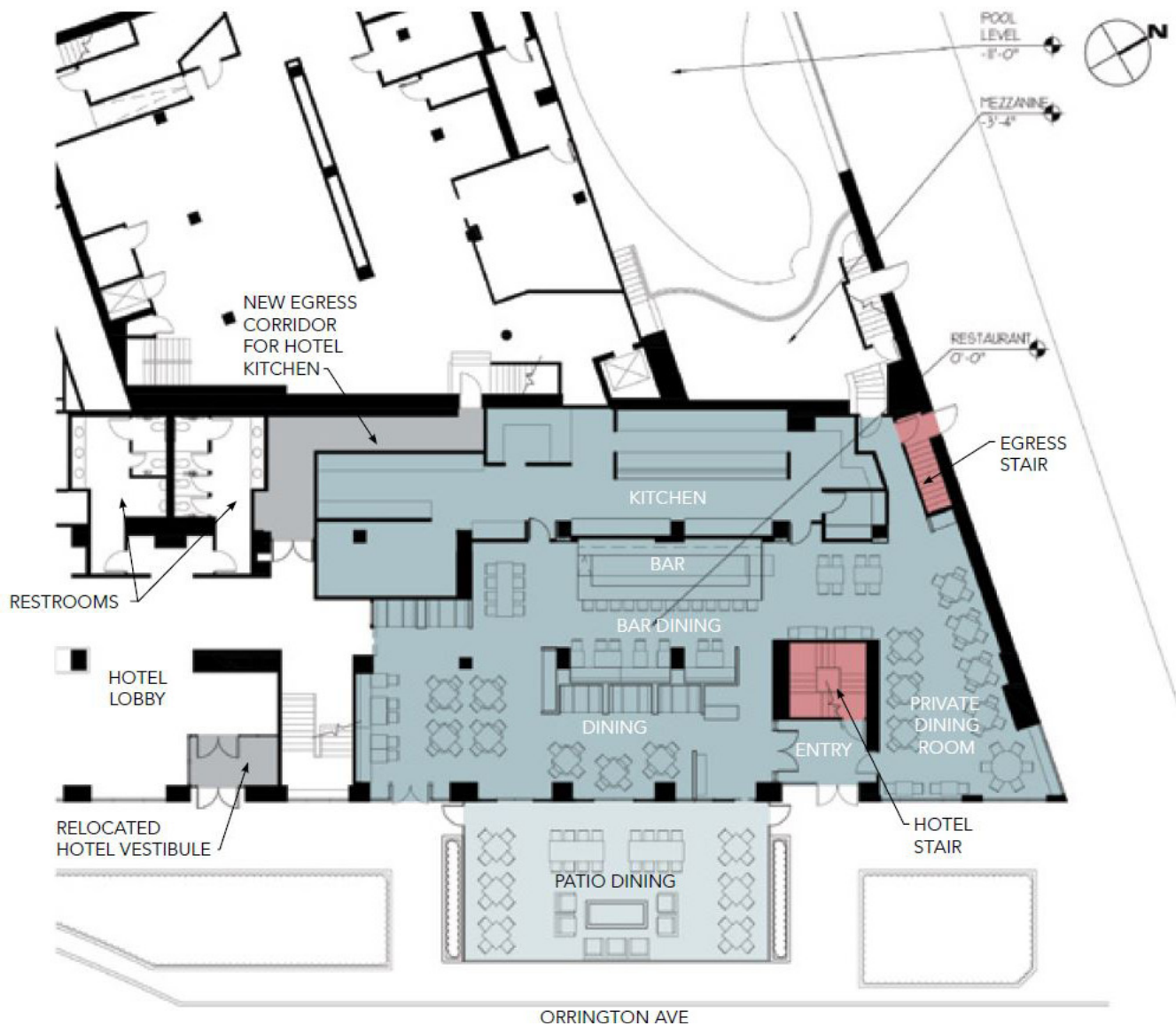
Restaurant



Stairs/Ramps/Elevators



New Entry/Corridor



OPTION B:  
Single Level  
Restaurant  
(Expanded)

**5,165 SF** Total Gross Area  
**1,610 SF** Gross Kitchen Area

|                       | Seat Count |
|-----------------------|------------|
| Dining                | 58         |
| Private Dining        | 38         |
| Bar Dining            | 34         |
| <b>Total Dining</b>   | <b>130</b> |
| Bar                   | 47         |
| <b>Total Interior</b> | <b>190</b> |
| Patio Dining          | 47         |
| <b>Grand Total</b>    | <b>190</b> |



Restaurant



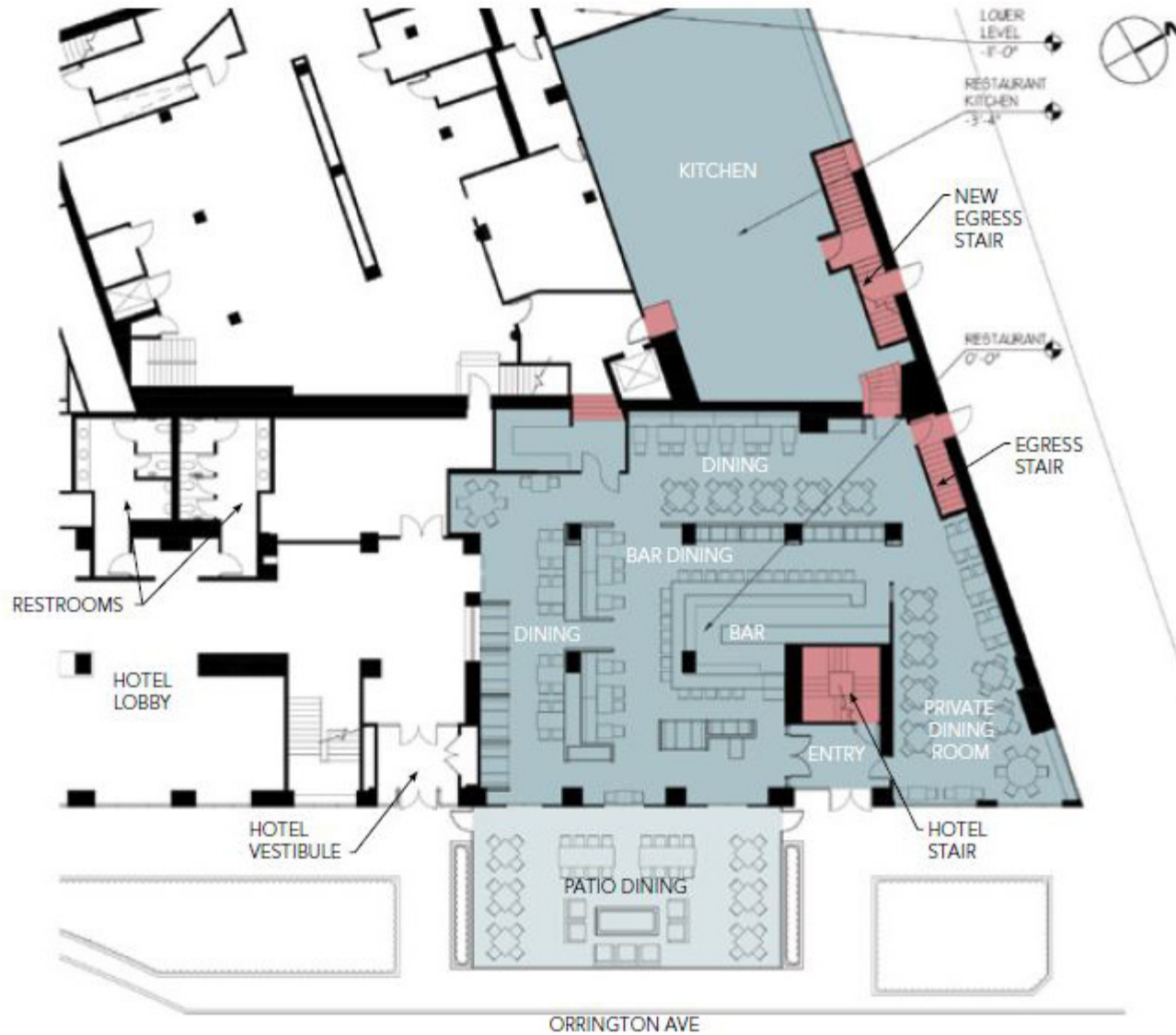
Stairs/Ramps/Elevators



New Entry/Corridor

# OPTION C: Multi Level Restaurant


**6,275 SF** Total Gross Area  
**2,000 SF** Gross Kitchen Area



Seat Count

|                       |            |
|-----------------------|------------|
| Dining                | 78         |
| Private Dining        | 46         |
| Bar Dining            | 30         |
| <b>Total Dining</b>   | <b>154</b> |
| Bar                   | 25         |
| <b>Total Interior</b> | <b>179</b> |
| Patio Dining          | 47         |
| <b>Grand Total</b>    | <b>226</b> |

 Restaurant

 Stairs/Ramps/Elevators

 New Entry/Corridor

# FLOOR PLAN

