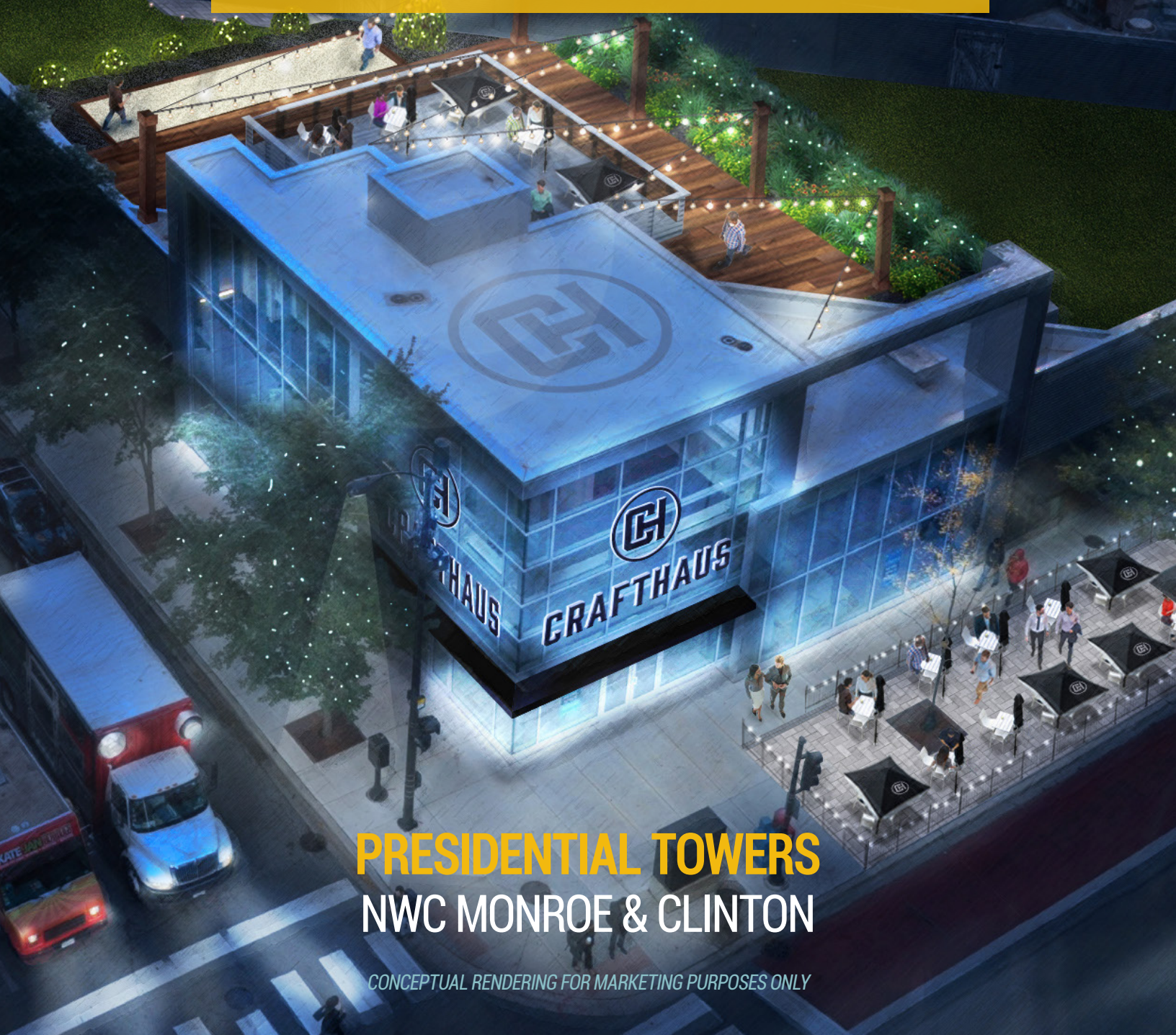


STONE

REAL ESTATE

Restaurant Opportunity with Rooftop

The Corner of Loop Class and Fulton Market Grit



PRESIDENTIAL TOWERS
NWC MONROE & CLINTON

CONCEPTUAL RENDERING FOR MARKETING PURPOSES ONLY

CORNER RESTAURANT - MONROE & CLINTON



6-9K

Square feet Available



2,346

Apartments



4K

Residents

The Corner of Loop Class and Fulton Market Grit

PROPERTY DESCRIPTION

Presidential Towers is comprised of four apartment towers which span two full city blocks of the West Loop just across from Ogilvie Transportation Center. Each building reaches 49-stories totaling 2,346 apartments. The buildings are staggered to maximize their views and the impact on the Chicago skyline is remarkable. Over 135,000 sf of retail space and 1,100 parking spaces help create their own neighborhood, home to almost 4,000 residents. Waterton recently completed a multi-million dollar renovation of the property adding a new fitness club and restaurants to service the residents as well as the expanding West Loop office population.



\$121.1K

Household income in a half-mile radius

AVAILABLE SPACE

- 6,091 - 9,038 sf
- 900+ sf Rooftop Patio



183K

Daytime population in a half-mile radius

AREA RETAILERS



DEMOGRAPHICS

	1/2 MILE	1 MILE	2 MILE
POPULATION	18,263	67,245	235,209
HOUSEHOLDS	11,836	40,331	136,822
AVERAGE HH INCOME	\$121,177	\$129,880	\$1128,056
DAYTIME POPULATION	183,293	471,730	711,591



14K

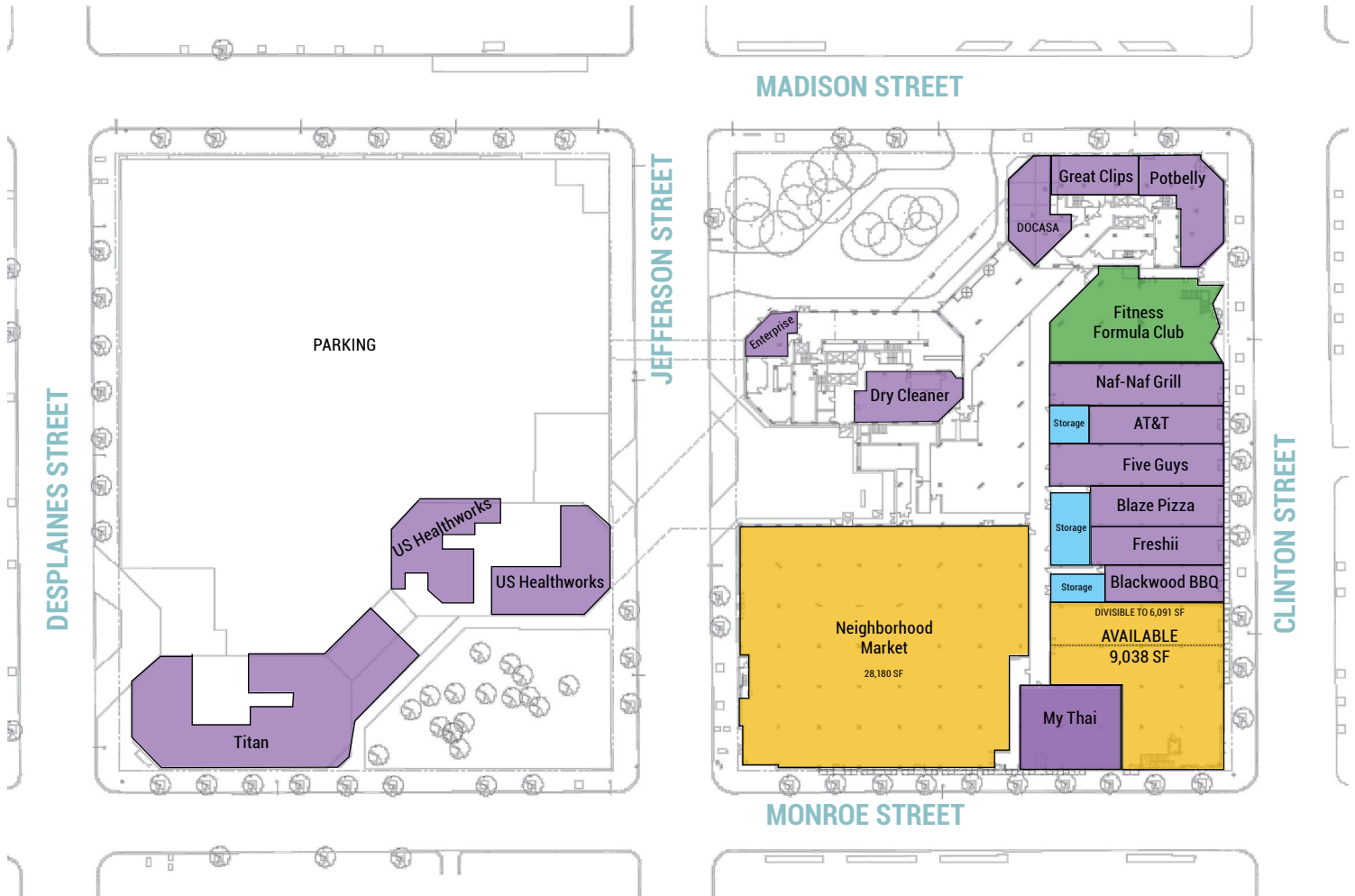
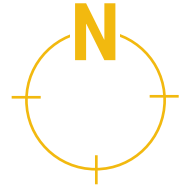
Vehicles per day at Madison and Clinton

EXCLUSIVE AGENTS

William Winter 312/878-9445
wwinter@stonerealestate.com

Jason Gustaveson 312/372-2688
jason@stonerealestate.com

STONE REAL ESTATE PRESIDENTIAL TOWERS



EXCLUSIVE AGENTS

William Winter 312/878-9445
wwinter@stonerealestate.com

Jason Gustaveson 312/372-2688
jason@stonerealestate.com

STONE
REAL ESTATE



CONCEPTUAL RENDERING FOR MARKETING PURPOSES ONLY

STONE
REAL ESTATE

ADDRESS

333 N. Michigan Avenue
Suite 1330
Chicago, IL 60601

CONTACT

Phone: 312.372.6200
Fax: 312.372.6205
Web: stonerealestate.com