

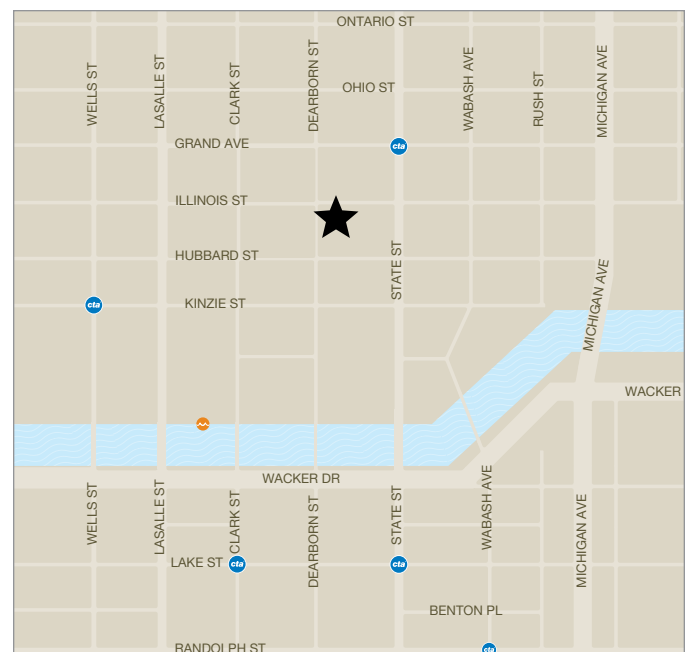
445 N Dearborn



Conceptual rendering.

Incomparable Opportunity - former restaurant space in the heart of River North

- 5,292 sf in grade and 1,278 below grade.
- Located on the hard (southeast) corner of Dearborn and Illinois Streets
- Space located in the base of a freshly renovated, 230 key, Hampton Inn & Suites
- Space has direct access to hotel lobby and well as two exterior entrances and nano walls
- Visibility / incomparable windowline; 100 feet of frontage on Dearborn and 58 feet of frontage on Illinois Streets
- Density / 21,000 average vehicles per day, residential, office, hotel options surrounding the site
- Ceiling heights are over fifteen feet.
- An abundance of natural light outdoor dining potential
- Neighborhood / River North dining district



445 N DEARBORN



312-644-1100 | friedmanproperties.com
Friedman Properties, Ltd. 350 N. Clark St, Chicago, IL 60654

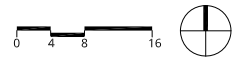
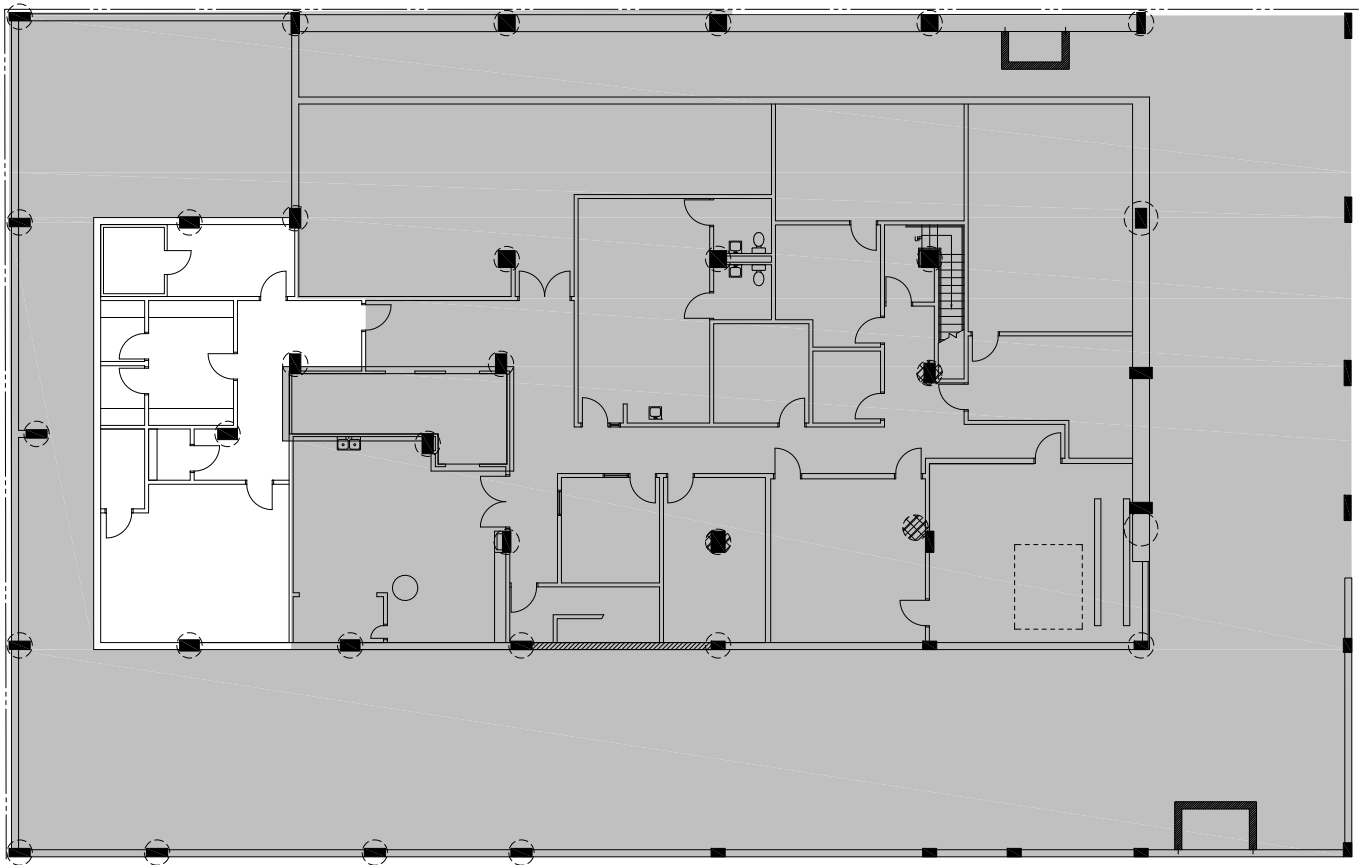
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445 N DEARBORN

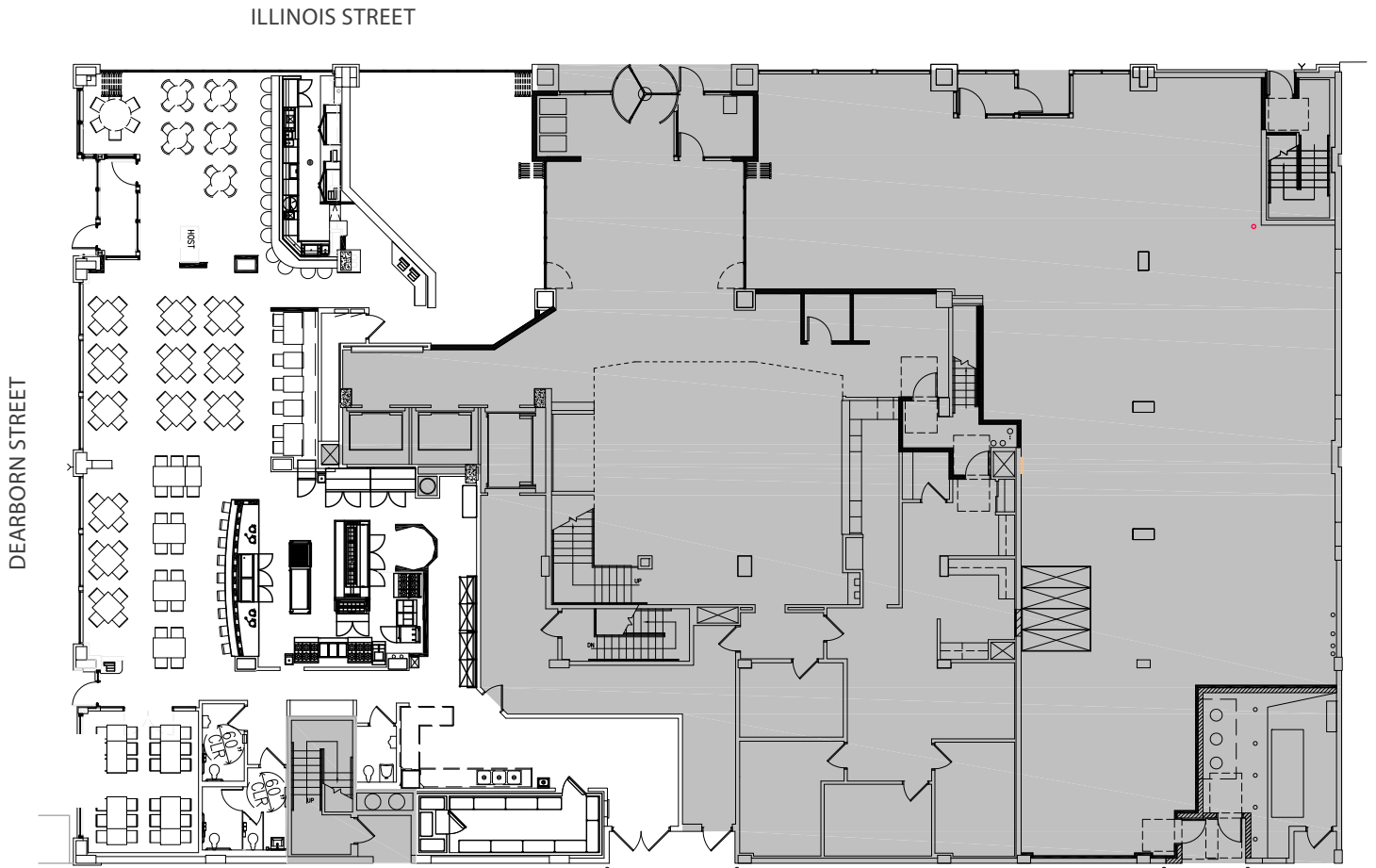
ILLINOIS STREET

DEARBORN STREET



LOWER LEVEL
1,278 SF

445 N DEARBORN



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GROUND LEVEL
5,292 SF