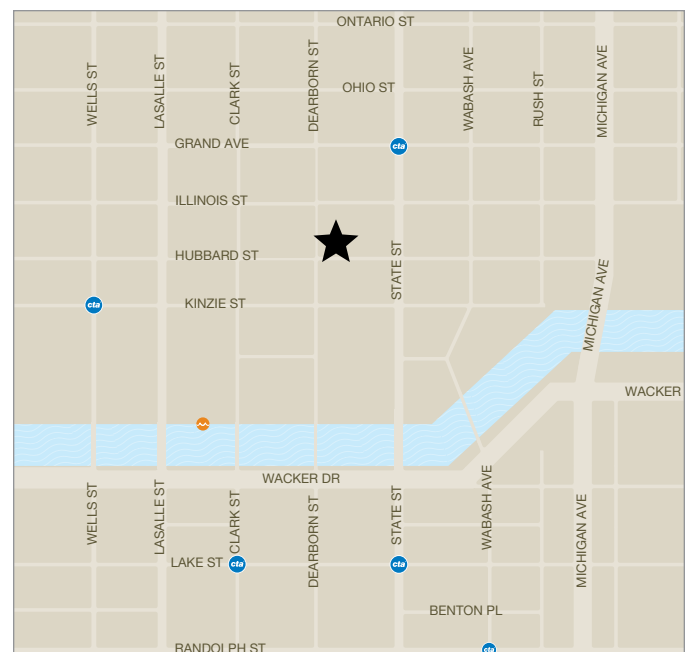


# 431 NORTH DEARBORN



## 2ND GENERATION RESTAURANT WITH ROOFTOP POTENTIAL

- Once-in-a-lifetime restaurant opportunity available at the northeast corner of Dearborn and Hubbard in River North.
- Space is in impeccable condition and practically 'move-in-ready' for any high-quality restaurant operator.
- Formerly occupied by Ruth's Chris Steakhouse.
- Building also has the ability to add a rooftop patio component.
- Connection to skybridge, connected to Hampton Hotel (230 keys).
- River North is home to many of the country's top performing restaurants and is located just north of The Chicago River and the Loop – the country's 2nd largest Central Business District.
- The wide-ranging success of the neighborhood's retailers and restaurants is largely due to the convergence of its many hotels/tourists, affluent residential profile (90,000+ residents) and dense daytime population.





## 431 N DEARBORN





# 431 N DEARBORN



## **SPACE AVAILABLE**

Ground Level 5,726 SF

Second Level 5,982 SF

Lower Level 1,907 SF

Rooftop Potential 3,200 SF

**\*Total 16,815 SF**

*\*does not include rooftop*

## **CEILING HEIGHTS\***

Ground Level  $\pm$  13', 2"

Second Level  $\pm$  13', 0"

Lower Level  $\pm$  7', 10"

*\* underside of deck/beams*

## **SEATING\***

Ground Floor 132

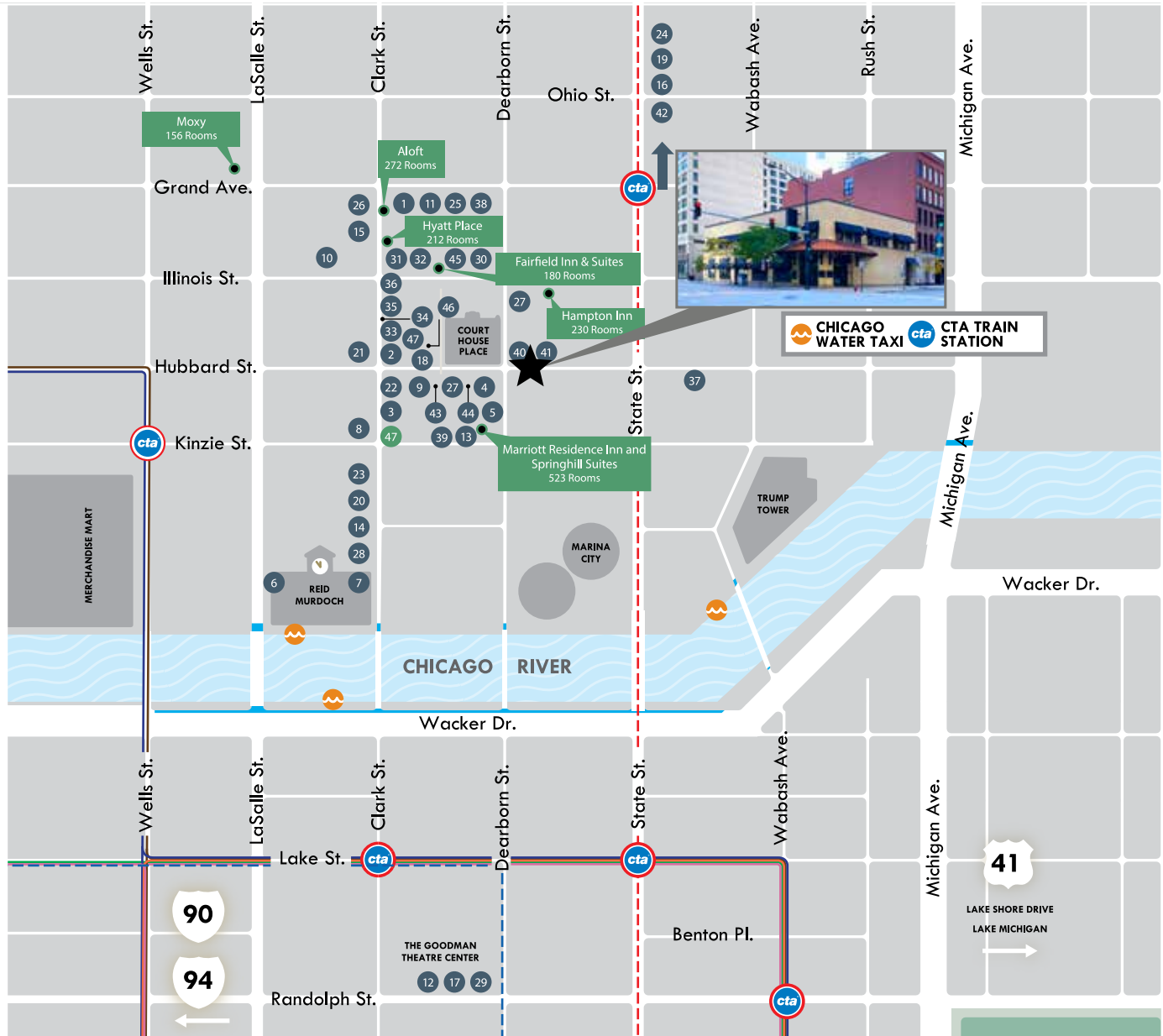
Bar 42

Private Dining 66

Additional Private Dining Available

*\*based on the current layout*

# 431 N DEARBORN



## AMERICAN

- 1 - BEATRIX
- 2 - BUB CITY
- 3 - EPIC BURGER
- 4 - HUB 51
- 5 - HOLLOWAY'S
- 6 - RIVER ROAST
- 7 - THE KITCHEN
- 8 - THE SMITH

## ASIAN

- 9 - RAMEN-SAN
- 10 - SUNDA
- 11 - SUSHI-SAN

## BAGELS & SANDWICHES

- 12 - CORNER BAKERY
- 13 - EINSTEIN'S BROS. BAGELS
- 14 - NONNINA TO GO
- 15 - POTBELLY SANDWICH

## BAKERY

- 16 - AVAILABLE SPACE
- 17 - DO-RITE DONUTS
- 18 - FIRECAKES DONUTS

## COFFEE & TEA

- 19 - ADAGIO TEAS
- 20 - CAFFE UMBRIA
- 21 - STARBUCKS COFFEE

## HEALTHY

- 22 - LYFE KITCHEN
- 23 - PROTEIN BAR
- 24 - SWEETGREEN

## INDIAN

- 25 - INDIA HOUSE

## ITALIAN

- 26 - MAGGIANO'S LITTLE ITALY
- 27 - IL PORCELLINO
- 28 - NONNINA
- 29 - PETTERINO'S
- 30 - RPM ITALIAN

## MEDITERRANEAN

- 31 - EMA
- 32 - ROTISSERIE EMA

## MEXICAN

- 33 - BAR SÓTANO
- 34 - FRONTERA GRILL
- 35 - TOPOLOBAMPO
- 36 - XOCO

## SEAFOOD

- 37 - SHAW'S CRAB HOUSE

## STEAKHOUSES

- 38 - MASTRO'S STEAKHOUSE
- 39 - RPM STEAK
- 40 - AVAILABLE SPACE

## ENTERTAINMENT

- 41 - HOWL AT THE MOON
- 42 - POPS FOR CHAMPAGNE
- 43 - DANCE STUDIO
- 44 - SUB 51
- 45 - THE UNDERGROUND
- 46 - THREE DOTS AND A DASH

## PARKING

- 47 - GREENWAY SELF PARKING

# RIVER NORTH TRANSIT

WALK SCORE

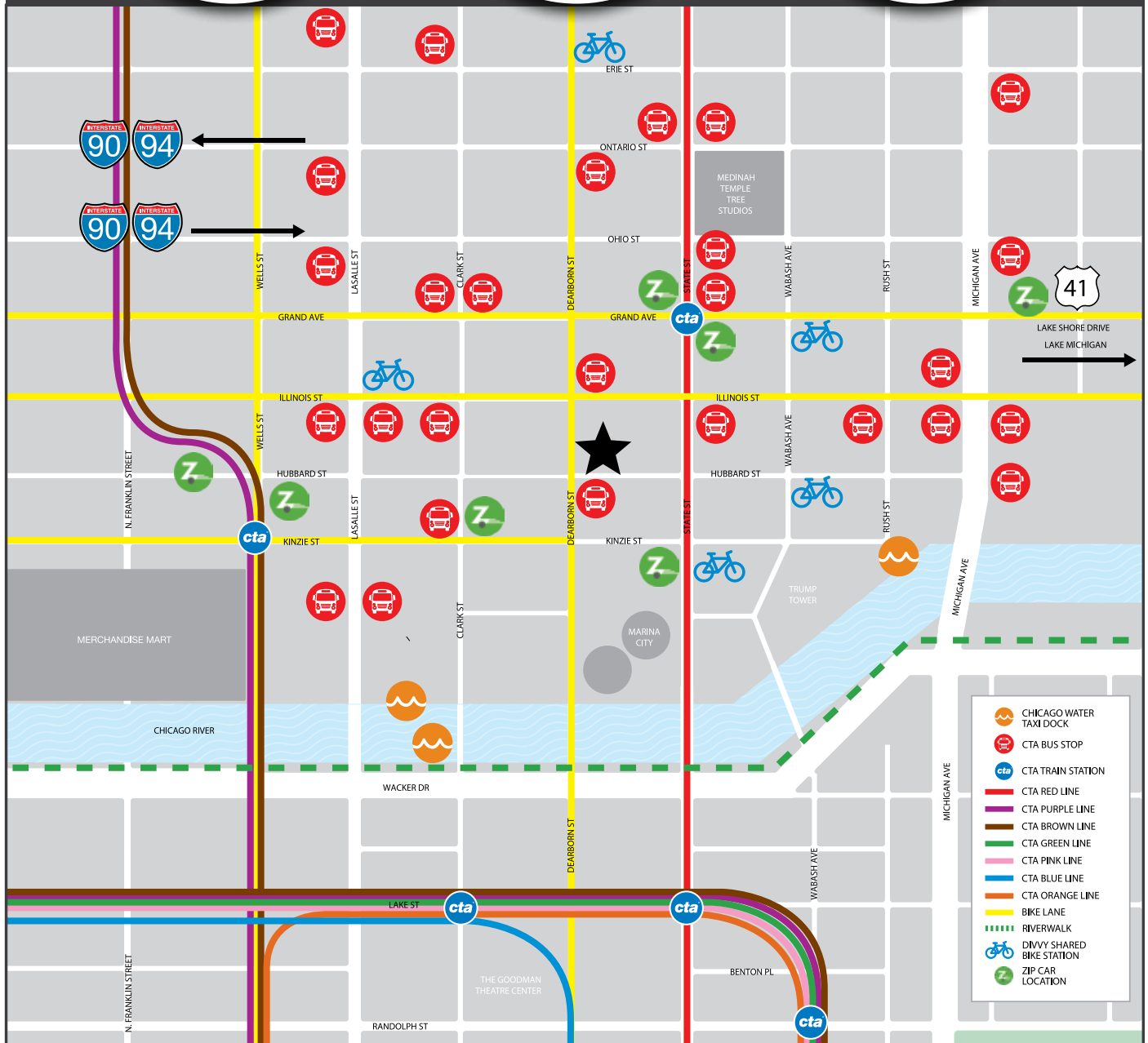
98

TRANSIT  
SCORE

100

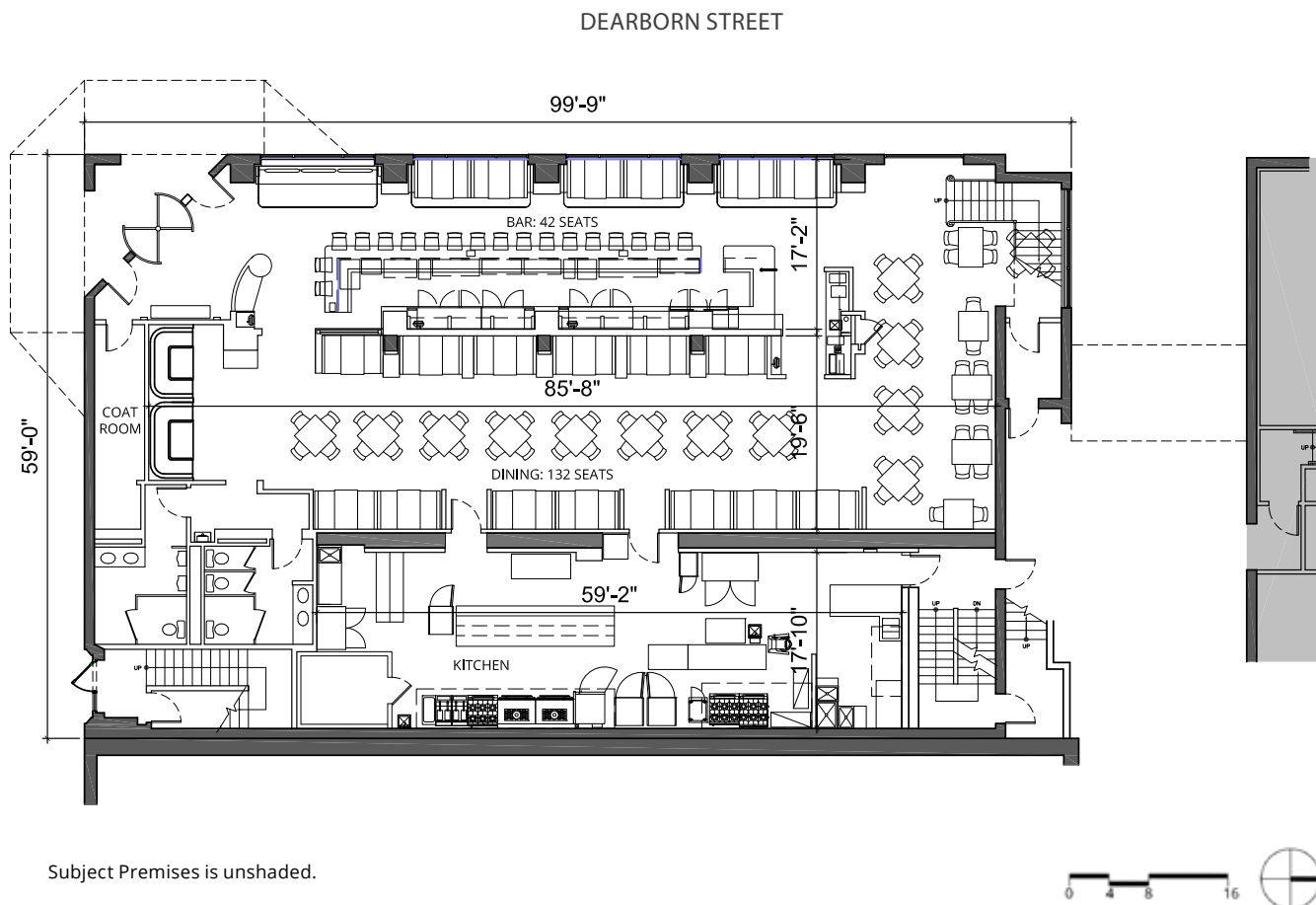
BIKE SCORE

88



# 431 N DEARBORN

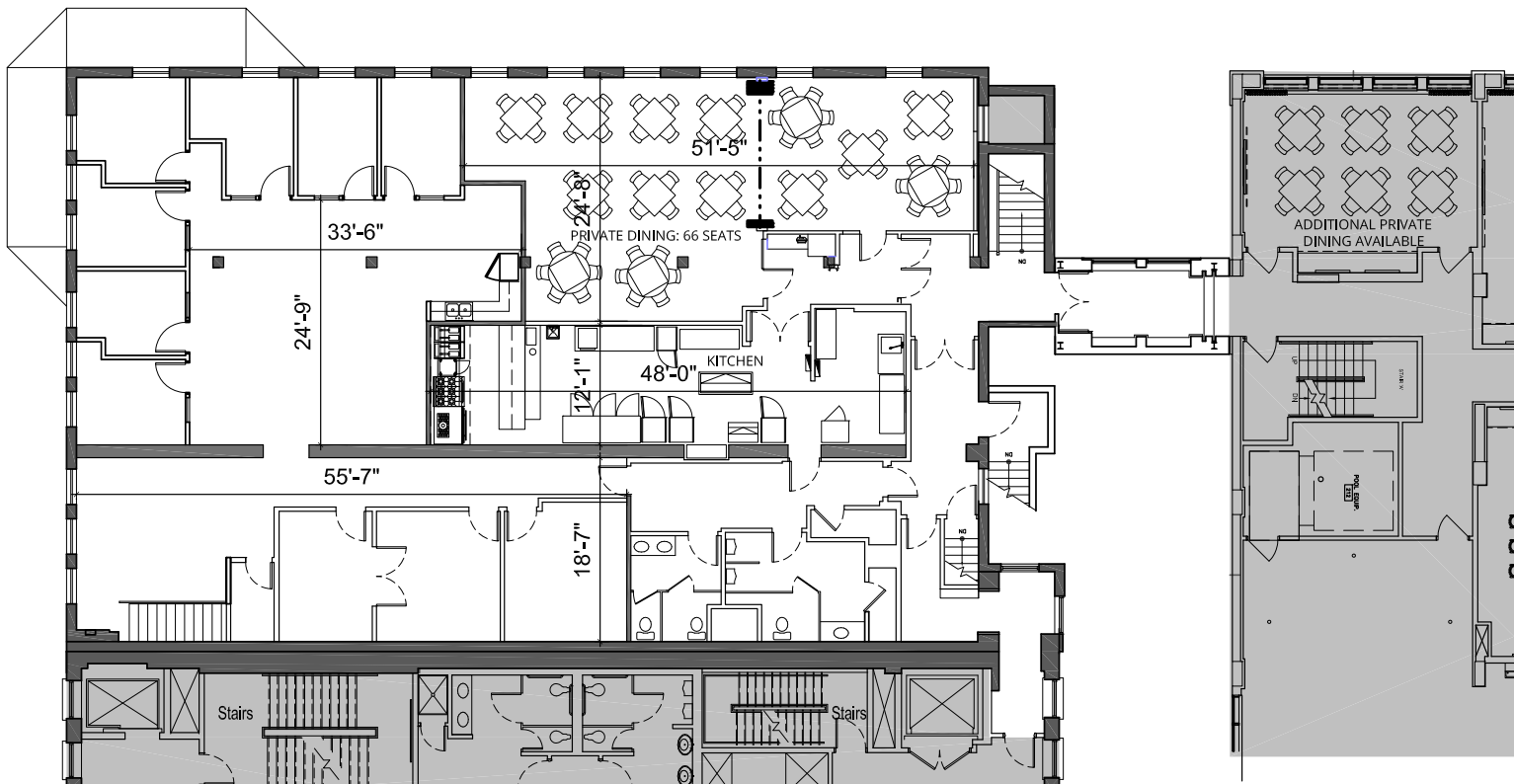
N >



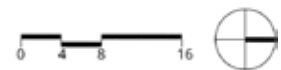
GROUND LEVEL  
5,726 SF



DEARBORN STREET



Subject Premises is unshaded.  
Shared Premises is cross hatched.

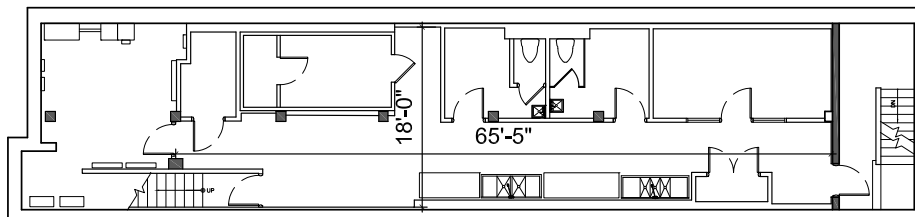


SECOND FLOOR  
5,982 SF

# 431 N DEARBORN

N >

DEARBORN STREET



Subject Premises is unshaded.



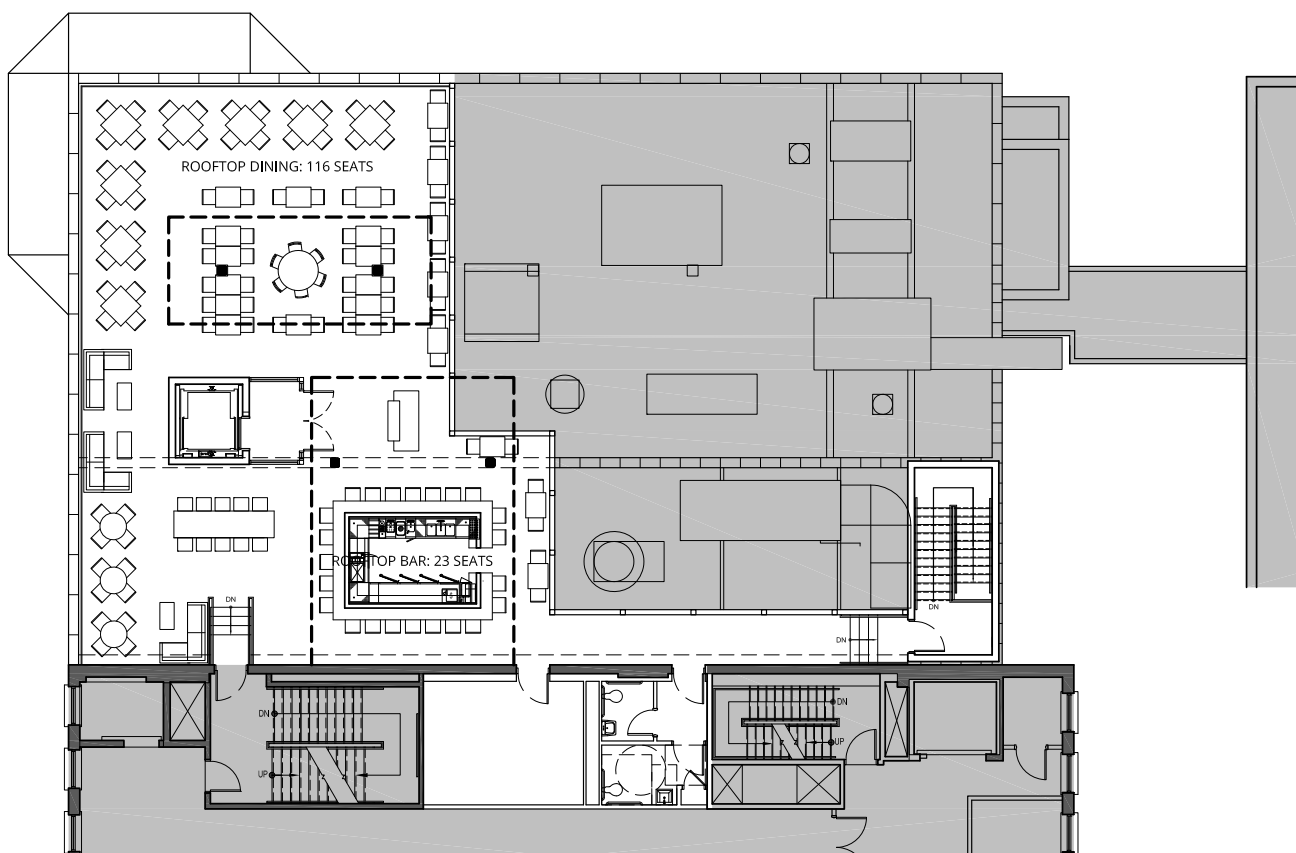
LOWER LEVEL  
1,907 SF



# 431 N DEARBORN

N >

DEARBORN STREET



Plan is conceptual and subject to change.



ROOF DECK  
3,200 SF +/-