

Gold Coast - Chicago MULTI-LEVEL FREESTANDING BUILDING AVAILABLE FOR STRAIGHT LEASE

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.)

3,329 SF Total

2,038 SF (1st Floor) 1,291 SF (2nd Floor)

Basement

Yes, Full Basement - Lower Level

Rental Rate

\$85 PSF (Modified Gross) Blended

For additional information or to schedule a showing contact:

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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

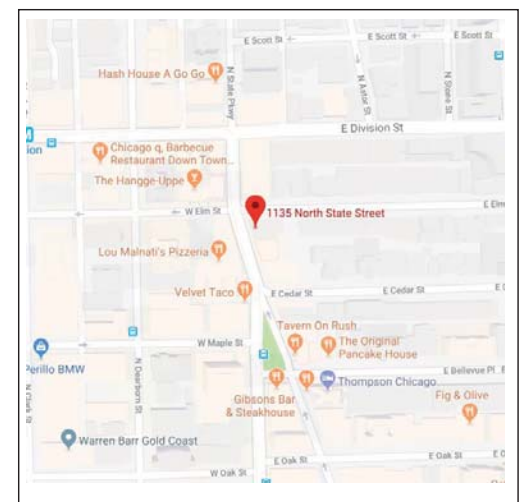
Description

Multi-level freestanding building located in the heart of the Gold Coast. Two floors with a full basement in the lower level. Surrounded by high end boutique retail, entertainment, nightlife and restaurants.

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
Transaction Type	Retail
Type of Property	Multi-Level Retail with Full Basement
Property Data	
Available	Immediately
Address	1135 North State Street
City, Zip Code	Chicago, IL 60610
Area	Gold Coast
County	Cook
Rental Rate	\$85 PSF MGblended
Lease Type	Modified Gross
Taxes& Building Insurance	Tenant responsible for 85% of any increases over 2017 taxes paid in 2018 and building insurance premiums paid for 2018
Yearly Adjustment	3%
CAM	No CAM responsibility.
Square Feet	3,329 TotalSF (2,038 SF First Floor and 1,291 SF Second Floor)with fulllower level basement space
Lease Term	TBD
Building Type	Mixed-Use – 3-story brick with 1-story rear
Frontage	Approximately 25 feet
Stories	2-floor retail space with full basement
Security Deposit	2 months security at lease execution
Guarantee	TBD
Parking	Metered street parking; public parking lots nearby
Zoning	DX-7
Interior	Exposed Brick& Drywall
A/C & Heat	15-ton rooftop HVACunit for 1 st floor (can serve basement) & 7-1/2-ton rooftop HVAC unit for 2 nd floor
Electric (amps)	Ample
Type of Basement	Full, mostly-unfinished basement
Ceiling Heights	Approximately 10 feet on first and second floors
Ward	2 nd Ward
Alderman	Brian Hopkins
Nearby Businesses	Nico Osteria, Gibson's, Hugo's Frog Bar, Tavern on Rush, Urban Outfitters, Dr. Martens, Barnes & Noble, Thompson Hotel
Property Description	Free-standing building located in the heart of the Gold Coast surrounded by high end boutique retail, entertainment, nightlife and restaurants
Cross Streets	On east side of State Street, between Elm and Cedar

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