



### Offering Summary

Lease Rate:	Negotiable
NNN's:	\$13.50 PSF
Available SF:	1,062 SF
Year Built:	2009
Zoning:	B, Cook County
Market:	Chicago
Residential Units:	484 units
Submarket:	Streeterville
Traffic Count:	Approx. 12,400 VPD

### Property Overview

1,062 SF second generation restaurant space at the base of Atwater Apartments, a 484-unit building in Downtown Chicago's thriving Streeterville neighborhood. Located on Chicago's near north side, the storefront is located just west of the Ohio Street & N. McClurg signalized intersection, featuring exposure to approximately 12,400 VPD along with heavy pedestrian traffic. The storefront is also located just south of Northwestern Memorial Hospital and Lurie's Children's Hospital, and just east of Chicago's famous Magnificent Mile (Michigan Avenue). Streeterville is one of Chicago's most affluent neighborhoods (334,000 residents within 3-mile radius) with an average household income of \$147,000/yr. The space features a vibrant interior featuring second generation restaurant equipment (pizza oven), two (2) ADA compliant bathrooms, one walk-in cooler, a mezzanine level, outdoor patio seating, and excellent natural lighting throughout. Neighboring retailers nearby include: Target, Walgreens, Lucky Strike, Foxtrot, Dollop Coffee, Yolk, Massage Envy, Kriser's, 7-Eleven, MingHin, D4 Irish Pub, Chase Bank, Subway and Bouna Beef among many others.

### Property Highlights

- Second generation restaurant space available for lease in Chicago's affluent Streeterville neighborhood
- Opportunity to join an affluent neighborhood at the base of a high end 484-unit apartment building
- Located within walking distance of Michigan Avenue, Navy Pier, and Northwestern Memorial Hospital

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

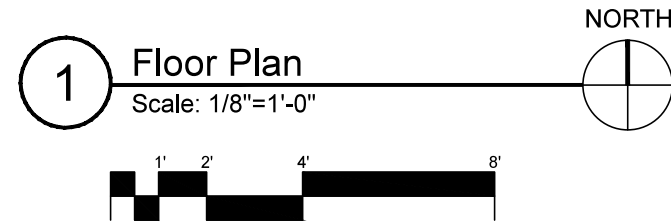
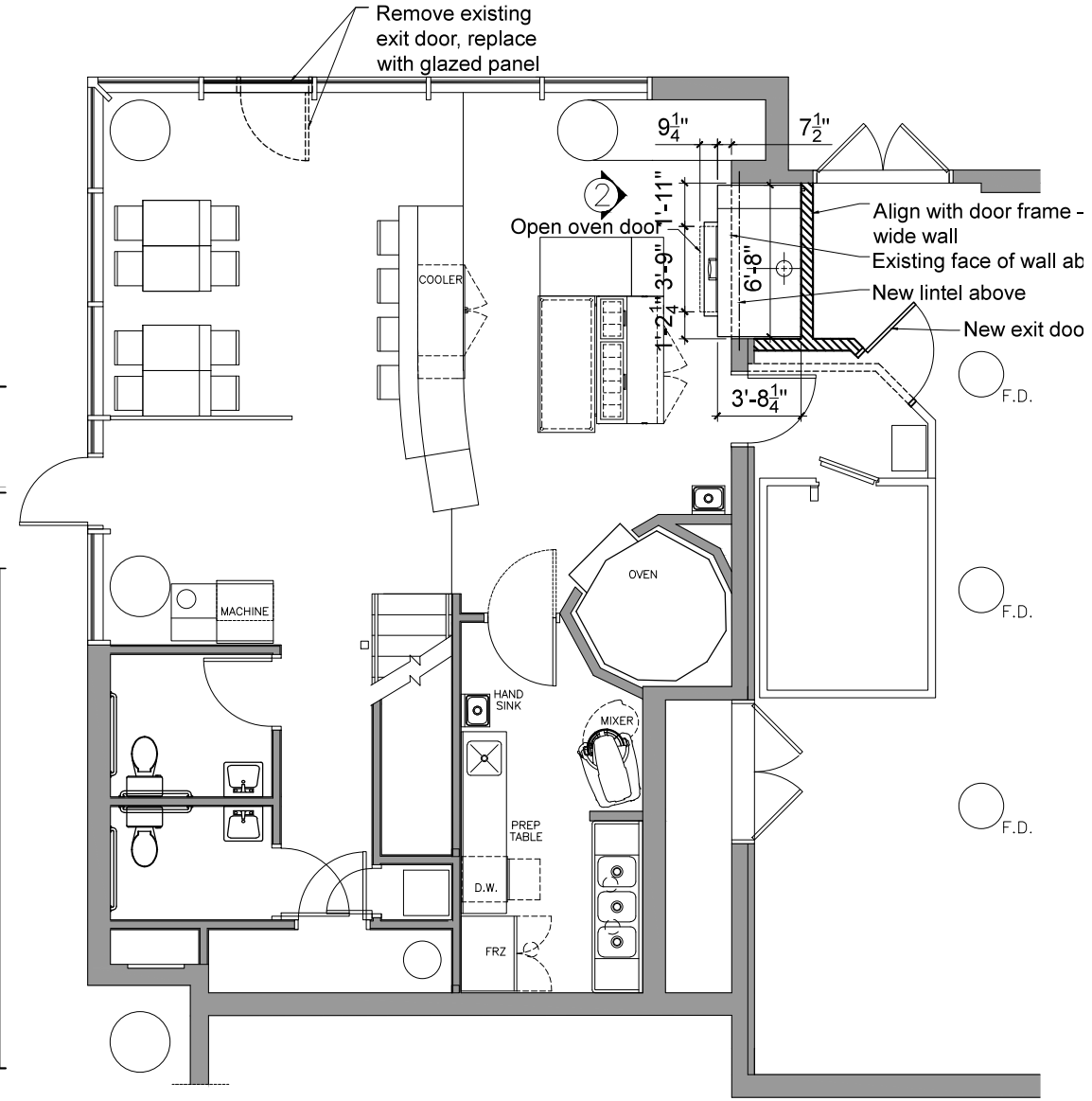
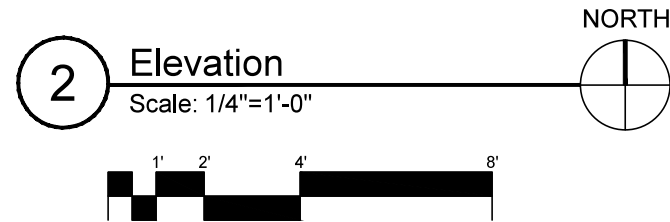
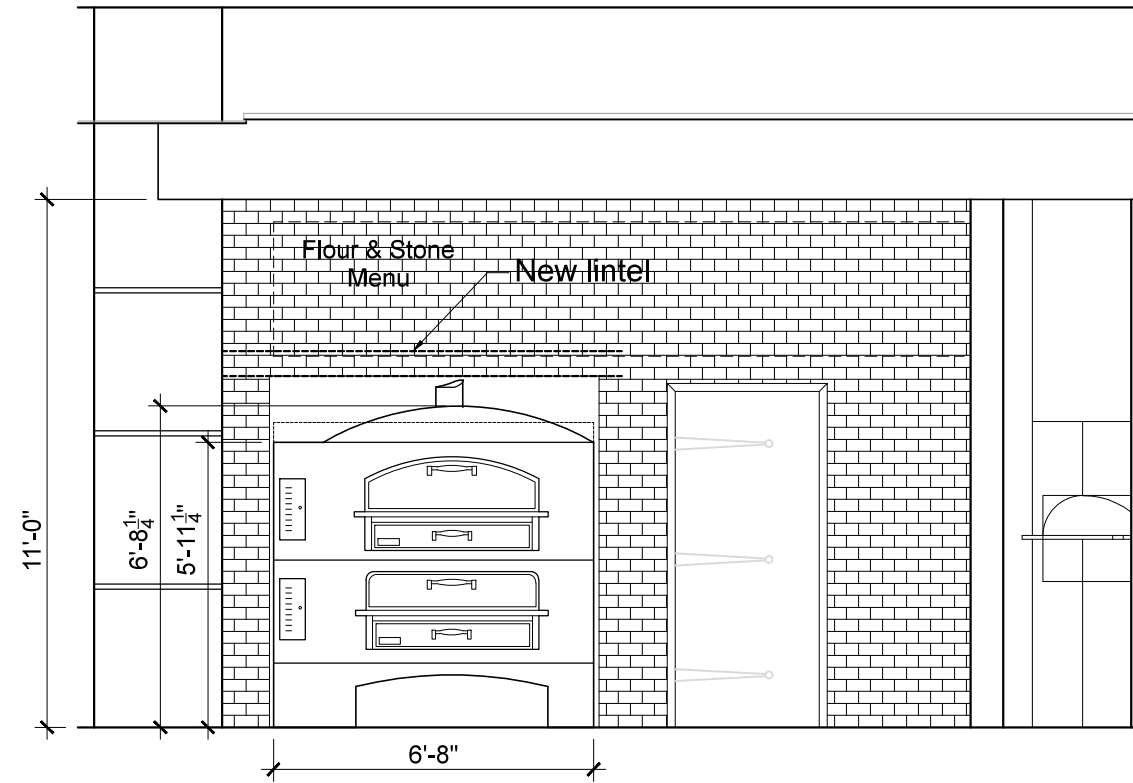
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com







Imagery © 2023 , CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey, USDA/FPAC/GEO

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

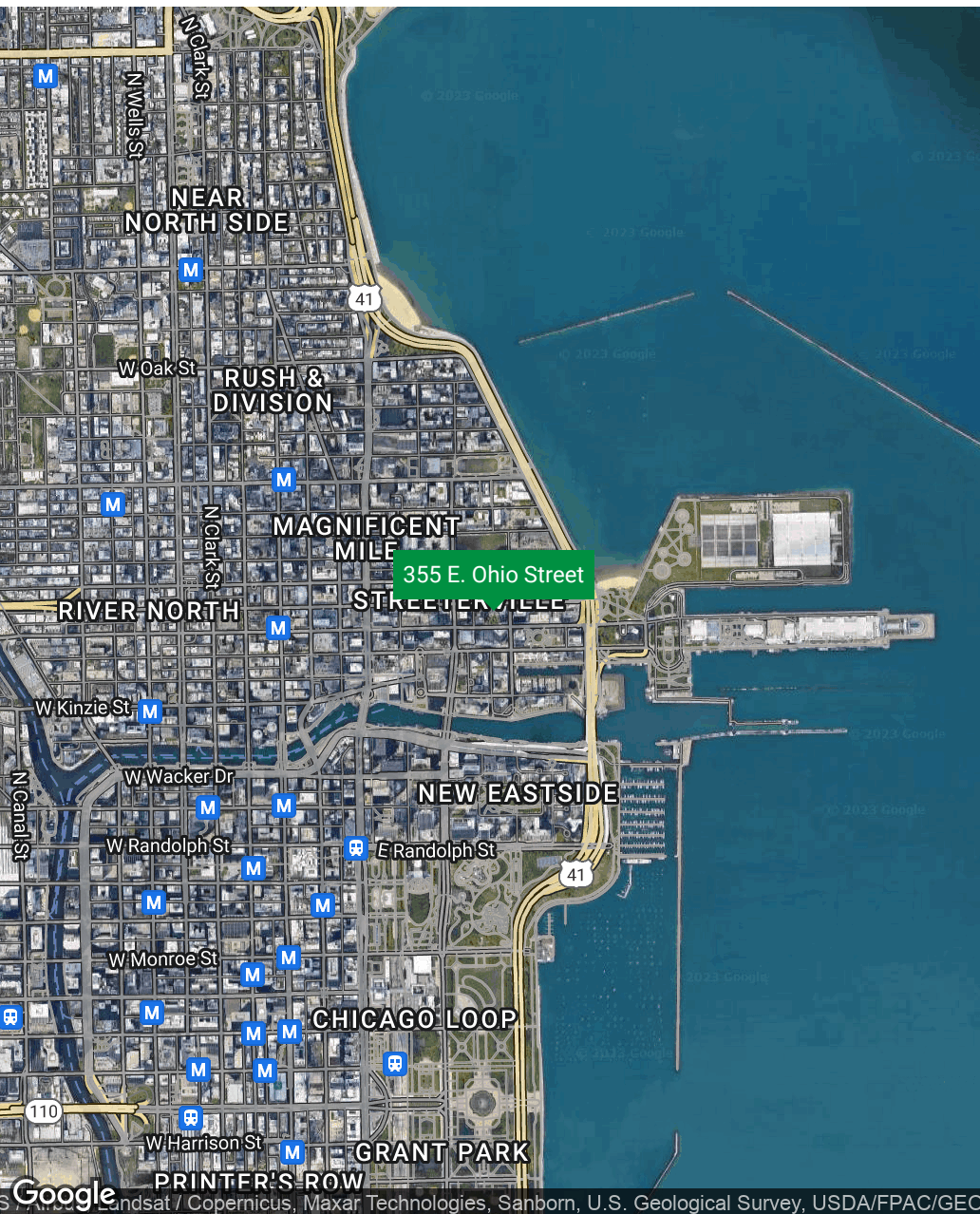
**Andrew Picchiatti**  
Vice President

847.602.2005  
apicchiatti@frontlinerepartners.com



# FOR LEASE | 355 E. OHIO STREET

LOCATION MAP



**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com

Frontline Real Estate Partners | 4



# FOR LEASE | 355 E. OHIO STREET

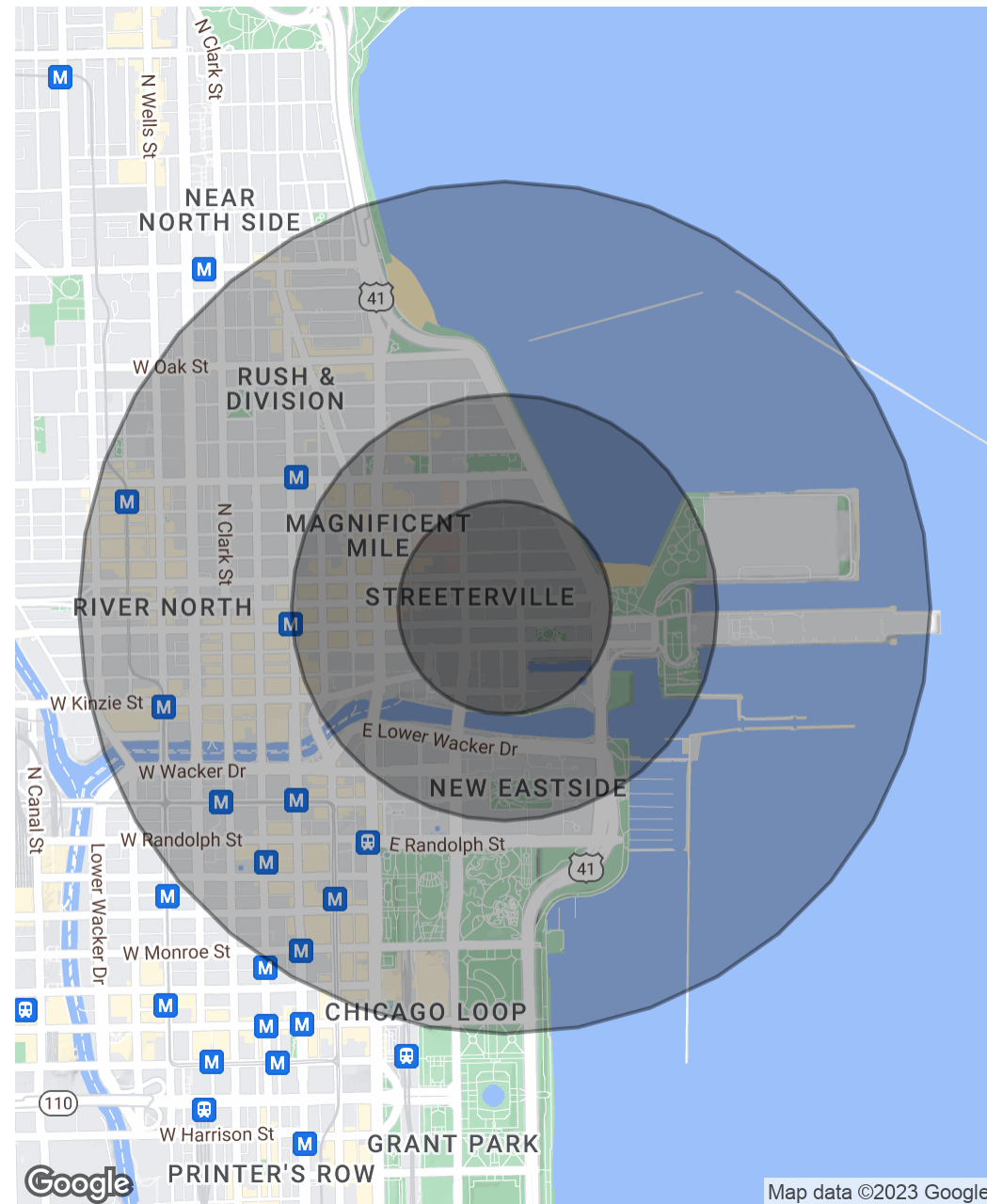
## DEMOGRAPHICS MAP & REPORT

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	10,927	30,906	74,886
Average Age	34.2	39.4	38.0
Average Age (Male)	34.3	39.6	37.9
Average Age (Female)	38.2	41.7	39.2

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	8,343	23,536	55,282
# of Persons per HH	1.3	1.3	1.4
Average HH Income	\$135,650	\$149,626	\$148,467
Average House Value	\$487,540	\$554,564	\$564,107

Race	0.25 Miles	0.5 Miles	1 Mile
% White	64.6%	66.5%	71.9%
% Black	1.6%	3.1%	4.1%
% Asian	27.8%	25.0%	18.8%
% American Indian	0.0%	0.0%	0.3%
% Other	2.7%	2.2%	1.7%

\* Demographic data derived from 2020 ACS - US Census



Map data ©2023 Google

**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President

847.602.2005  
apicchiatti@frontlinerepartners.com





**Matthew Tarshis**  
Principal

847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President

847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Rubin**  
Executive Vice President

224.628.4005  
arubin@frontlinerepartners.com

**Andrew Picchietti**  
Vice President

847.602.2005  
apicchietti@frontlinerepartners.com