

Offering Summary

Lease Rate:	Negotiable
NNN's:	Approx. \$4.60/SF
Building Size:	1,500,000 SF
Commercial Space:	125,000 SF
Available Retail SF:	1,965 - 10,285 SF
Zoning:	PD-233
Year Built:	1986
Renovated:	2010
Residential Units:	2,346 Apartments
Submarket:	West Loop

Property Overview

Incredible leasing opportunity at Presidential Towers, a trophy asset in Chicago's affluent West Loop neighborhood. Presidential Towers is comprised of four (4) 49-story apartment buildings, situated across two (2) full city blocks just steps from Ogilvie Transportation Center and Union Station. This prime leasing opportunity provides a captive audience with over 4,000 residents in Presidential Towers and a daytime population of over 183,000 pedestrians within a half-mile radius. Presidential Towers recently finished a multi-million dollar renovation including a new fitness club, a sundeck, along with an upgraded lobby and restaurants to service the residents and the expanding office population in the West Loop. With just over 125,000 SF of retail space, Presidential Towers features an excellent opportunity for an array of retail, restaurant, medical office or any service oriented business. The available units feature second generation kitchen equipment, a walk-in cooler, and spacious interiors flexible for various tenants, and expansive window lines that provide exposure to up to 45,000 VPD. Additionally, the property features parking on-site, convenient access to the Kennedy Expressway and finds itself submerged in an affluent neighborhood with an average household income of \$107,394.

Property Highlights

- Prime leasing opportunity in the heart of Chicago's west loop, located between the Chicago River to the east and the Kennedy Expressway to the west
- The West Loop features a daytime employee population of 492,000 within one (1) mile of the property
- 94,000 residents live within a one-mile radius of the property and feature an average household income of \$107,394

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

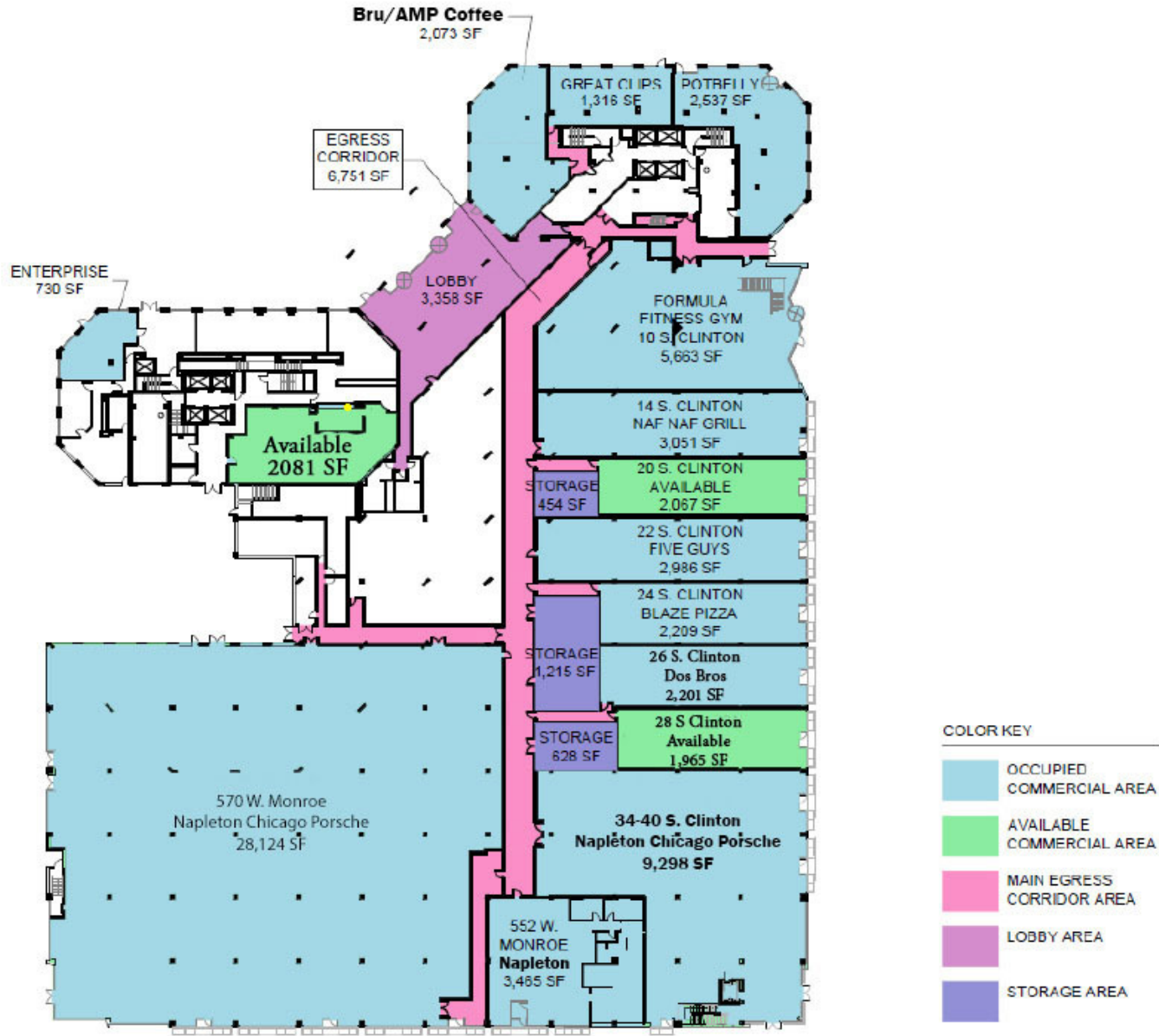
224.628.4005
arubin@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

Andrew Picchiatti
Vice President

847.602.2005
apicchiatti@frontlinerepartners.com



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mtarshis@frontlinerepartners.com

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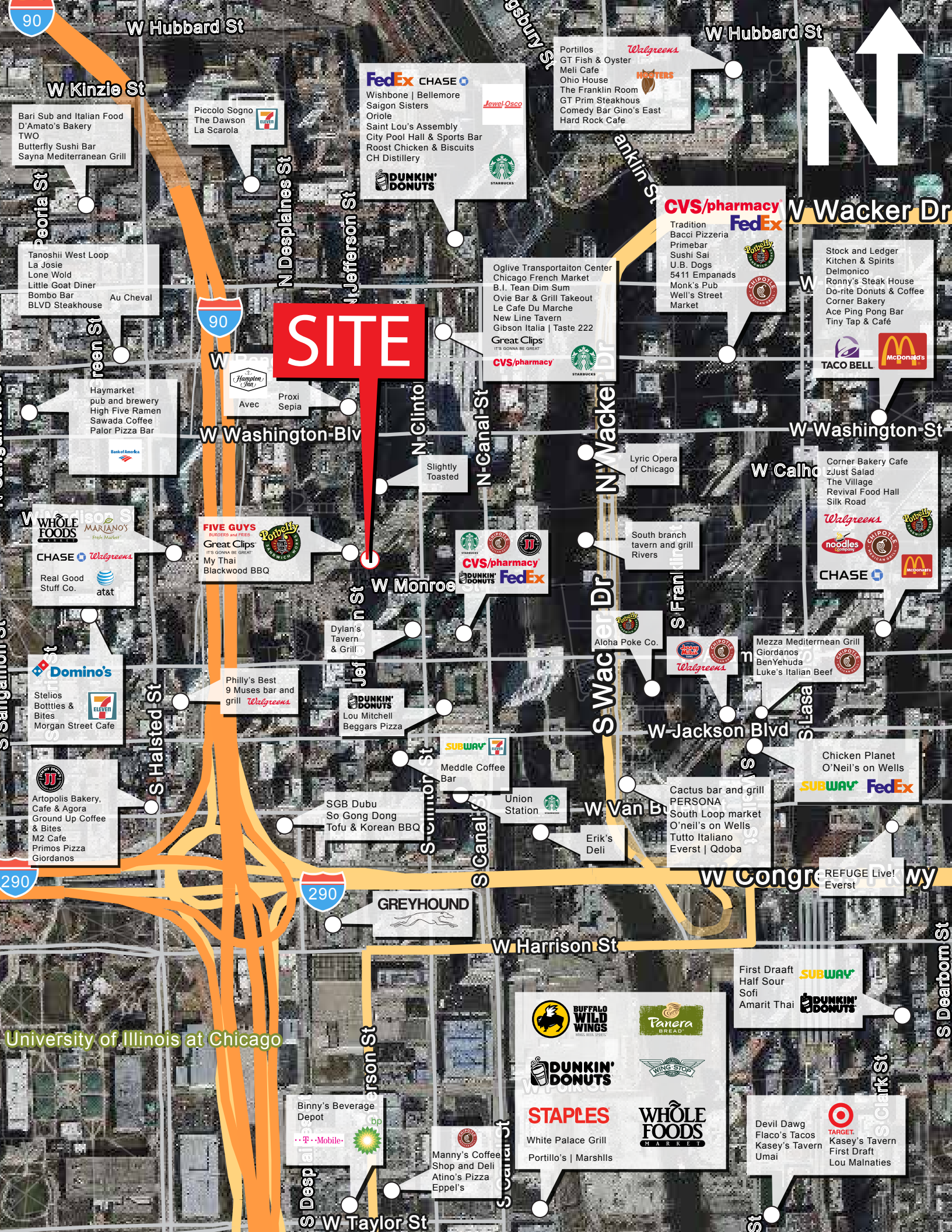
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SITE

Streets: W Hubbard St, W Kinzie St, W Wacker Dr, W Washington St, W Washington Blvd, W Monroe St, W Jackson Blvd, W Van Buren St, W Congress St, W Harrison St, W Taylor St, W Dearborn St, N Desplaines St, N Jefferson St, N Clinton St, N Canal St, N Wacker Dr, S Halsted St, S Dearborn St, S Sangamon St, S LaSalle St, S Clark St.

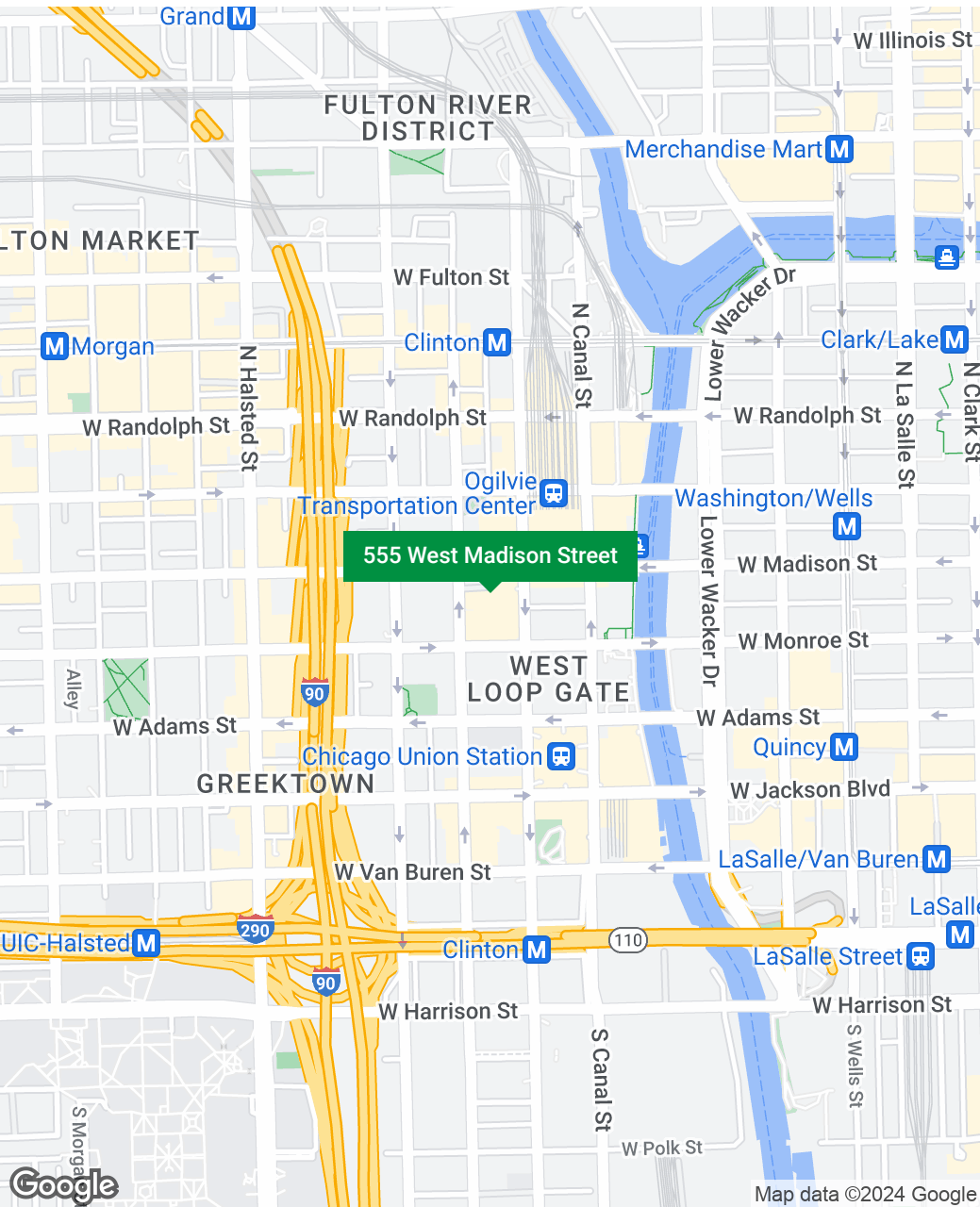
Highways: I-90, I-290

Businesses and Callouts:

- Top Left:** Bari Sub and Italian Food, D'Amato's Bakery, TWO, Butterfly Sushi Bar, Sayna Mediterranean Grill.
- Top Center:** FedEx CHASE, Wishbone | Bellemore, Saigon Sisters, Oriole, Saint Lou's Assembly, City Pool Hall & Sports Bar, Roost Chicken & Biscuits, CH Distillery, Starbucks, Dunkin' Donuts, Jewel-Osco.
- Top Right:** Portillos, Walgreens, GT Fish & Oyster, Meli Cafe, Ohio House, The Franklin Room, GT Prim Steakhouse, Comedy Bar Gino's East, Hard Rock Cafe.
- Center Left:** Tanoshii West Loop, La Josie, Lone Wold, Little Goat Diner, Bombo Bar, BLVD Steakhouse, Au Cheval, Haymarket pub and brewery, High Five Ramen, Sawada Coffee, Palor Pizza Bar, Bank of America.
- Center:** Slightly Toasted, Oglive Transportaiton Center, Chicago French Market, B.L. Tean Dim Sum, Ovie Bar & Grill Takeout, Le Cafe Du Marche, New Line Tavern, Gibson Italia | Taste 222, Great Clips, Starbucks, CVS/pharmacy, FedEx.
- Center Right:** CVS/pharmacy, FedEx, Tradition, Bacci Pizzeria, Primebar, Sushi Sai, U.B. Dogs, 5411 Empanads, Monk's Pub, Well's Street Market.
- Right Side:** Stock and Ledger Kitchen & Spirits, Delmonico, Ronny's Steak House, Do-rite Donuts & Coffee, Corner Bakery, Ace Ping Pong Bar, Tiny Tap & Cafe, TACO BELL, McDonald's.
- Bottom Left:** Whole Foods, Mariano's, Chase, Walgreens, Real Good Stuff Co., at&t, Domino's, Stelios Bottles & Bites, Morgan Street Cafe, Artopolis Bakery, Cafe & Agora, Ground Up Coffee & Bites, M2 Cafe, Primos Pizza, Giordanos.
- Bottom Center:** Five Guys, Pottery Barn, Great Clips, My Thai, Blackwood BBQ, Dylan's Tavern & Grill, Lou Mitchell Beggars Pizza, Meddle Coffee Bar, Union Station, Erik's Deli, SGB Dubu, So Gong Dong, Tofu & Korean BBQ, Greyhound.
- Bottom Right:** Lyric Opera of Chicago, South branch tavern and grill Rivers, Aloha Poke Co., Walgreens, Mezza Mediterranean Grill, Giordanos, Ben Yehuda, Luke's Italian Beef, Chicken Planet, O'Neil's on Wells, Subway, FedEx, Cactus bar and grill PERSONA, South Loop market O'neil's on Wells, Tutto Italiano, Everst | Qdoba, REFUGE Live!, Everst, First Draft, Half Sour, Sofi, Amarit Thai, Dunkin' Donuts, Buffalo Wild Wings, Panera Bread, Wingstop, Staples, White Palace Grill, Portillo's | Marshlls, Whole Foods Market, Devil Dawg, Flaco's Tacos, Kasey's Tavern, Umami, Target, Kasey's Tavern, First Draft, Lou Malnatis.



University of Illinois at Chicago



Location Description

Presidential Towers is located within Downtown Chicago in the affluent West Loop neighborhood. The Property is part of a thriving community that will experience a projected 7.07% population growth over the next five (5) years and maintains a median household income of \$107,394 within a half mile radius. The Property is situated on two (2) city blocks between West Madison Street and West Monroe Street (east/west thoroughfares) and between South Clinton Street and South Des Plaines Street with South Jefferson Street running through the middle (north/south thoroughfares). With this location, Presidential Towers finds itself in one of Chicago's most densely populated neighborhoods (94,000 residents within a one-mile radius) with excellent public transit options. Presidential Towers is just steps from both Union Station and Ogilvie Transportation Center as well as being steps from the Clinton Green/Pink "L" Station and Clinton Blue "L" station. It is worth noting that the asset is surrounded by several companies that help drive a daytime employee population of approximately 492,000 pedestrians within one (1) mile of the Property. Some of those companies include: Boeing Corporate Offices, CDW, Deloitte, Ernst & Young, Google, IBM Chicago Offices, and Walgreen's Corporate Offices among many others. Another feature of this location is the convenient accessibility via the Kennedy Expressway (Interstate-90 & Interstate-94), and Interstate-290 with the access ramps located just two (2) blocks to the west. Neighboring retailers include: Whole Foods, Mariano's, Chicago's French Market, Revival Food Hall, Walgreen's, CVS/Pharmacy, Starbucks, Girl and the Goat, Little Goat, Au Cheval, Chipotle, and many others.

Location Details

Market	Chicago
Sub Market	West Loop
County	Cook
Cross Streets	Monroe/Jefferson, Monroe/Clinton, Madison/Clinton, Madison/Jefferson
Traffic Count:	Up To 45,000 VPD

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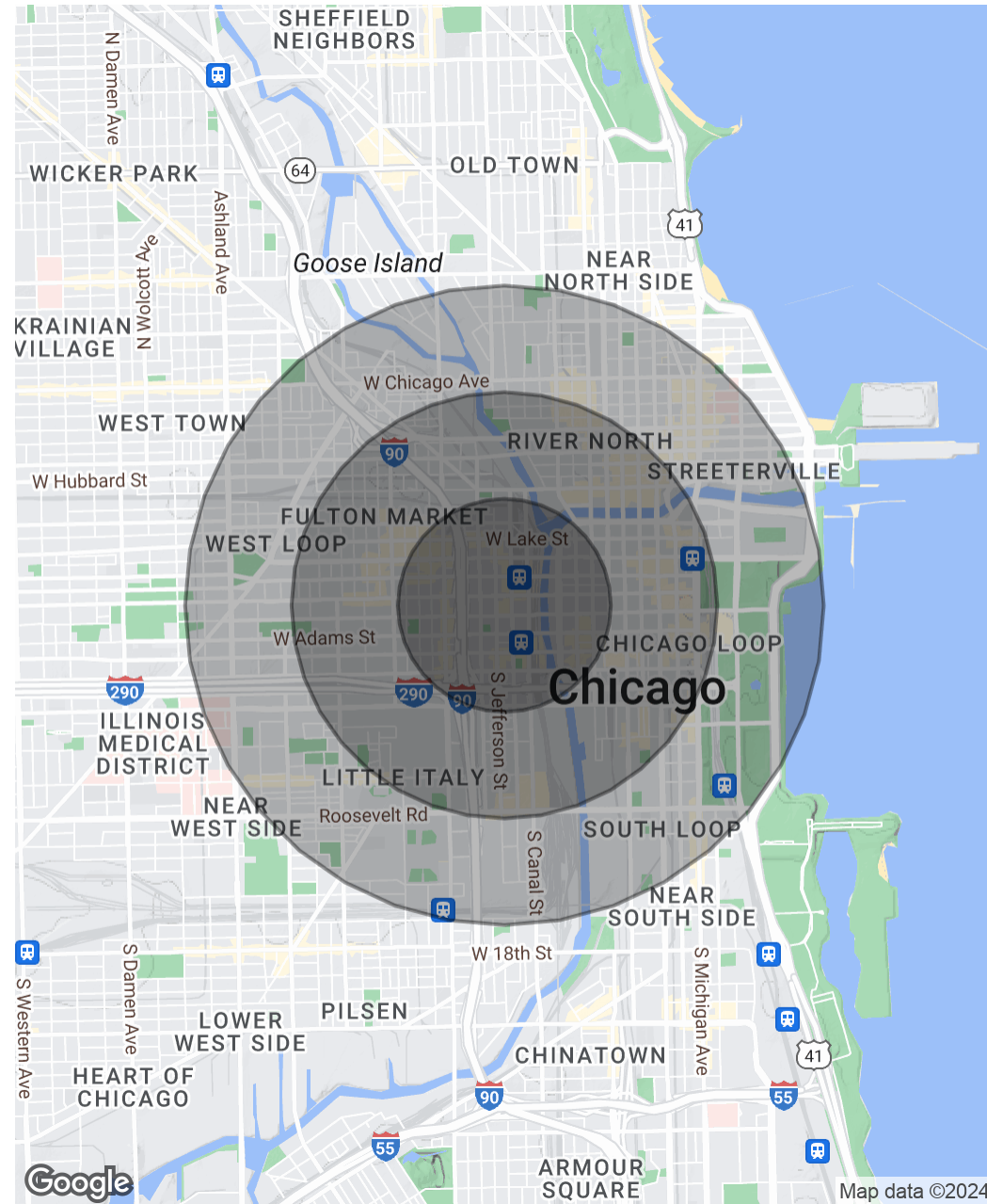
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	11,319	35,778	92,361
Average age	31.3	32.1	32.9
Average age (Male)	31.5	32.9	33.4
Average age (Female)	32.0	31.8	32.4

Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total households	7,188	20,068	51,833
# of persons per HH	1.6	1.8	1.8
Average HH income	\$107,394	\$118,973	\$115,576
Average house value	\$480,249	\$429,906	\$466,869

Race	0.5 Miles	1 Mile	1.5 Miles
% White	66.7%	68.1%	67.0%
% Black	9.6%	12.4%	14.3%
% Asian	20.4%	14.8%	13.6%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.0%	0.1%	0.2%
% Other	1.0%	2.3%	2.8%

* Demographic data derived from 2020 ACS - US Census



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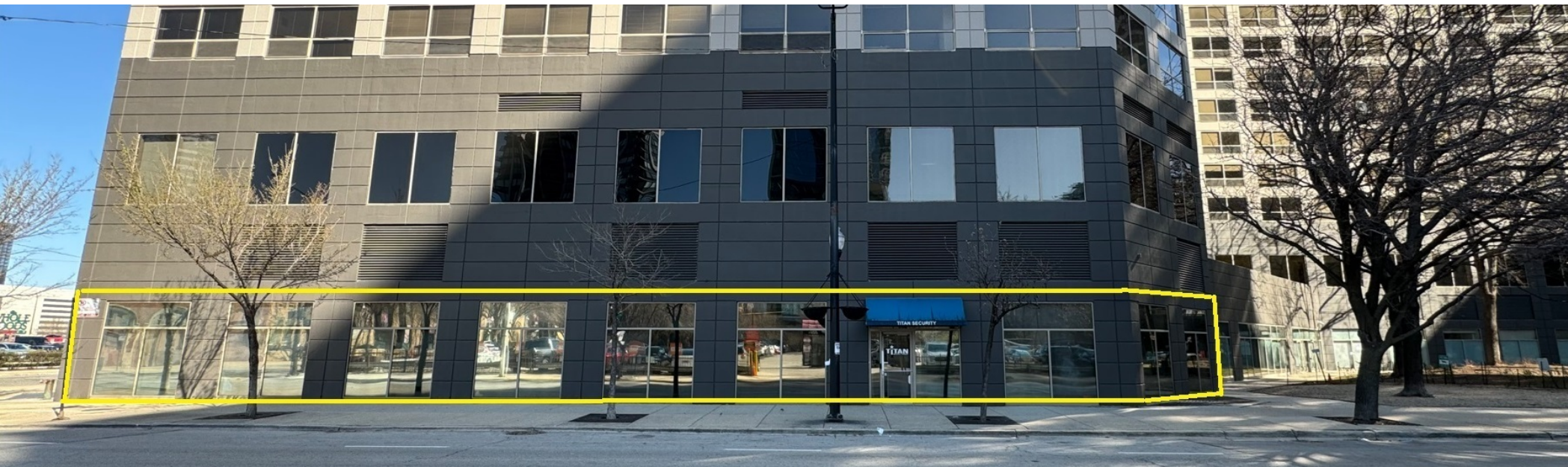
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