



MEDINAH TEMPLE

600 NORTH WABASH
CHICAGO

FLAGSHIP RETAIL SPACE AVAILABLE

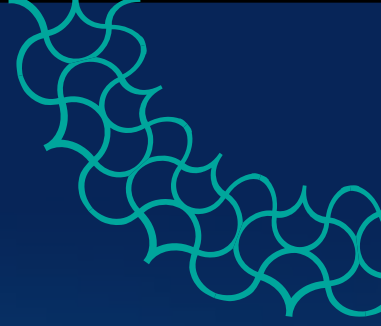
 FRIEDMAN
PROPERTIES

A·R·C
REAL ESTATE

BUILDING HIGHLIGHTS 600 NORTH WABASH, CHICAGO, IL

- 137,795 SF in the Michigan Avenue corridor
- Ideal for multiple uses
- Horizontally and vertically demisable
- Outstanding signage opportunity with impactful visibility
- Ample accessibility with three separate entrances
- Negotiated reduced parking rates for adjacent parking garage
- Transit-oriented location

- River North is Chicago's most desirable neighborhood
- Entire block of Wabash with extensive frontage
- Located between Ohio and Ontario Street
- Architecturally landmarked & historically significant
- One of the most recognizable buildings in Chicago
- Adjacent to Chicago's premiere attractions





MEDINAH TEMPLE

MARKET OVERVIEW

The Medinah Temple sits squarely in Chicago's Magnificent Mile corridor. Known as one of the world's greatest avenues, this area bustles with activity from hotels, stores, restaurants, and attractions. 55 million tourists visit annually, a total only second in the U.S. to New York City.

ENTERTAINMENT

The thriving entertainment district of River North offers the highest concentration of restaurants and venues in the city and is home to some of the top grossing restaurants in Chicago, such as Joe's Seafood Prime Steak & Stone Crab, RPM Steak, Chicago Cut, Shaw's Crab House, Harry Caray's, Quartino, Steak 48 and Bottled Blonde. Eight of the top 100 restaurants in the U.S. are blocks from Medinah Temple. And over sixty hotels, including the Ritz-Carlton, Conrad Chicago, The Peninsula, Waldorf Astoria, and the Park Hyatt host a constant stream of consumers. But they don't just come for the food, shopping and architecture, they stay for the cities' 200 theaters, 250 live venues, 600 parks, and 8 major league sports teams.

RESIDENTS

With its proximity to the Central Business District and endless entertainment options, many Chicagoans call River North and the surrounding areas home. 93% of the residential units are leased and the submarket has added over 2,800 units since 2017 with the growing preference for urban living. Chicago's solid job market fuels a 3% annual rental growth.

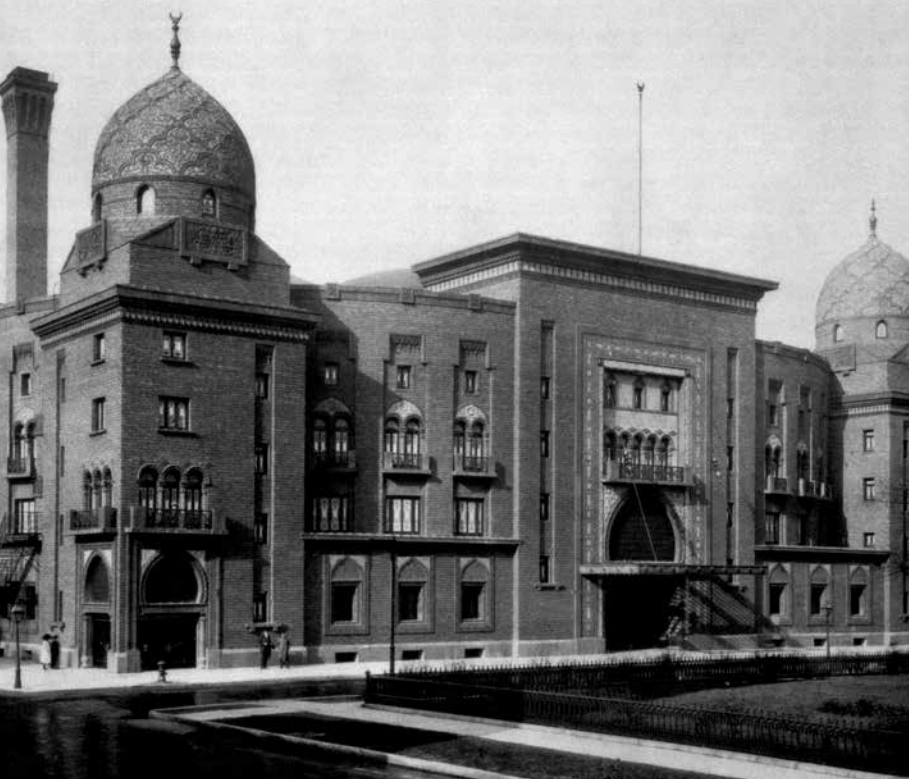
EMPLOYMENT

According to *The Center for Urban Future*, Chicago start-ups have increased by 270% in the last decade, gaining on cities such as San Francisco, New York and Los Angeles. Salesforce, Google, CareerBuilder, Orbitz, Redbox and more are taking up residence. From March 2010 to 2018, downtown Chicago saw a job growth of 27.9%. *Crain's Chicago Business* suggested the increase in employers will accelerate, and according to IDES, healthcare added the most jobs at 7,500, while the finance, insurance, and real estate sector added 5,000 each.

TRANSPORTATION

There are four CTA "L" stations within one half mile of Medinah Temple. Two Red Line stations carry 8.96 million riders annually, and two Brown Line stations carry 4.23 million riders annually. Additionally, Chicago is also one of the Best Bike Cities in American according to *Bicycling Magazine* 2016 with its network of 115 miles of protected lanes.





MEDINAH HISTORY

ABOUT THE BUILDING

Built by the Shriners and designed by architects Huehl and Schmidt in 1912, the Medinah Temple is Moorish style amphitheater replete with distinctive onion domes and beautiful stained glass windows. The building originally housed an auditorium with seating for approximately 4,200 people on three levels. The stage extended into the auditorium, with seating on three sides. The temple once boasted a 30,000 pound pipe organ, manufactured by Austin Organ Company and installed in 1915. The organ had 92 sets of pipes, ranging in length from several inches to 40 feet. Among the many events that took place in this venue was the annual Shriner's Circus. The auditorium's acoustics also made it a favorite site for recording; many of the Chicago Symphony's recordings from the late 1960s (for RCA with then-music director Jean Martinon) through the 1980s (for Decca with then-music director Sir Georg Solti) were recorded there.

Following a period of vacancy the building became dilapidated. In 2000 The World Monument Fund listed it—and Tree Studios—among its Watch List of significant endangered structures. Through a unique partnership between Friedman Properties, the City of Chicago, the State of Illinois and Federated Department Stores, the building was saved from demolition. Later the same year, the exterior of the building was restored and the interior redeveloped for use as retail space. The building's key decorative elements—including the large central cornice and intricate balcony railings—were restored or recreated from original drawings. Plasterwork, proscenium arch, and jewel-colored stained glass were preserved. The building's two 10,000 pound copper onion domes had to be constructed on-site in the adjacent Tree Studios courtyard and craned onto the rooftop.

With its crowning feature in place, Medinah Temple re-opened in February of 2003 as the nation's first Bloomingdale's Home Store.



DEMOGRAPHICS

	.5 MILE	1 MILE	1.5 MILE
Residential Population	30,566	90,814	136,708
Daytime Population	175,667	487,794	643,987
Avg. Household Income	\$138,903	\$138,788	\$137,966

RIVER NORTH MICHIGAN AVE.

NEW Residential Units	+4,400
NEW Hotel Keys	+700
Retail Sales	\$3 BILLION
Visitors Annually	+55 MILLION

GOLD COAST

RIVER NORTH

MEDINAH
TEMPLE

MICHIGAN
AVENUE

STREETERVILLE

CHICAGO
RIVER

THE LOOP



CHICAGO ECOSYSTEM

Chicago has the most diversified economy in the U.S. With its \$609 billion annual gross regional product (GRP), this city of 2.7 million people rivals many nations, including Switzerland and Saudi Arabia.

Not surprisingly, 400 major corporations call Chicago home, including 36 in the Fortune 500. This economic powerhouse reaches into every sector, from risk management innovation to manufacturing to information technology and health services.

The finest educational institutions in the country develops a deep pool of talent in Chicago, and the affordable cost of living across 77 neighborhoods, an extensive transit system, and a melting pot of arts, culture, and sports keep them rooted.

Additionally, Chicago boasts 55+ million domestic and overseas travelers a year. In 2017 *Condé Nast Traveler* named Chicago the best big city in the U.S., topping New York, San Francisco and Los Angeles. *Bon Appetit Magazine* named Chicago the “restaurant city of the year.”



MEDINAH
TEMPLE



BUILDING OVERVIEW

DEMISABLE OPTIONS

FOURTH
4,372 SF

THIRD
30,675 SF

SECOND
30,675 SF

GROUND
28,645 SF
Excluding Mezz

LOWER
37,817 SF



181 FOOT FRONTAGE
ON OHIO STREET

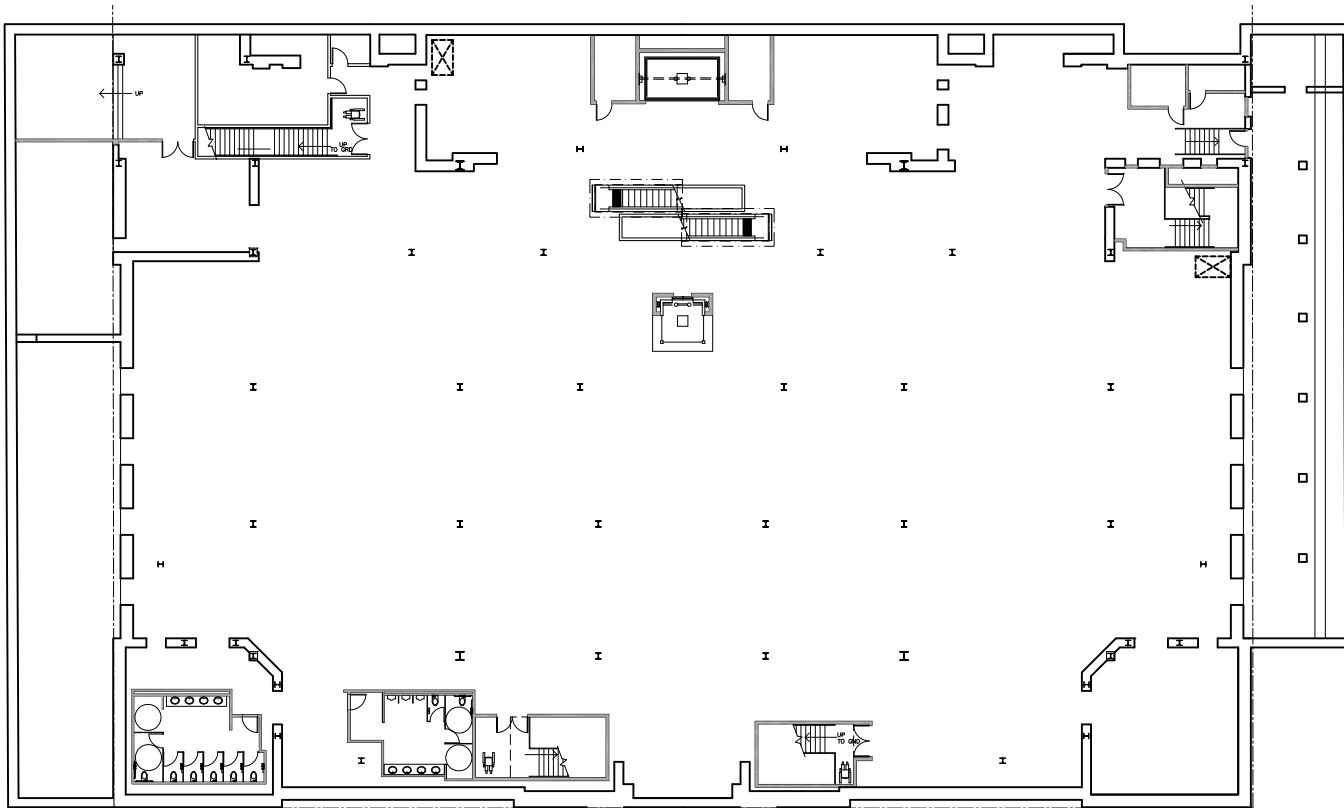
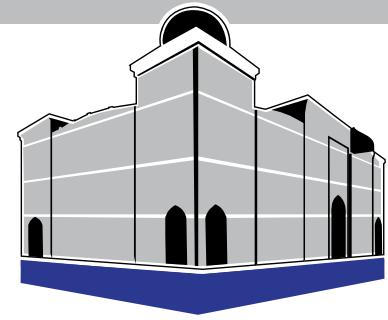
265 FOOT FRONTAGE
ON WABASH STREET



LOWER LEVEL

37,817 SQUARE FEET

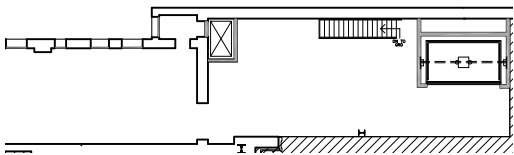
LOWER LEVEL



SLAB TO SLAB HEIGHTS = +/- 13'-3"

GROUND FLOOR

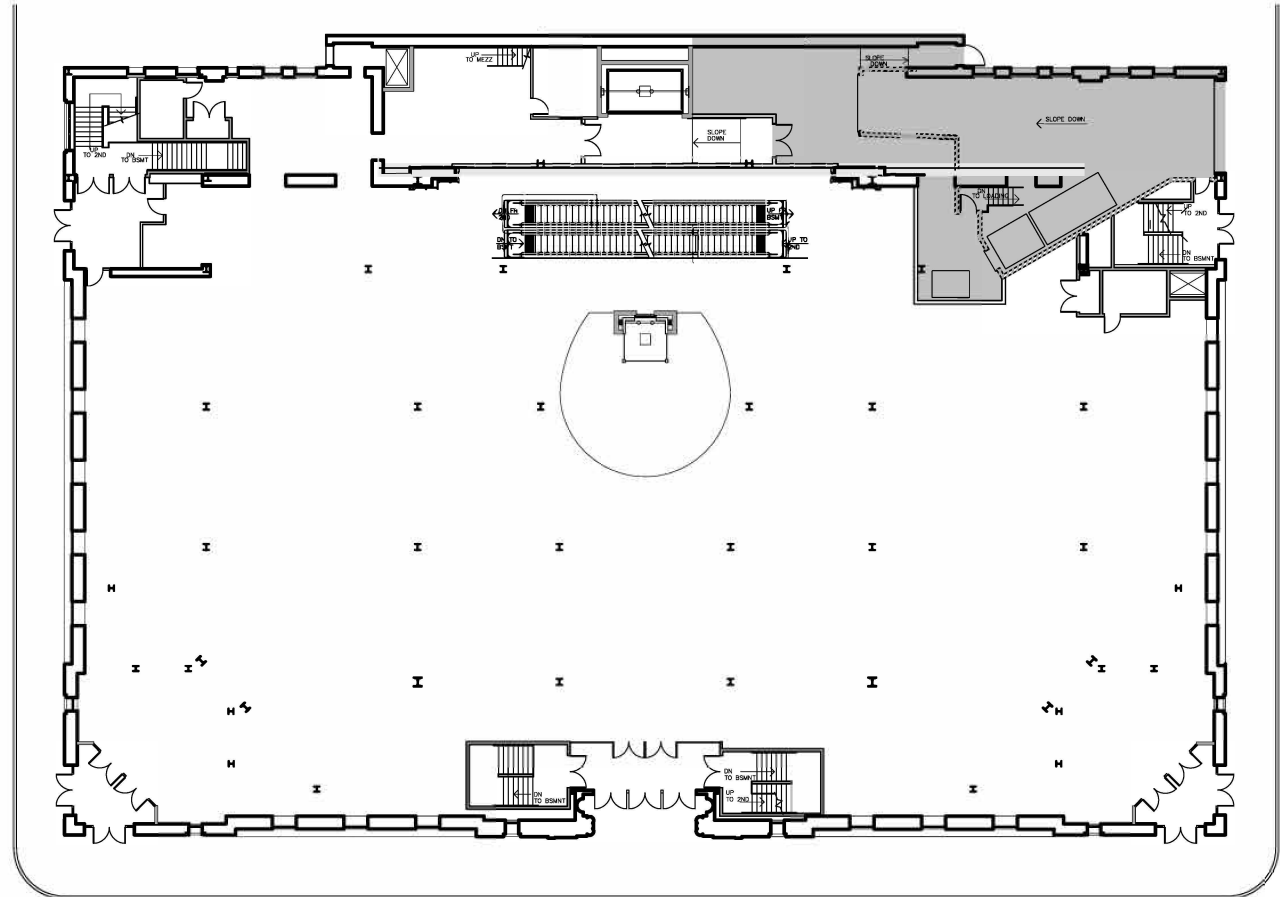
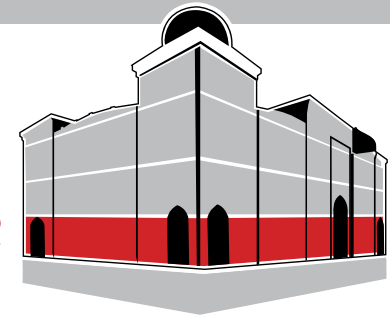
28,645 SQUARE FEET



MEZZANINE

2,835 SQUARE FEET

GROUND FLOOR

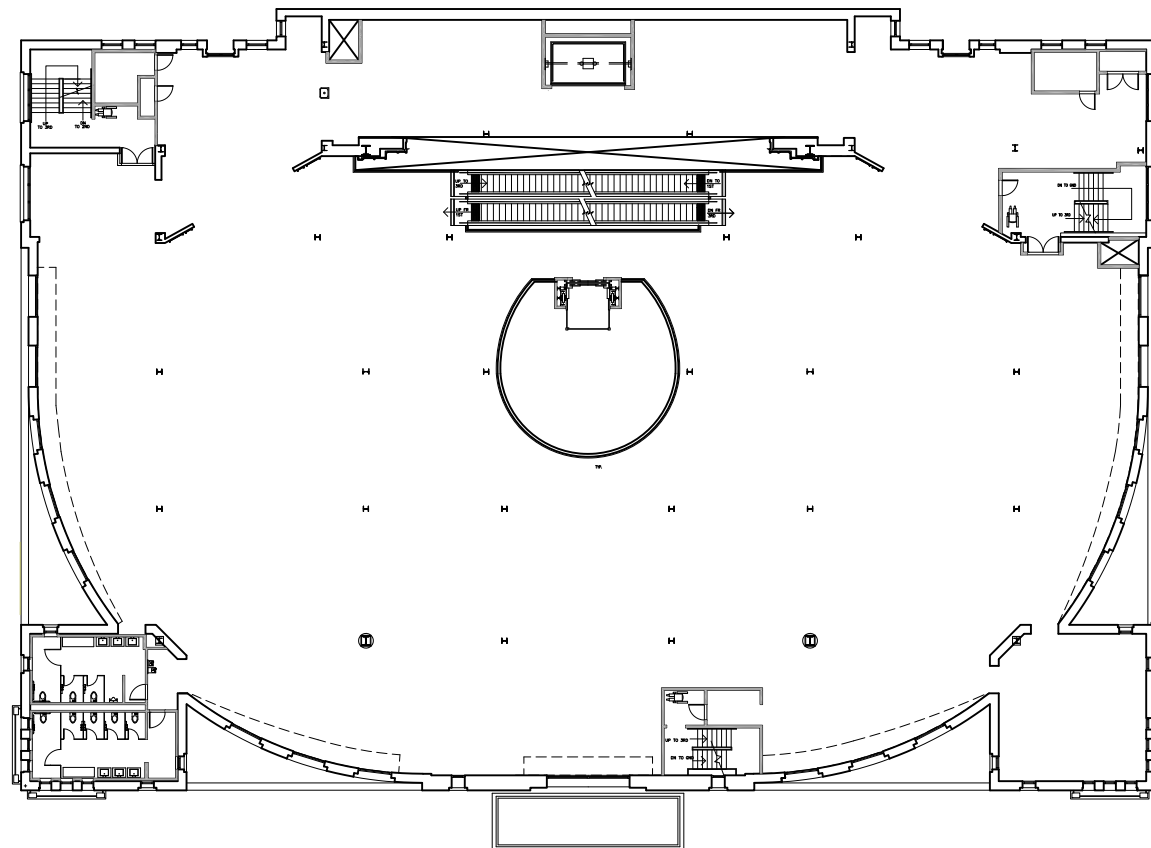
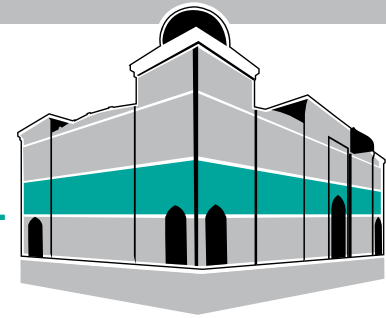


SLAB TO SLAB HEIGHTS = +/- 18'-9"

SECOND LEVEL

30,675 SQUARE FEET

SECOND LEVEL



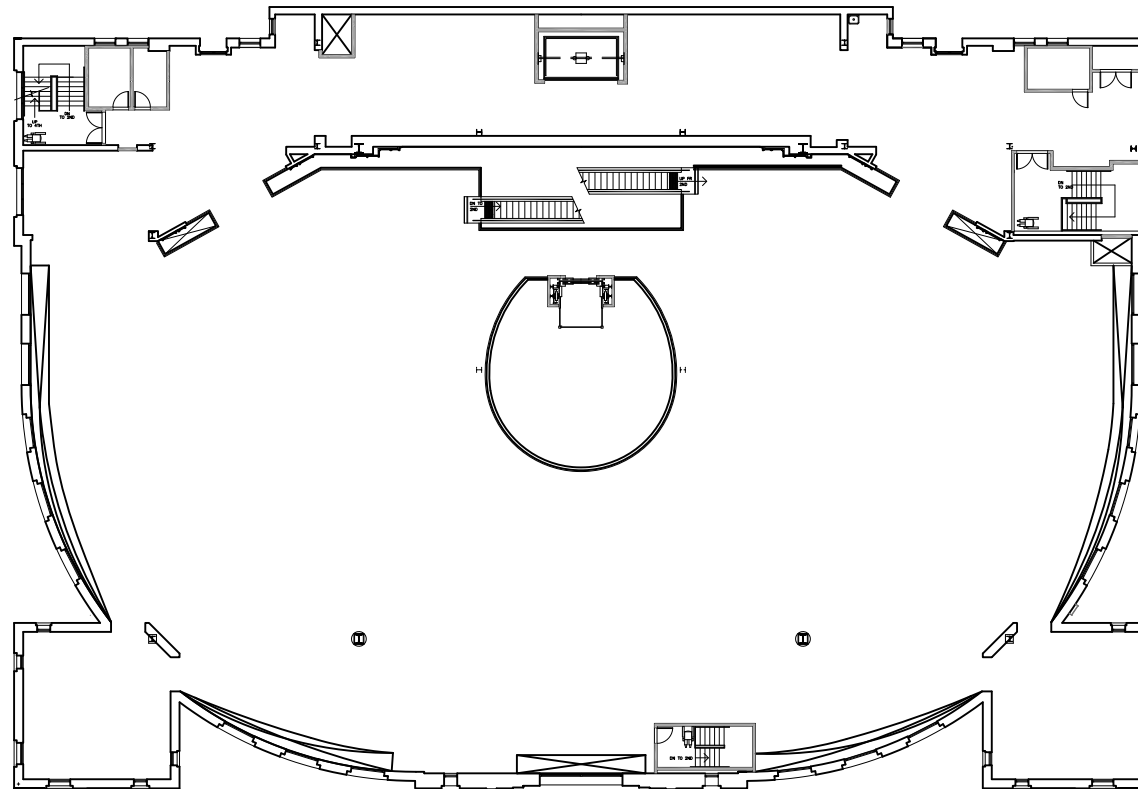
SLAB TO SLAB HEIGHTS = +/- 16'-6"



THIRD LEVEL

30,675 SQUARE FEET

THIRD LEVEL



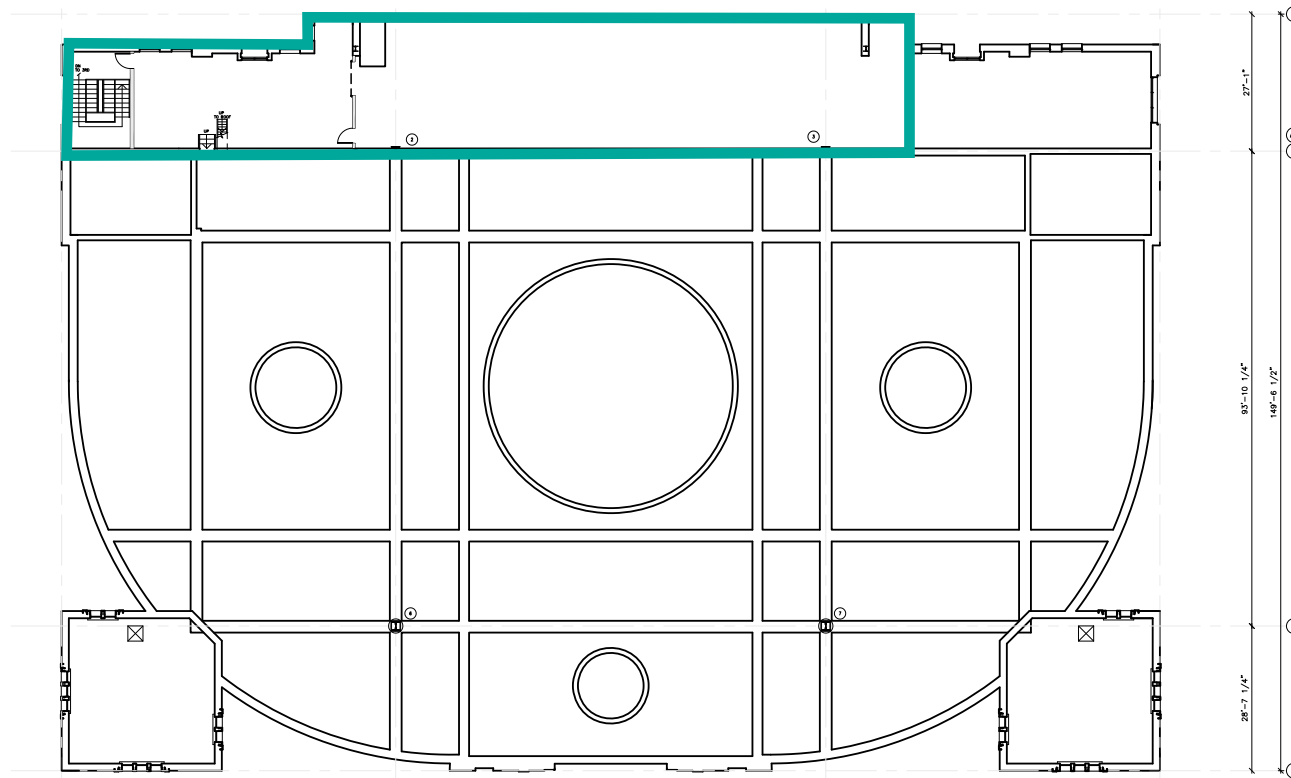
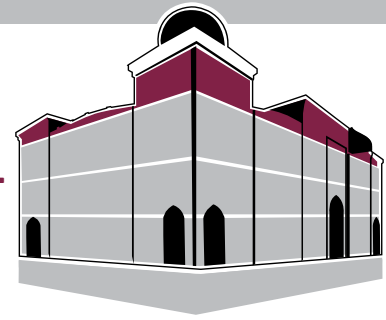
SLAB TO SLAB HEIGHTS = +/- 17'-2"

UNDERSIDE OF DECORATIVE BEAMS +/- 14'-8"

FOURTH LEVEL

4,372 SQUARE FEET

FOURTH LEVEL



MAX SLAB TO SLAB HEIGHTS = +/- 17'-6"















RIVER NORTH

CHICAGO, IL

The map displays a grid of business logos across the River North neighborhood. The streets shown include Superior St, Huron St, Ontario St, Ohio St, Grand Ave, Kinzie St, and others. A prominent red starburst logo for 'MEDINAH TEMPLE' is located in the center-right area. The logos represent a wide variety of businesses, including grocery stores (Whole Foods, Target), fast-food restaurants (McDonald's, Subway), fitness centers (Lifefitness, Equinox), and retail stores (Target, Best Buy). The map also features a teal outline of the neighborhood on the left side.

TRANSIT MAP

RIVER NORTH

WALK SCORE

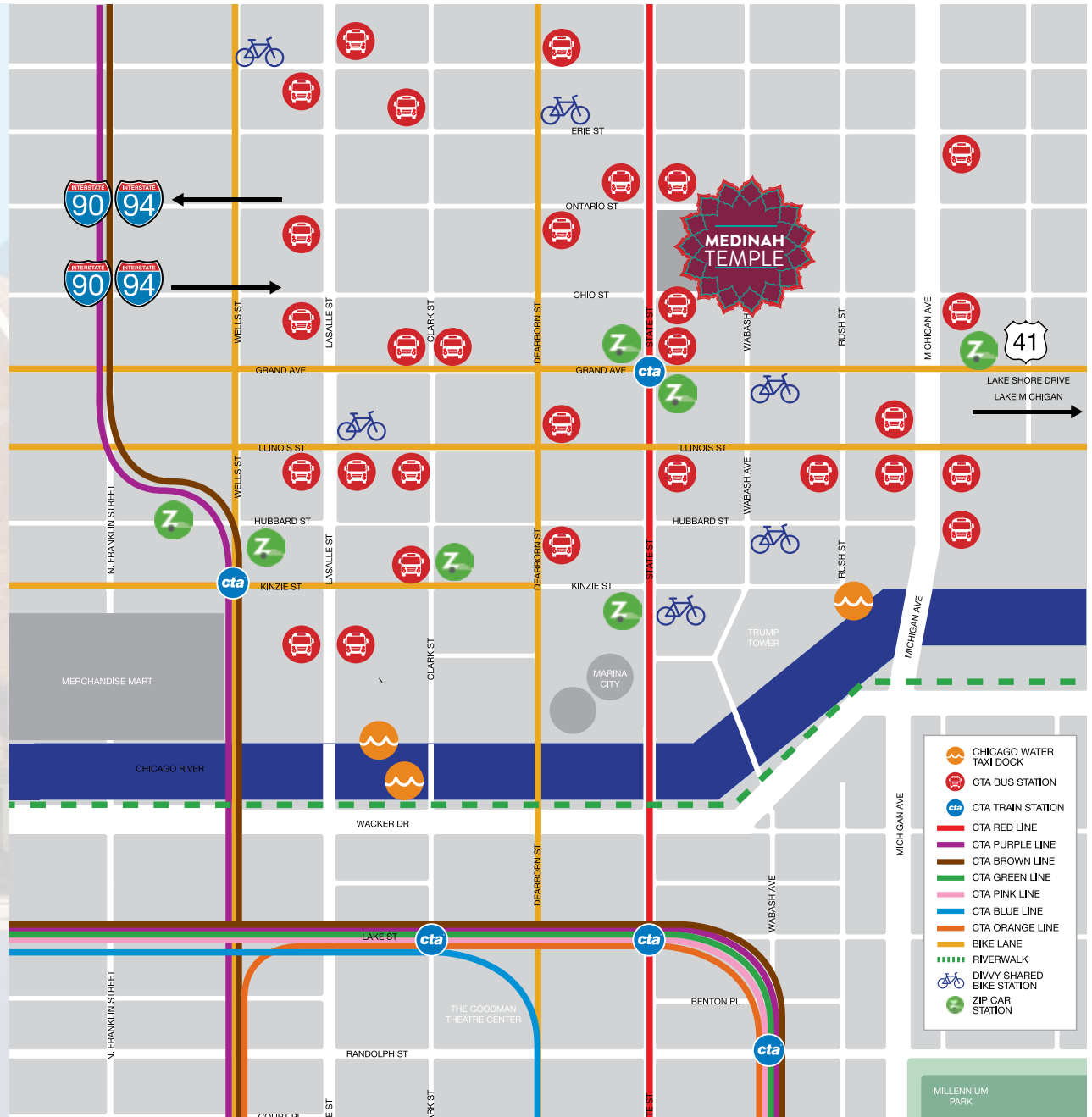
98

TRANSIT SCORE

100

BIKE SCORE

88





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CHICAGO

A·R·C
REAL ESTATE

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