

### Offering Summary

Lease Rate:	Negotiable
NNN's	Approx. \$22 PSF
Ground Floor Space:	1,169 SF
Second Floor Space:	10,634 SF
Lease End Date:	6/30/26
Lot Size:	0.5 Acres
Year Built:	2016
Zoning:	PD 1229
Foot Traffic:	Approx. 25,300 per day
Vehicular Traffic:	Approx. 40,000 VPD

### Property Overview

Flagship retail (and office) sublease opportunity along Michigan Avenue (The "Magnificent Mile") in Chicago's East Loop. This prime location at 200 N. Michigan Ave offers Tenants an opportunity to join Chicago's premier shopping corridor at the base of Mila Tower, a 41-story, 402-unit luxury apartment building. The storefront is well located between the Chicago River and Millennium Park, at the northwest corner of Michigan Avenue and Lake Street, which has one of the highest pedestrian trafficked intersections (approx. 25,300 people per day), just south of the Chicago River. The storefront features approximately 30' of frontage along Michigan Avenue with expansive window lines, a vibrant interior filled with natural light, and a spacious interior flexible for various uses. The second floor features 10,000+ SF of high end office space including 65 workstations (expandable to 100+), a large board room, eight (8) breakout rooms, and three (3) large team rooms, along with excellent views overlooking Michigan Avenue and tons of natural sunlight.

### Property Highlights

- Rare opportunity to sublease a flagship retail location along Michigan Ave ( The "Magnificent Mile")
- Unique opportunity to join one of Chicago's primary shopping districts between Millennium Park and the Chicago River
- Surrounded by national retailers including Chipotle, Whole Foods, Apple, Target, Panda Express, Starbucks, and Walgreens
- The first floor and second floor can be leased independently or together

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

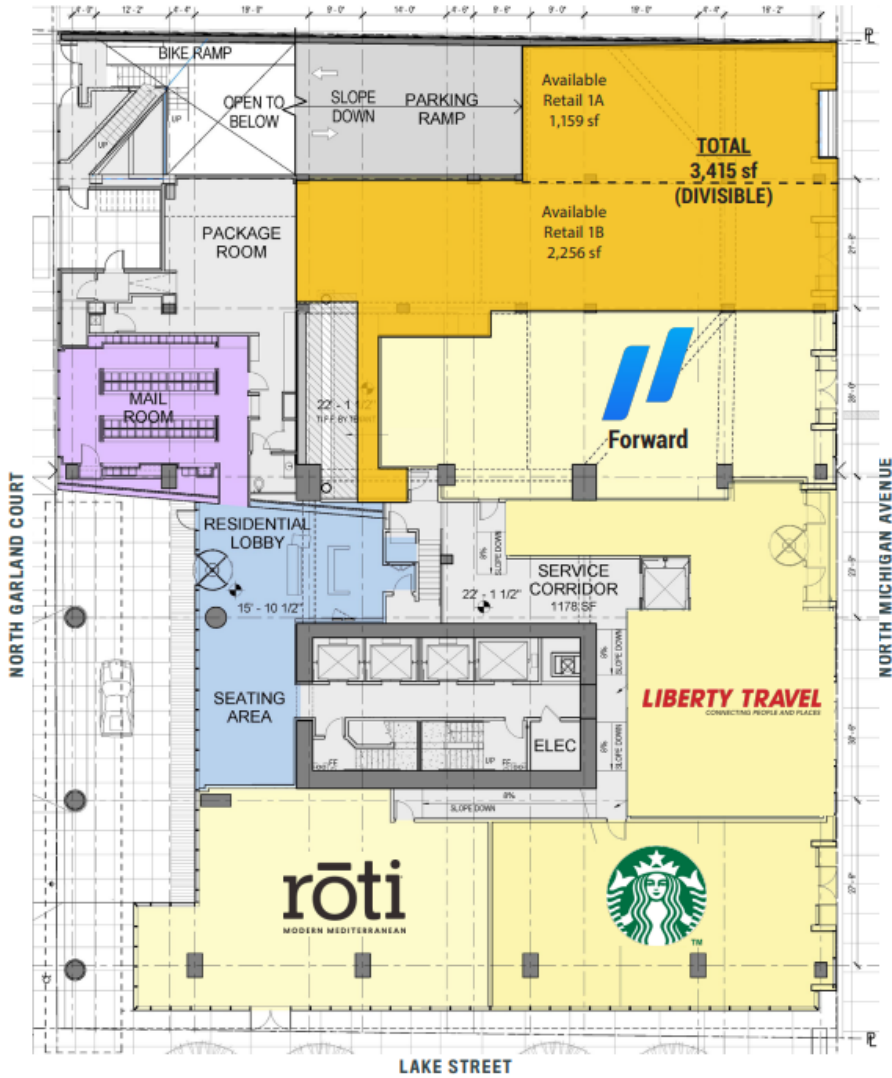
**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

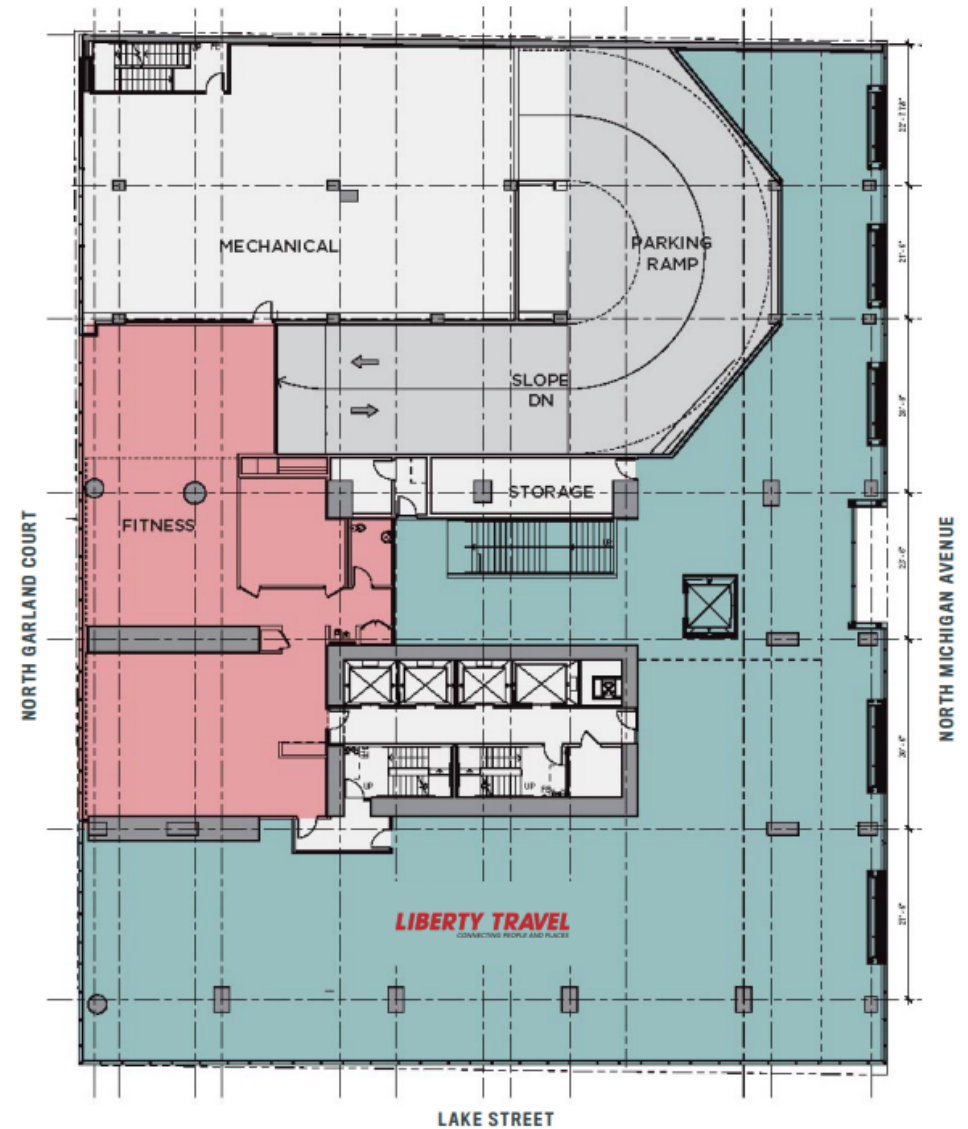
**Andrew Picchiatti**  
Vice President

847.602.2005  
apicchiatti@frontlinerepartners.com

### Ground Level



### Second Level



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Principal

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arubin@frontlinerepartners.com

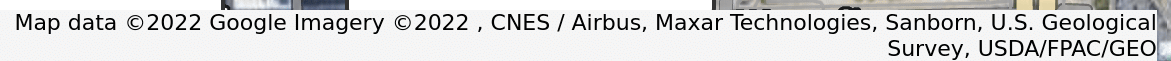
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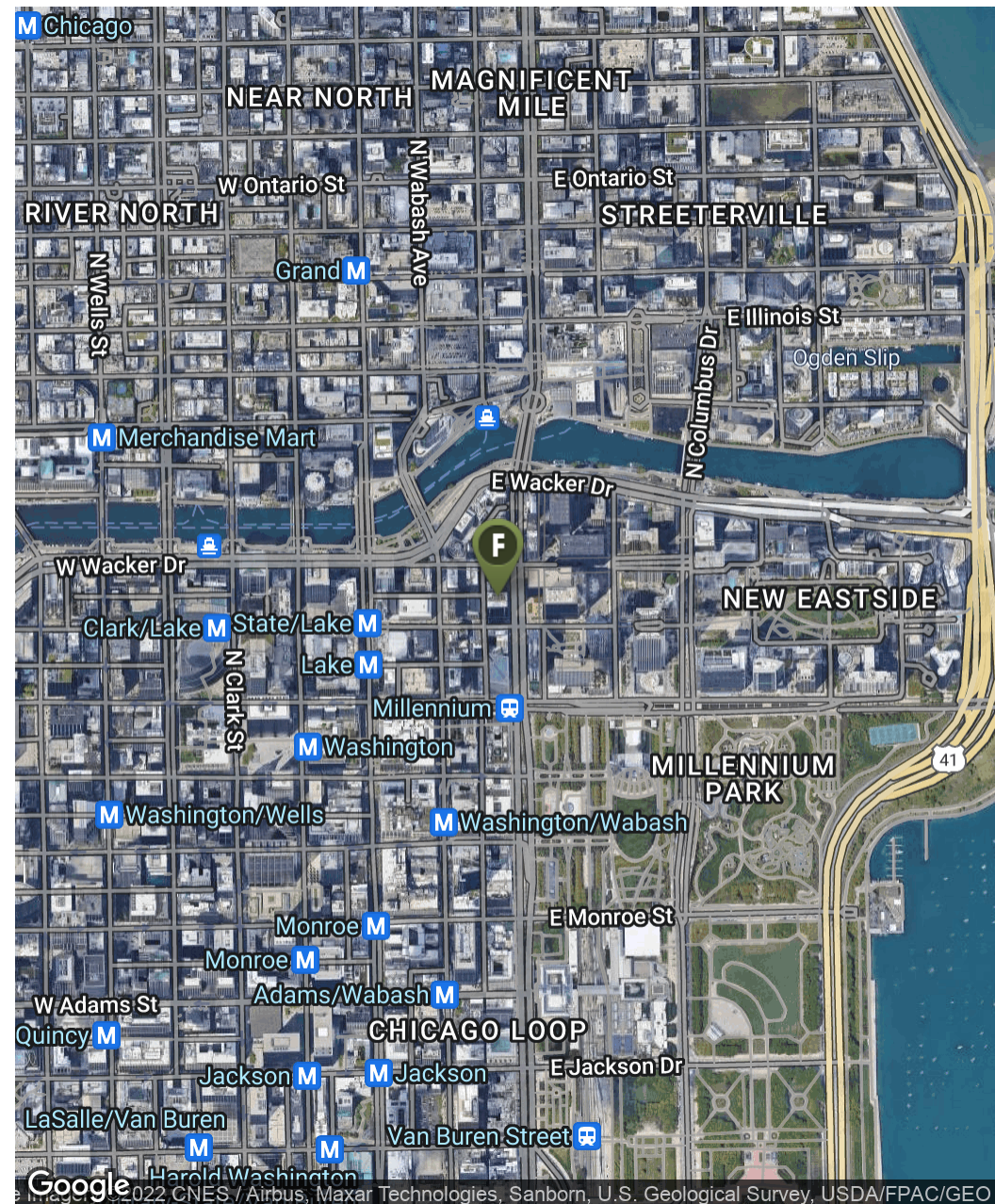
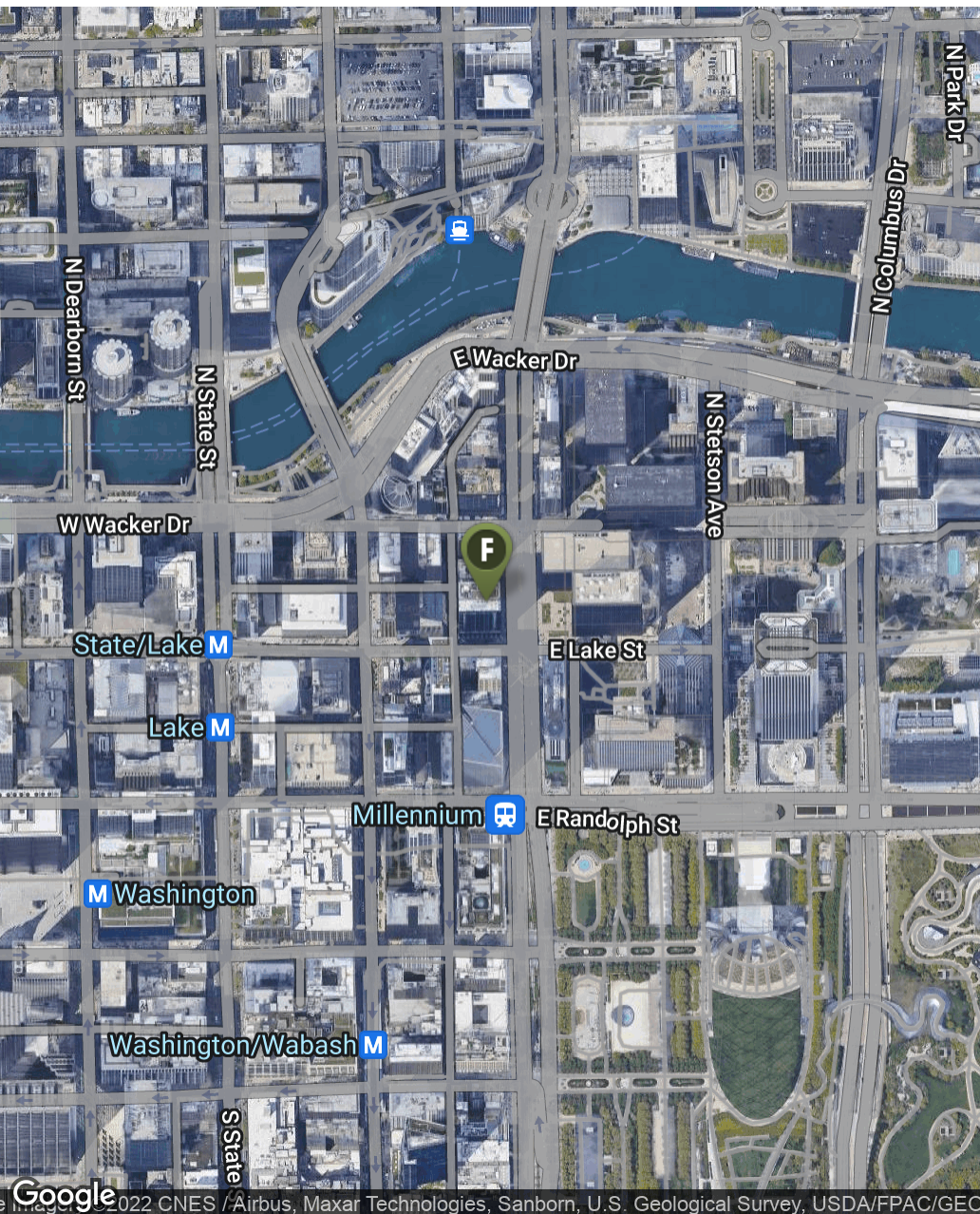


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# FOR LEASE | 200 N MICHIGAN AVE

LOCATION MAP



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

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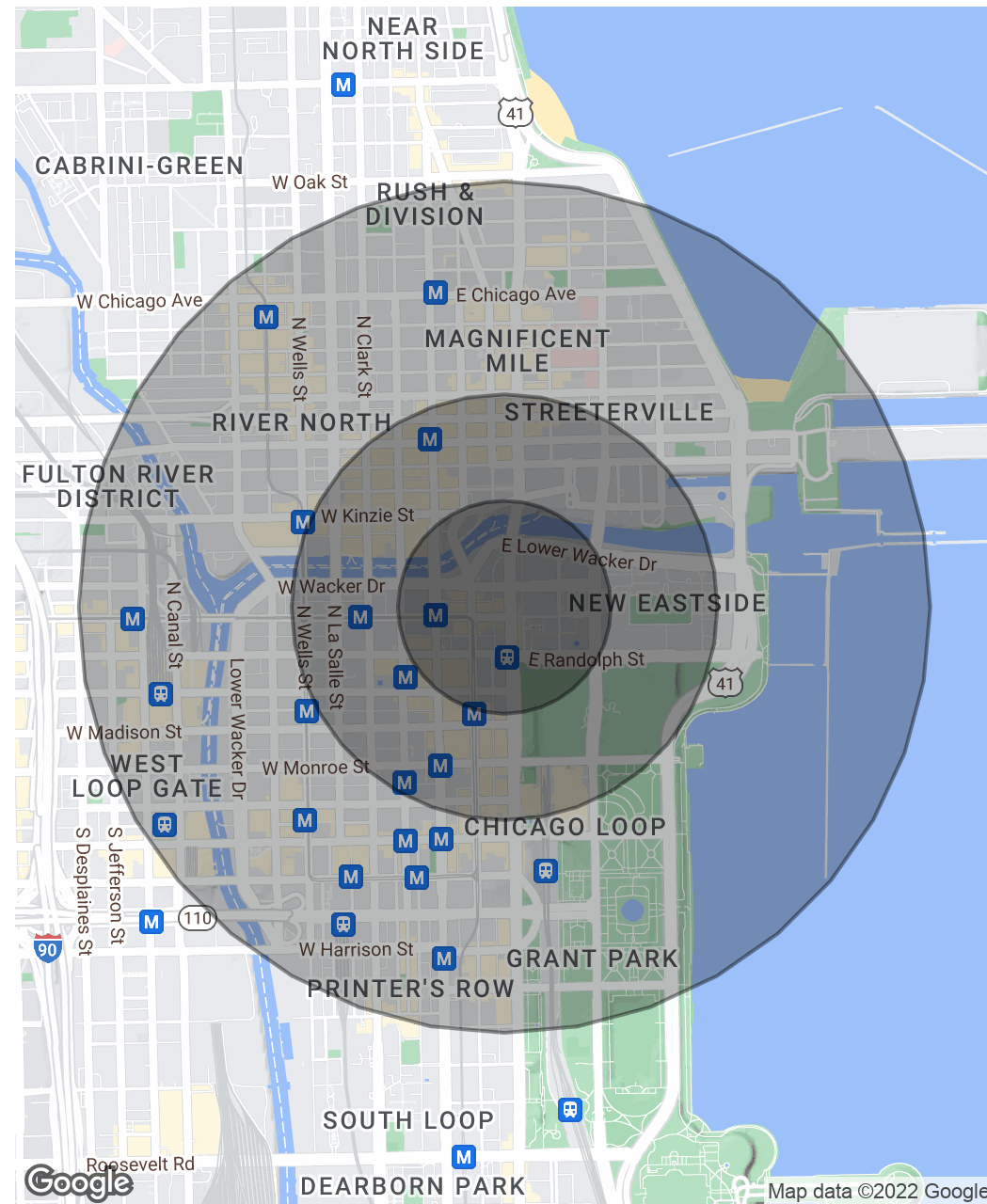
## DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	5,832	25,634	88,878
Average Age	31.5	35.8	35.6
Average Age (Male)	31.5	35.8	35.9
Average Age (Female)	32.3	38.4	36.3

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	3,725	18,507	62,174
# of Persons per HH	1.6	1.4	1.4
Average HH Income	\$180,375	\$165,141	\$148,252
Average House Value	\$637,379	\$553,406	\$510,919

Race	0.25 Miles	0.5 Miles	1 Mile
% White	68.0%	63.4%	68.5%
% Black	2.7%	3.8%	4.5%
% Asian	23.3%	26.9%	21.0%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	2.1%	0.8%	0.3%
% Other	0.8%	1.7%	2.1%

\* Demographic data derived from 2020 ACS - US Census



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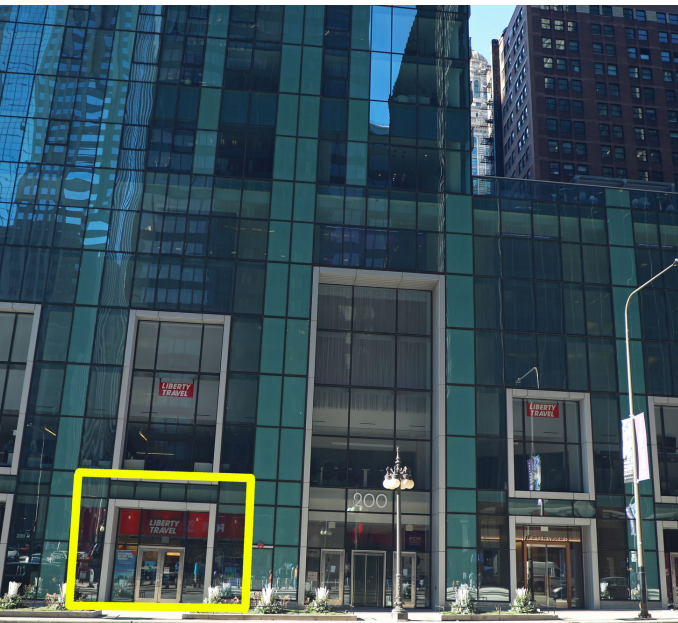
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ADDITIONAL PHOTOS



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