



FLAGSHIP RESTAURANT/RETAIL OPPORTUNITY

HILTON ORRINGTON HOTEL
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.



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RETAIL FOR LEASE

Restaurant is comprised of large 35' L Shaped Marble Bar, Separated Private Dining Area, 2 Large Dining Rooms, All ADA Compliant. Kitchen has 15' foot 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. Includes tables, chairs, tablecloths.

Operating business. Do not disturb employees or management.

4,730 SF Expansion to 5,165 SF Available
Multiple floor plans to accomodate variety of use types.

Outdoor Seating 1,200 SF

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

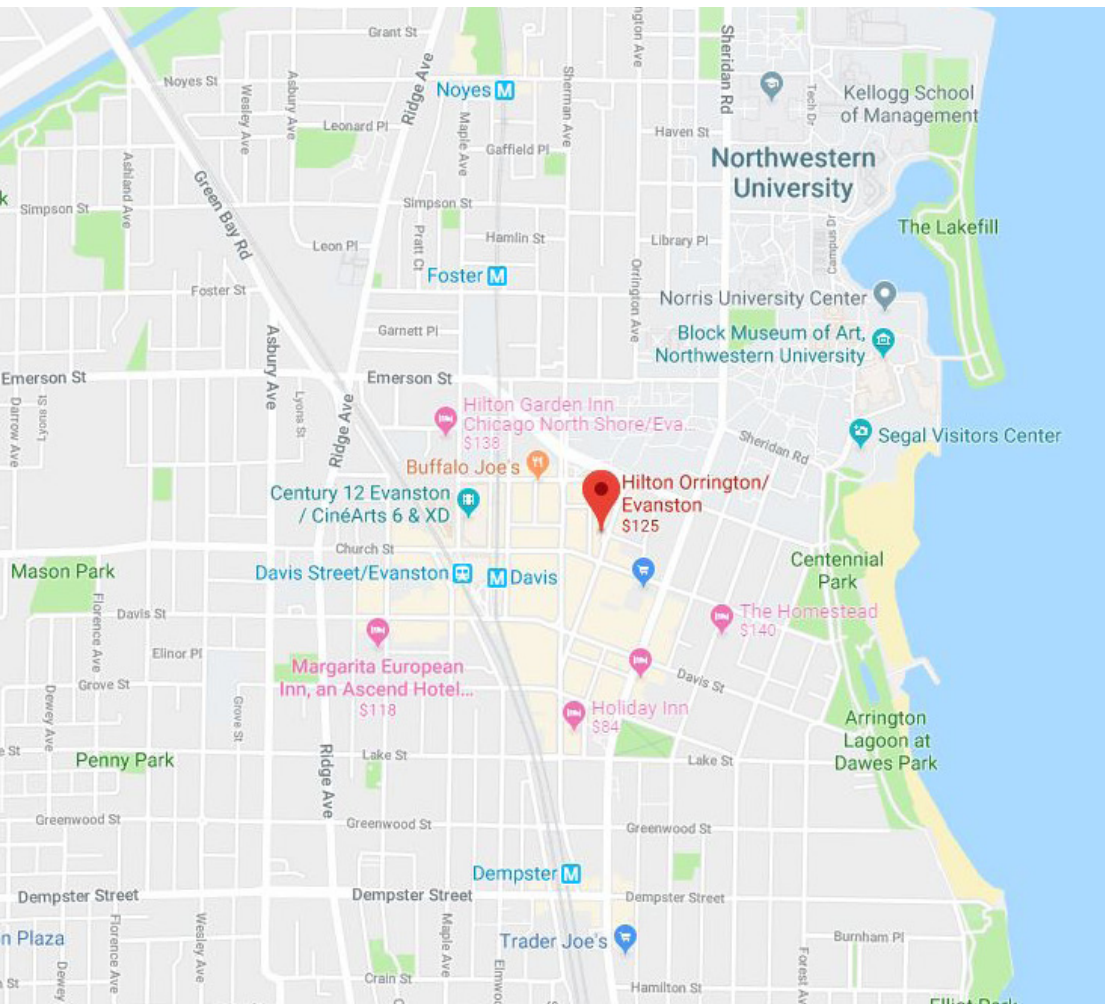
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LOCATION

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 and hospitality concepts



Demographics

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

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PHOTOS INTERIOR

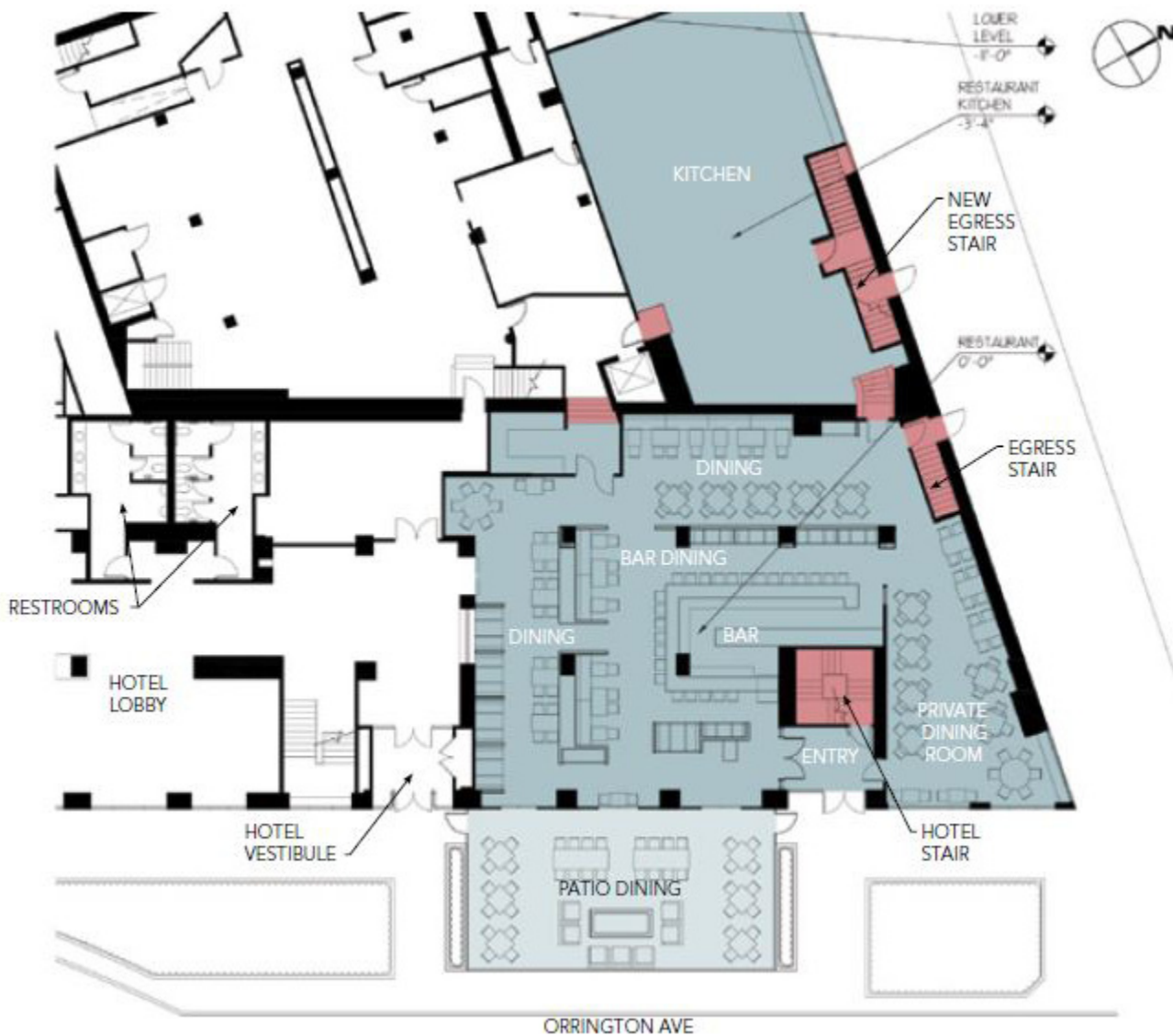


PHOTOS INTERIOR



FLOOR PLAN





Multi Level Restaurant

6,275 SF

Gross Kitchen Area 2,000 SF

| | Seat Count |
|-----------------------|------------|
| Dining | 78 |
| Private Dining | 46 |
| Bar Dining | 30 |
| Total Dining | 154 |
| Bar | 25 |
| Total Interior | 179 |
| Patio Dining | 47 |
| Grand Total | 226 |



Restaurant



Stairs/Ramps/Elevators



New Entry/Corridor

Single Level Retail & Multi Level Fitness

7,480 SF

Gross Retail Area 2,875 SF

Gross Fitness Area 4,605 SF



Fitness Space



Retail Space



New Entry



Stairs/Ramps/Elevators



For More
Information or To
Schedule a
Showing:

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