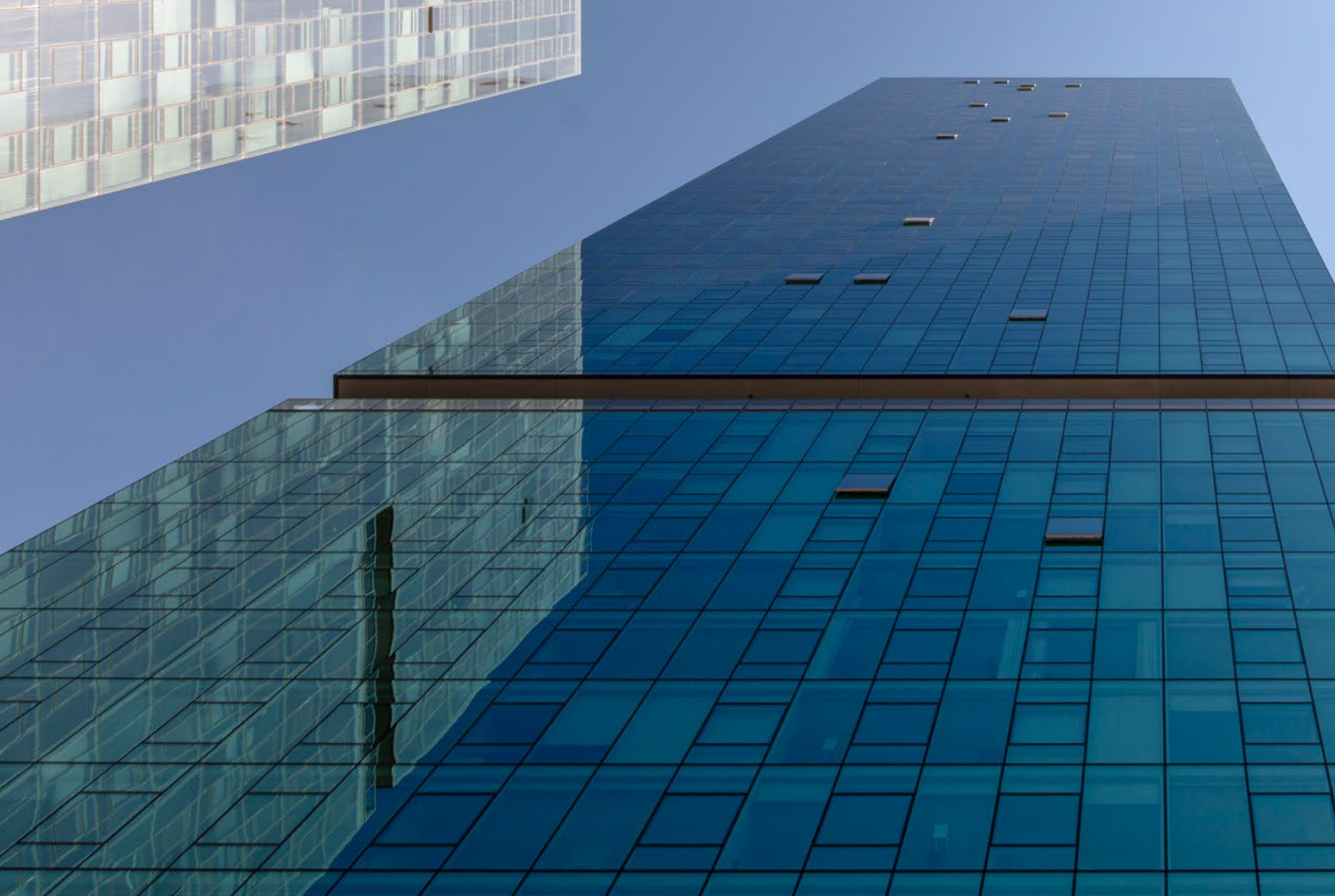


# OPTIMA SIGNATURE

220 E ILLINOIS  
PREMIER RETAIL/RESTAURANT  
SPACE AVAILABLE

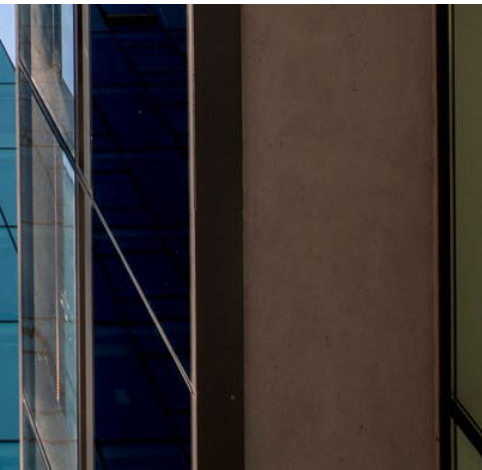






## Leasing Summary

Available Space:	4,905 RSF
Asking Rent:	Negotiable
Estimated Combined Tax & OpEX:	\$15/RSF
Sub-Market:	Streeterville
Parking:	Indoor parking available



## Leasing Highlights

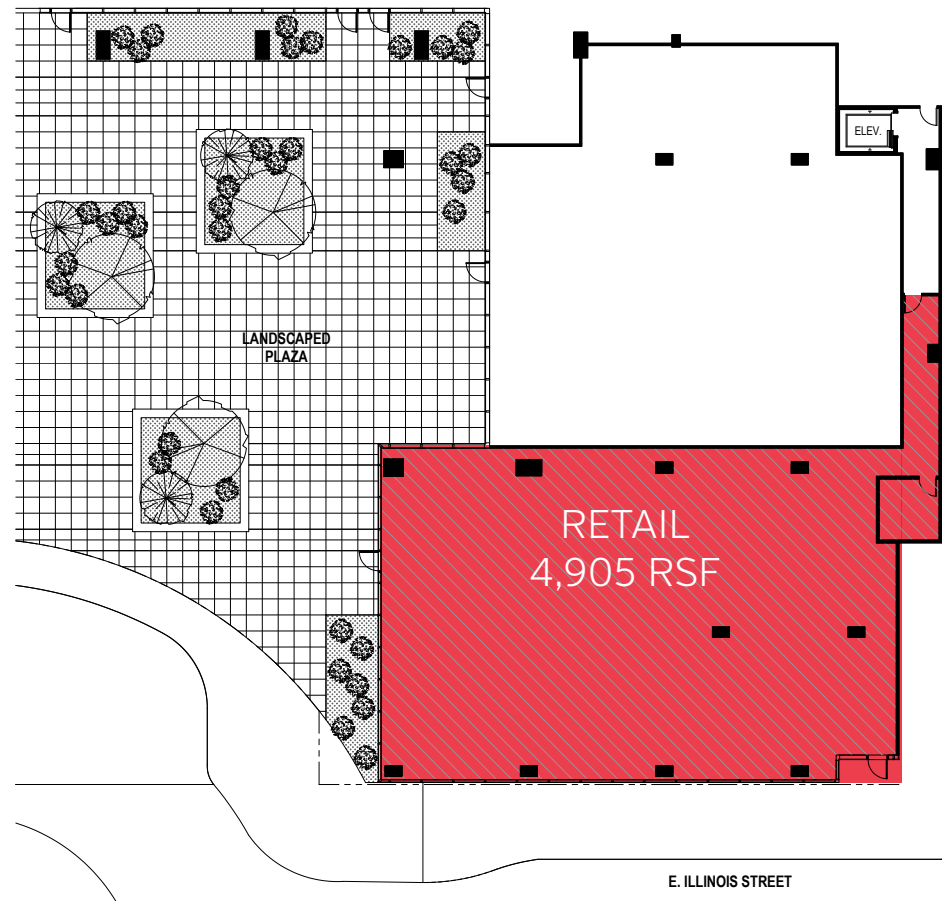
- Located in the brand new 490 unit Optima Signature luxury apartment building
- Excellent Streeterville location, less than 1 block from Michigan Ave
- Ideal site for a restaurant with expansive private outdoor seating
- Area amenities include retailers such as Whole Foods and Apple Store, Northwestern Memorial and Lurie Children's Hospitals, and world class shopping and restaurants on the Magnificent Mile
- Brand new building includes all building systems and custom office layouts
- Dedicated commercial elevator
- Indoor parking available on-site
- 20 foot ceilings/ideal for Mezzanine

# FLOOR PLAN

## RETAIL/RESTAURANT

### Space Overview

Retail/Restaurant:	4,905 RSF
Asking Rent:	Negotiable
Condition:	Vanilla Box
Available:	Immediately
Estimated Passthroughs:	\$15/RSF





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# STREETERVILLE INFORMATION



## Demographic Snapshot

Estimated  
Daytime  
Population



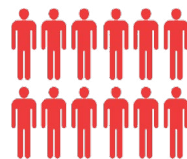
\$429,901

Median  
Age



37.4

Estimated  
Population



80,167

Average Income  
Per Household



\$148,453

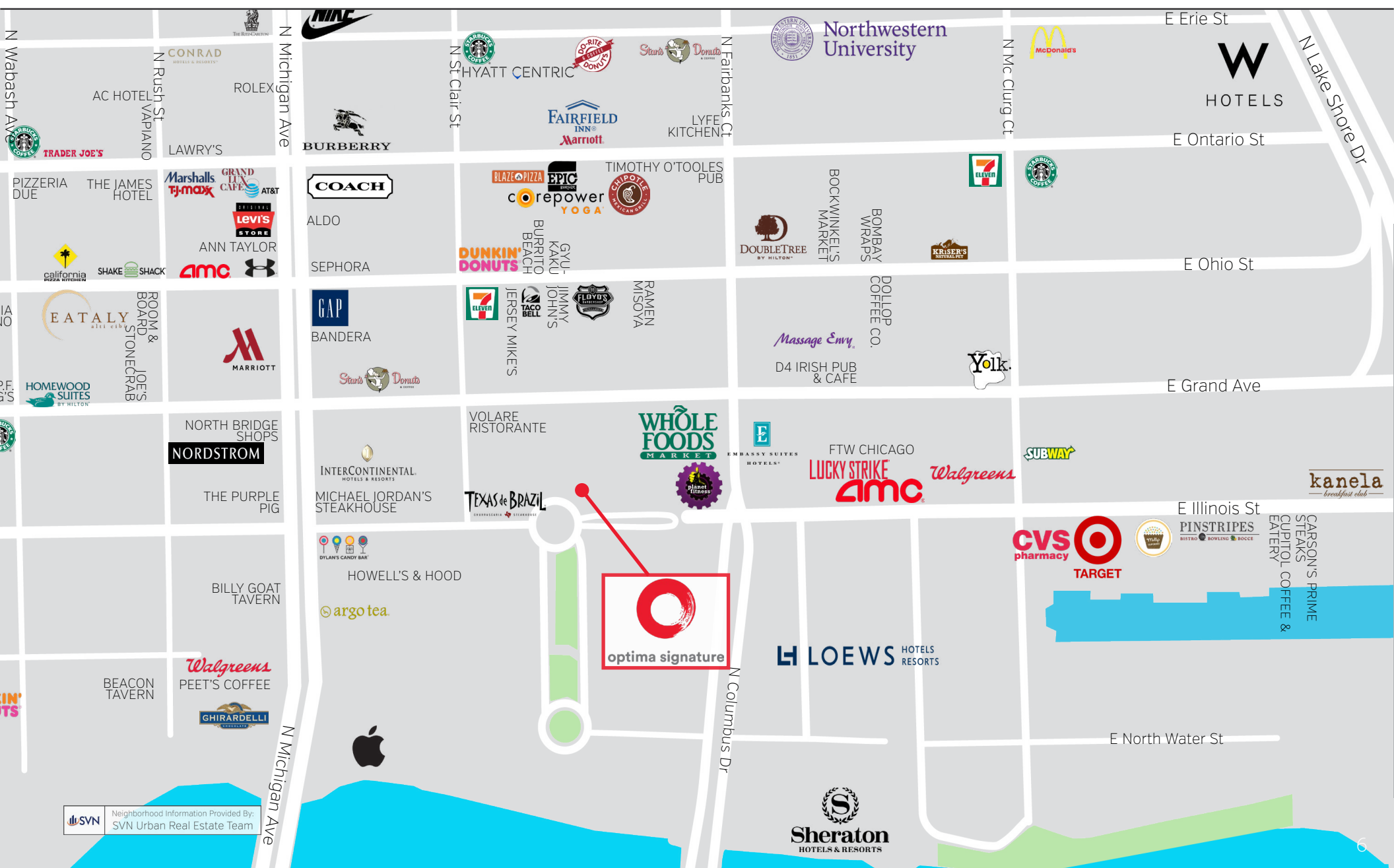
Gateway to Chicago, Streeterville is home to much of the city's world-renowned shopping, dining, museums, architecture, theatre, music and more. Offering a premier selection of professional office centers, residential high rises, and glamorous cultural destinations, Streeterville is widely regarded as one the cities areas to live, work and play.

The neighborhood hosts more than 25 hotels, including the only three five star hotels in the Midwestern United States, the Ritz Carlton, The Peninsula Hotel, and the Four Seasons Hotel Chicago as well as the historic Drake Hotel.

Streeterville is accessible via CTA Redline Grand and Chicago stations as well as numerous major CTA Bus routes. Lake Shore Drive also runs through the area, with multiple direct exits in both directions. During warm-weather months, water taxis and sightseeing boats ply the Chicago River along the south edge of the neighborhood and Navy Pier handles similar Lake Michigan water traffic.

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# NOTABLE AREA TENANTS







# DAILY VEHICLE & PEDESTRAIN COUNTS

## VEHICLES PER DAY

MICHIGAN	39,000
ILLINOIS	8,000
GRAND	12,000
COLUMBUS	20,000
MCCLURG	9,000

Source: SITES USA / Kalibrate

## PEDESTRIANS PER DAY

MICHIGAN	31,900
ILLINOIS	7,400
GRAND	1,100
COLUMBUS	6,200

Source: Chicago Department of Transportation



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SVN Chicago Commercial  
940 West Adams Street, 2nd Floor  
Chicago, Illinois 60607

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