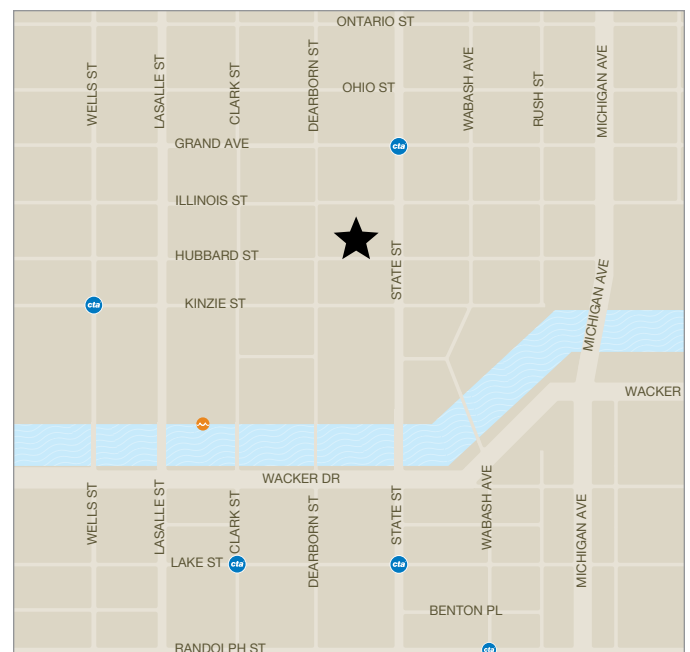


22 W Hubbard



Fully Fixtured River North Restaurant/ Retail Opportunity

- Combined 12,726 sf on the lower level, 1st and 2nd floors
- Located in a meticulous vintage property on Hubbard Street in the heart of River North's dining and entertainment district
- Great visibility & impressive window line; forty-two feet of frontage on Hubbard Street
- Significant ceiling heights on floor 1 and 2
- Terrific natural light with skylights on the 2nd floor, and outdoor dining potential
- Impressive market density, demographics & market-driving neighboring uses



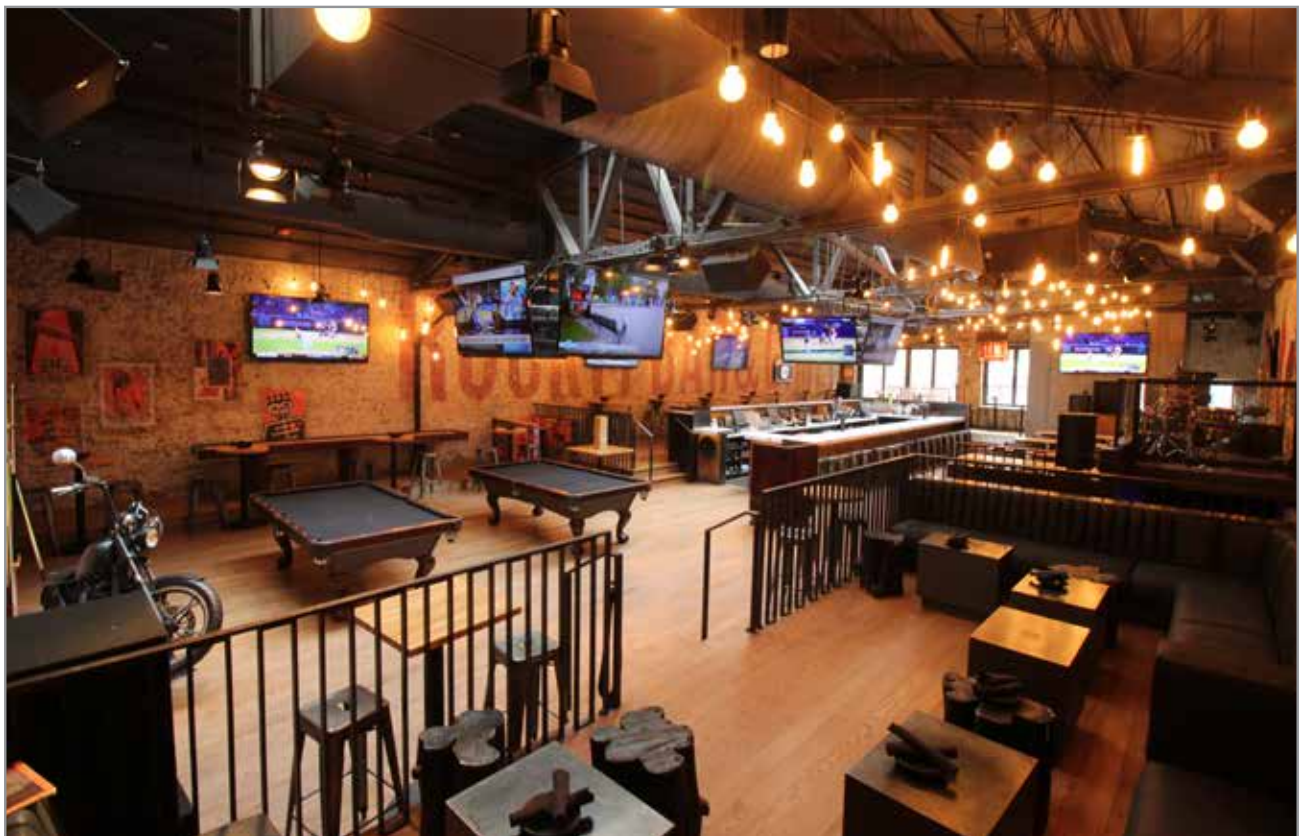
22 W Hubbard



22 W Hubbard - Ground Floor



22 W Hubbard - Second Floor



22 W Hubbard



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 - ALLIANCE PATISSERIE
- 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 - RUTH'S CHRIS STEAKHOUSE

ENTERTAINMENT

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

PARKING

- 47 - GREENWAY SELF PARKING

RIVER NORTH TRANSIT

WALK SCORE

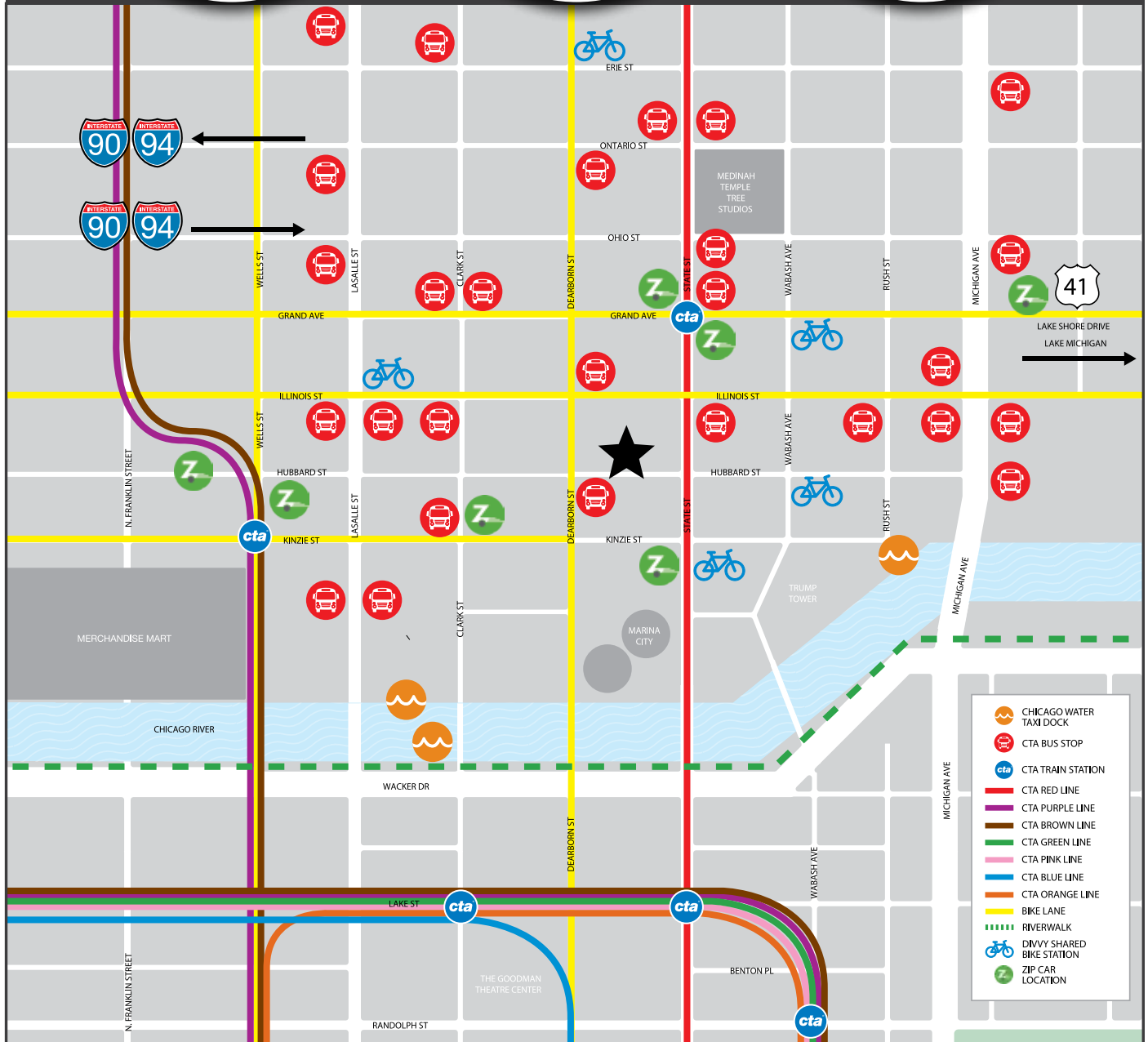
98

TRANSIT
SCORE

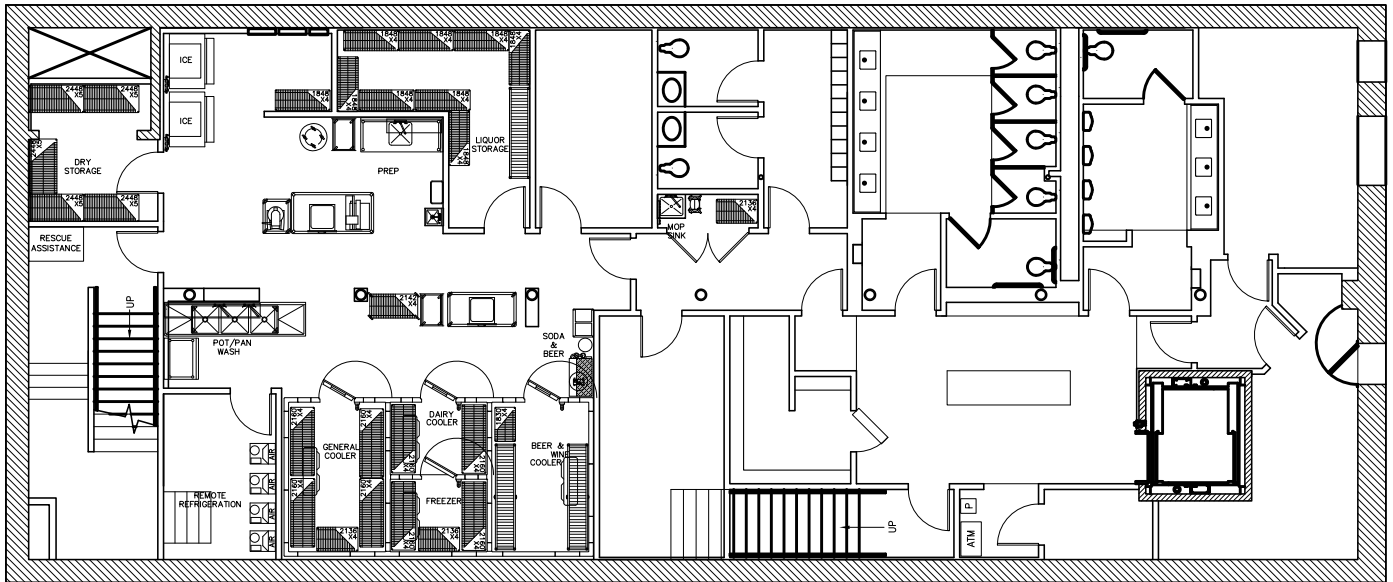
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BIKE SCORE

88



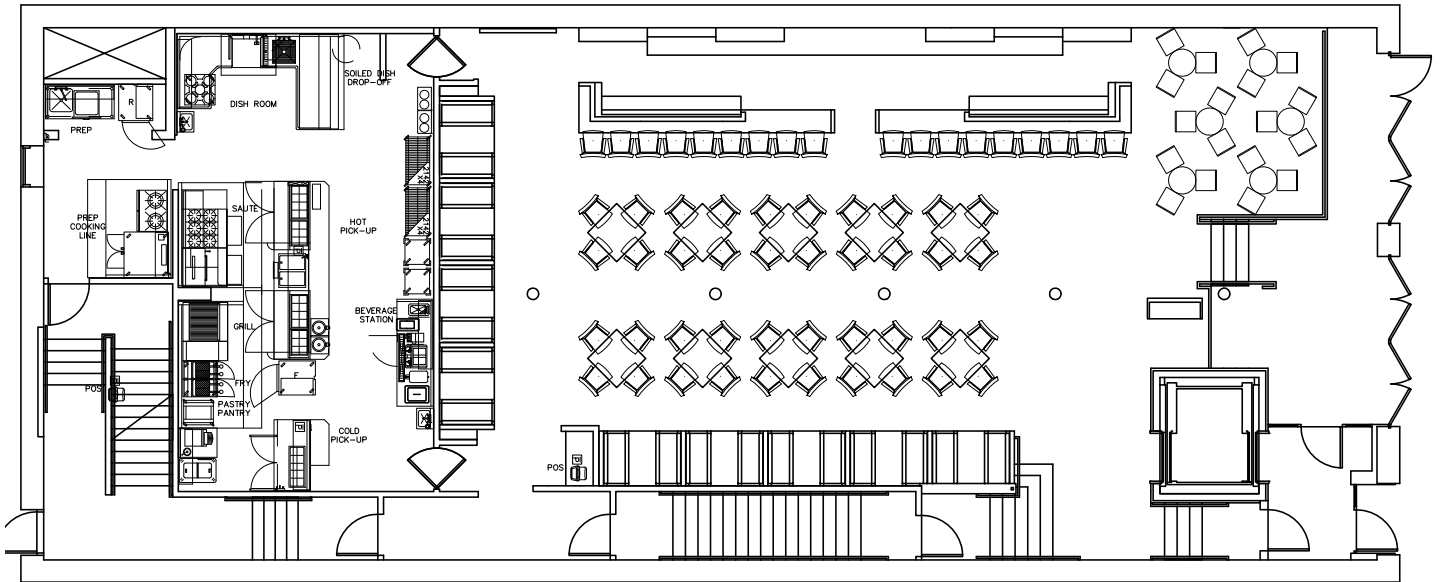
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LOWER LEVEL
4,242 SF

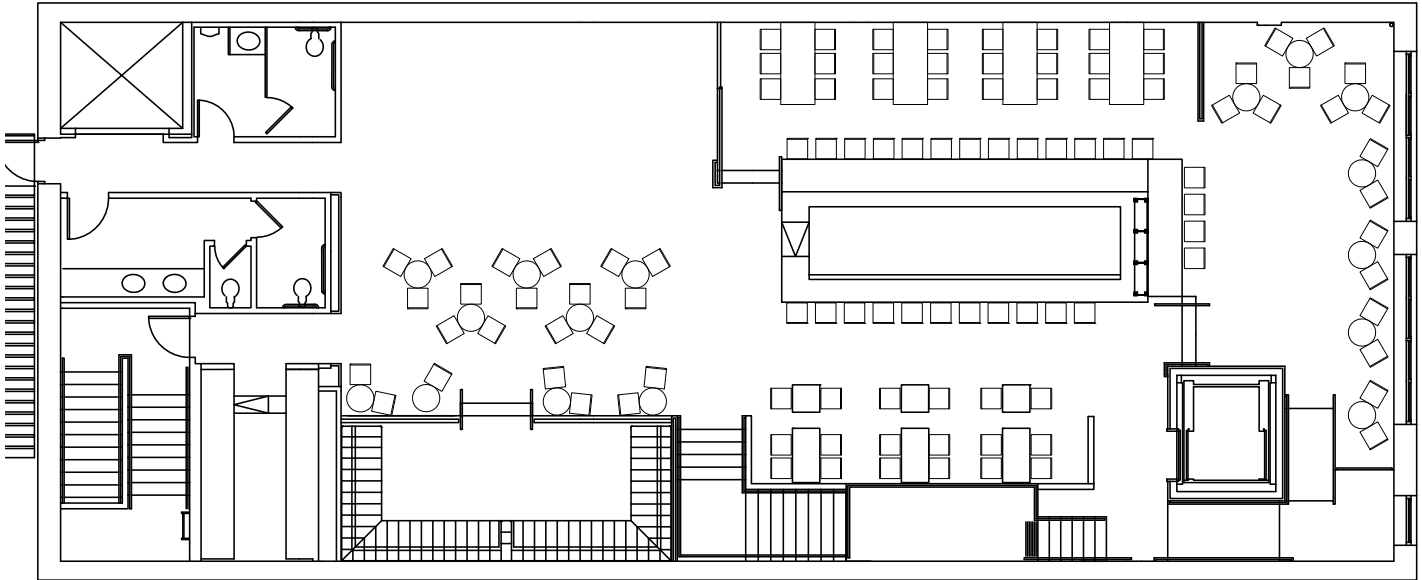
22 W Hubbard

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GROUND LEVEL
4,242 SF

S >



SECOND LEVEL
4,242 SF