

945 NORTH STATE



8,210 SF SECOND-LEVEL MEDICAL/RETAIL/OFFICE OPPORTUNITY

Gold Coast, Chicago, IL

CBRE

SPACE HIGHLIGHTS

- Prime opportunity for medical/retail/office tenants
- Over 150' of frontage on State
- First level tenant is Walgreens
- Formerly Exhale Spa

DEMOGRAPHICS



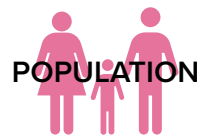
MEDIAN AGE

39.7	within 0.25 Mi
39.6	within .5 Mi
37.6	within 1 Mi



DAYTIME POPULATION

14,635	within 0.25 Mi
44,372	within .5 Mi
102,765	within 1 Mi



POPULATION

19,872	within 0.25 Mi
61,371	within .5 Mi
179,336	within 1 Mi



HOUSEHOLDS

9,982	within 0.25 Mi
29,283	within .5 Mi
66,373	within 1 Mi



AVERAGE HOUSEHOLD INCOME

\$127,850	within 0.25 Mi
\$140,139	within .5 Mi
\$154,068	within 1 Mi

NEIGHBORS

BHLDN

Dior

HERMÈS
PARIS

INDOCHINO

IWC



VERA WANG

VERSACE

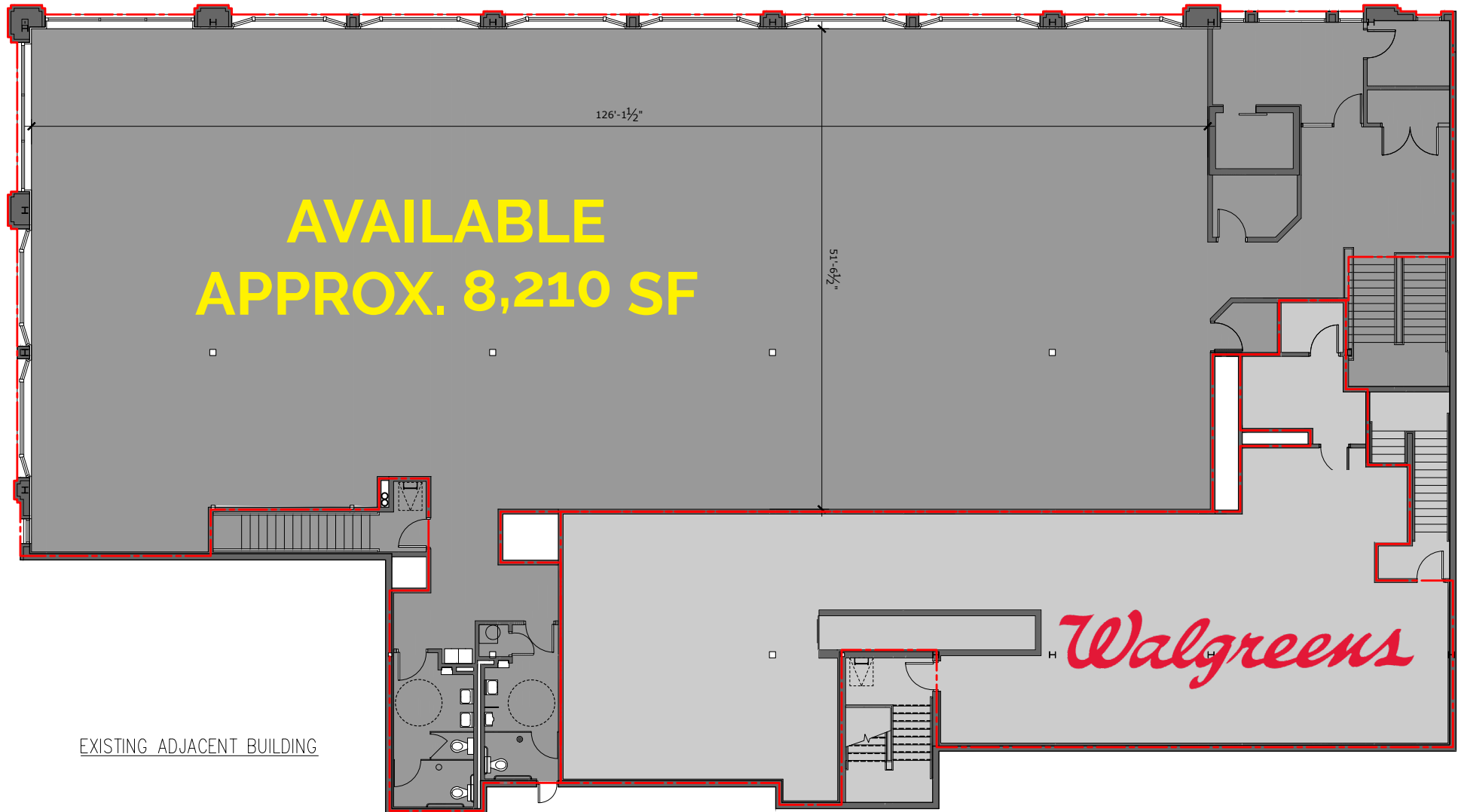


SCHAFFHAUSEN
(Burdick Jewelers)

WALDORF
ASTORIA™

STATE STREET

SECOND FLOOR



AVAILABLE
APPROX. 8,210 SF

126'-1 1/2"

51'-6 1/2"

Walgreens

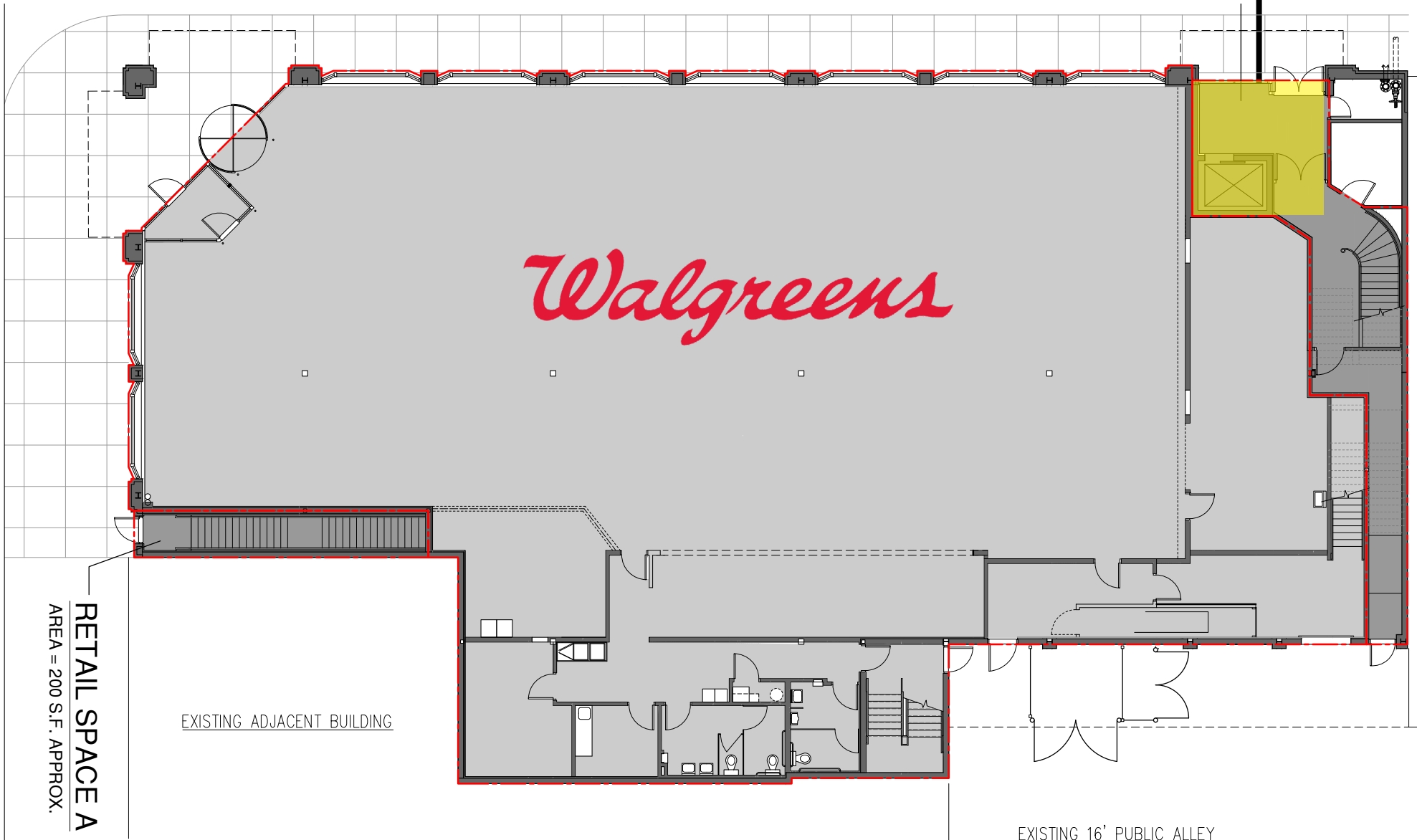
EXISTING ADJACENT BUILDING

WALTON STREET

STATE STREET

FIRST FLOOR

Entryway on First Floor



Walgreens

RETAIL SPACE A
AREA = 200 S.F., APPROX.

EXISTING ADJACENT BUILDING

EXISTING 16' PUBLIC ALLEY

WALTON STREET

INTERIOR PHOTOS



INTERIOR PHOTOS: LOCKER ROOM



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