

347 W Chestnut St

River North

Chicago, IL 60610

FOR LEASE 5,748 Sq Ft Divisible

Retail / Restaurant Space in NEW Luxury Apartment Tower



0.5 miles From 600 West, Home To Groupon And
Other Major Employers

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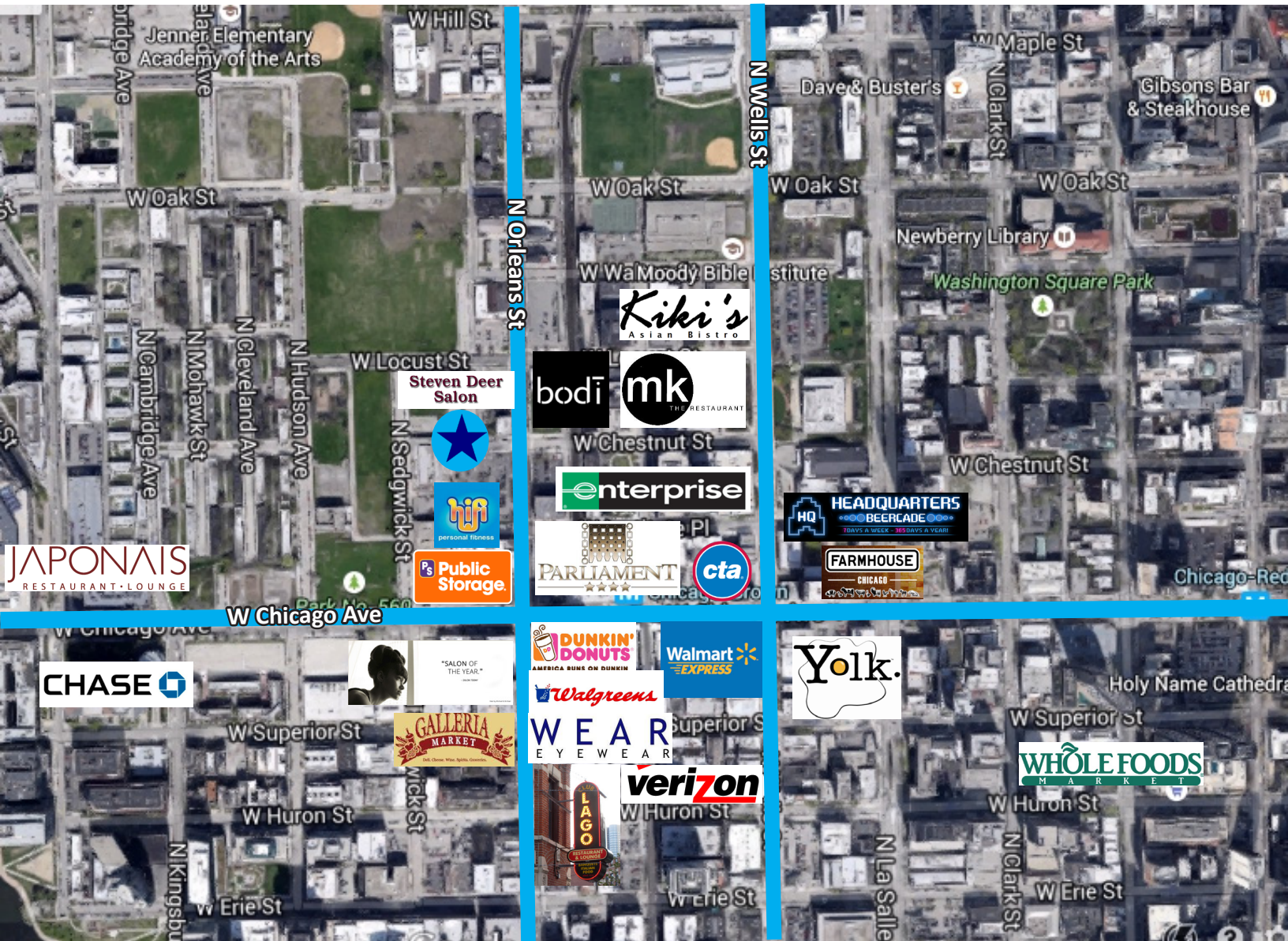


- First floor retail available at the NEXT in NoCA
- Development by Award-Winning Fifield Companies
- ~5,748 Sq Ft (divisible to 1,500 Sq Ft) commercial / retail space
- First floor retail space in luxury, pet friendly, 310-unit apartment building in the heart of Chicago's River North neighborhood
- South corner retail could have optional access to sidewalk cafe / outdoor seating
- Great retail visibility to over 17,000 vehicles per day
- Within 5 blocks of Japonais, David Barton Gym, Walmart Express, Yolk, Cafe Iberico, Zed451
- Excellent location in the middle of a prime development zone with over 550 residential units to be delivered within 0.5 miles in the next 2 years
- Close to public transportation: EL / Brown Line and Purple Lines (0.2 miles), EL / Red Line (0.6 miles), Orleans/Sedgwick bus #37 (0 miles @Orleans and Chestnut), Chicago Ave bus #66 (0.2 miles)
- Loading dock accessibility available
- Garage parking / on-site public parking garage available
- Tenant improvement allowance may be available
- Vanilla box specs: Concrete slab floor; Storefront and door; Electrical, intake and exhaust provisions for HVAC unit; Electrical 200 amp / 2,000 Sq Ft; Rough plumbing for bathroom
- Area retailers include Starbucks, Walgreens, Walmart Express, Verizon, Bank of America, Dunkin Donuts, Farmhouse Craft Tavern and Bistro Voltaire
- Expected Delivery: February 2016

Area Retail Map

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