

15 West Illinois

New Retail Construction in Chicago's River North

storefront rendering



DEMOGRAPHICS

Population

1/2 Mile	23,081
1 Mile	78,850
1 1/2 Mile	127,010

Average HH Income

1/2 Mile	\$129,777
1 Mile	\$129,904
1 1/2 Mile	\$125,681

Daytime Employees

1/2 Mile	183,780
1 Mile	505,546
1 1/2 Mile	610,044

Restaurant/Retail Space AVAILABLE

- Up to 12,000 SF on 2 levels
 - 6,000 SF per level (divisible)
- Up to 60' of frontage on Illinois Street
- More than 10,688,000 SF of office space within 5 blocks
- Traffic Counts:
 - 10,700 VPD on State Street
 - 9,600 VPD on Illinois Street
- Area co-tenants include the Shops at Northbridge, Bed Bath & Beyond, Bloomingdale's Home, Nordstrom, White House|Black Market, Harley Davidson, Jewel-Osco, Weber Grill, Rock Bottom Brewery, Ruth's Chris, Howl at the Moon, Hub 51, Sullivan's Steakhouse, Rockit Bar & Grill, Frontera Grill, Paris Club, Harry Caray's, Bin 36, Texas de Brazil, Brazzaz, Big Bowl, Hard Rock Cafe, Rainforest Cafe, Rosebud Restaurant, P.F. Chang's, Grand Lux Cafe, Joe's Seafood, and House of Blues



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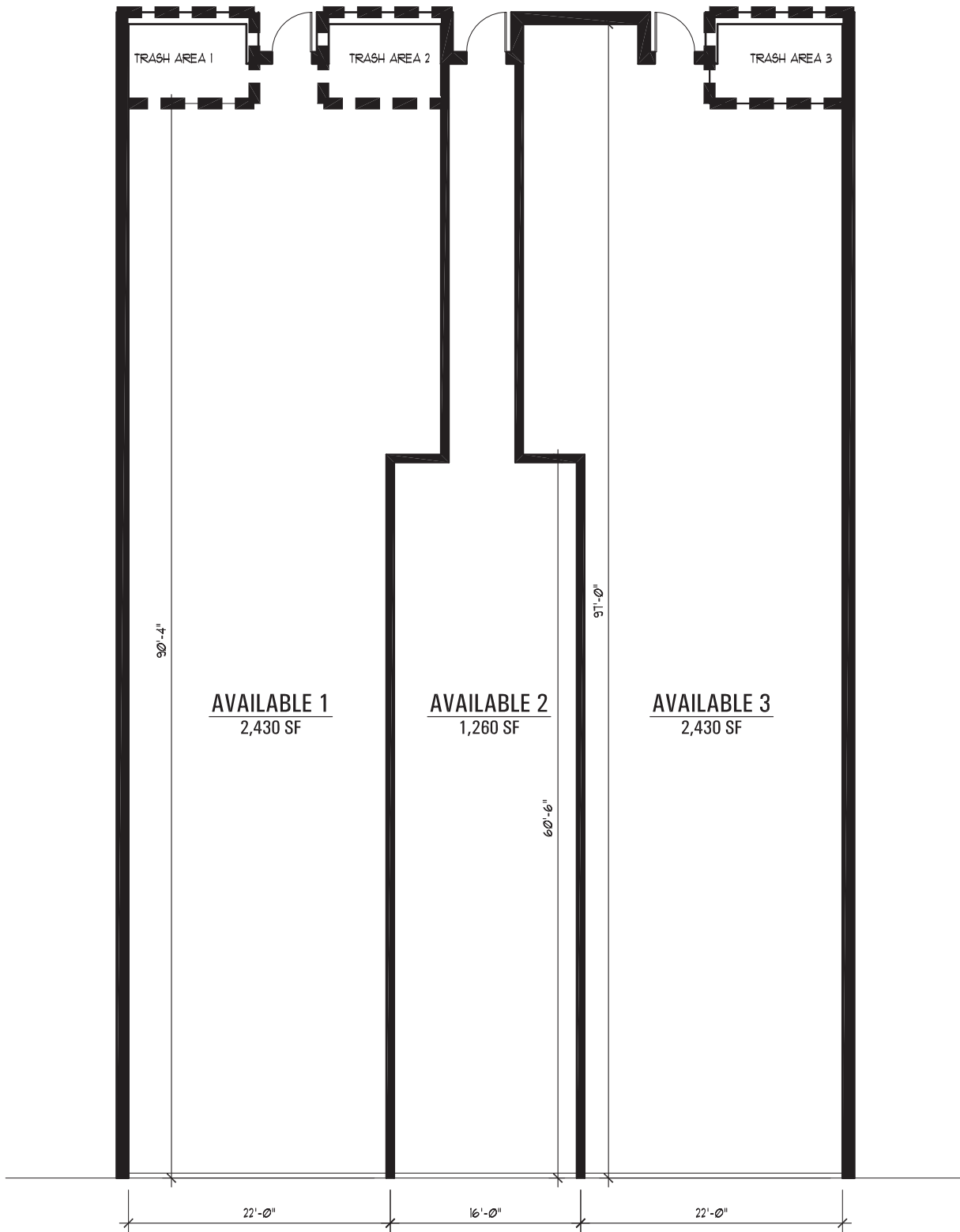
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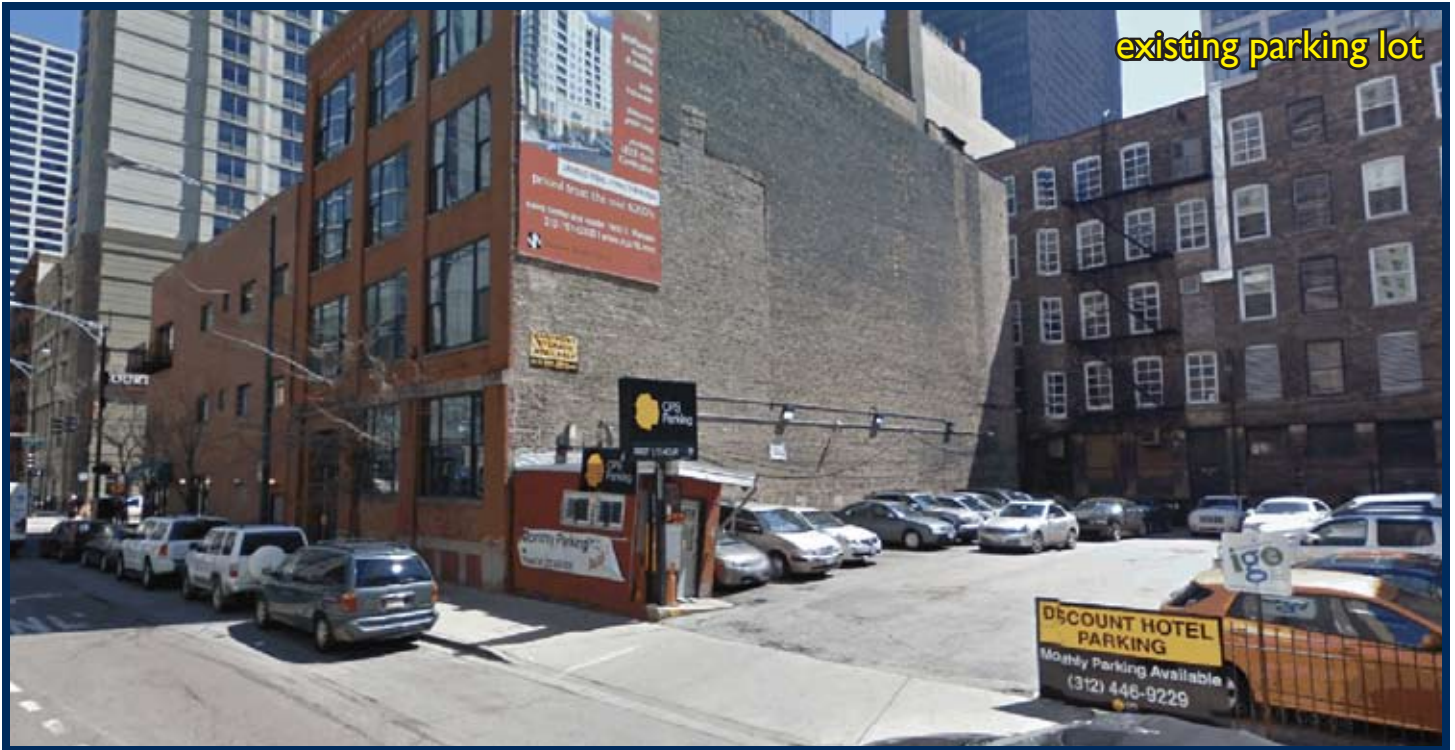
Project Leasing • Restaurant & Entertainment • Tenant Representation
Urban Retail • Office Brokerage • Asset Management





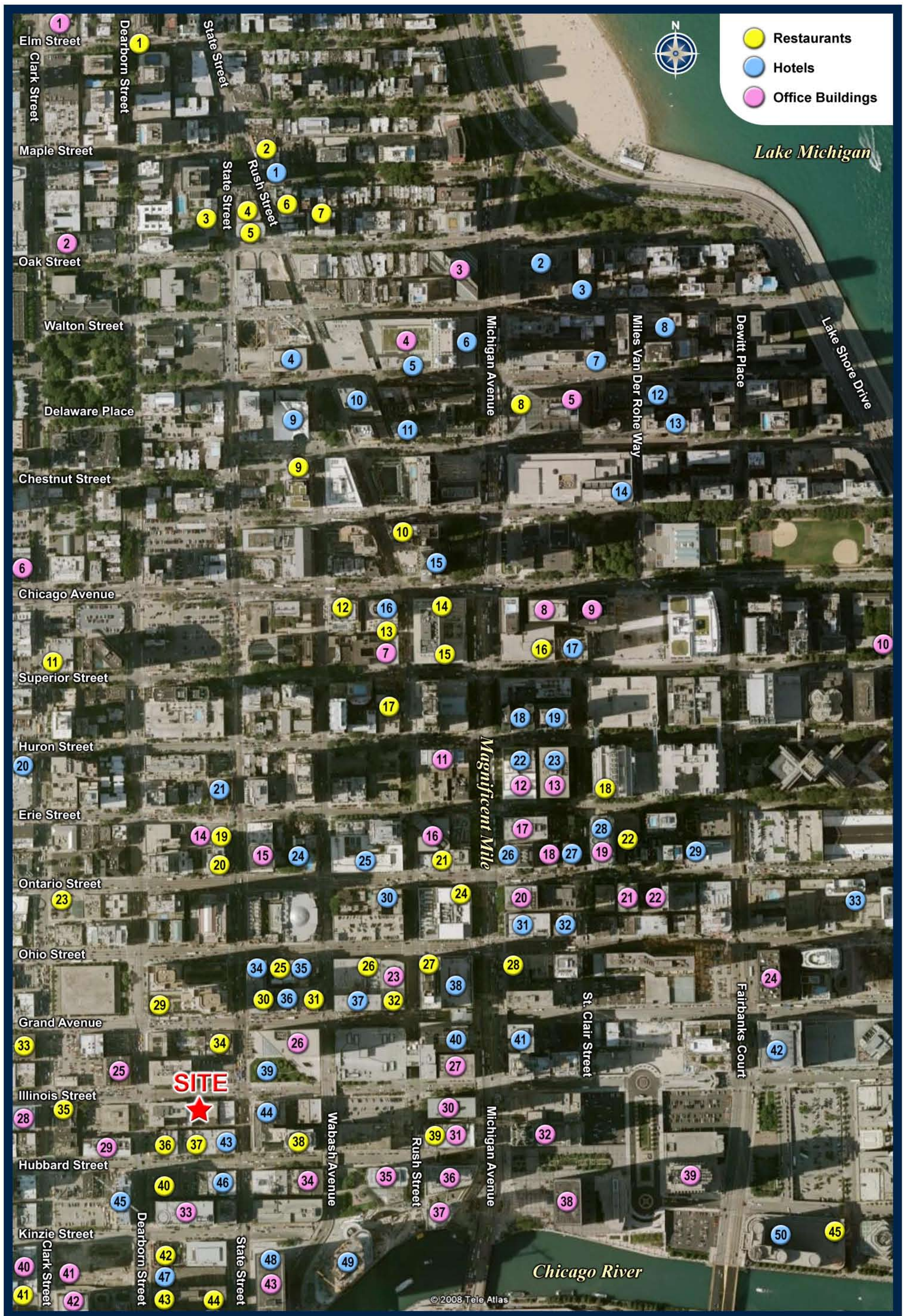
proposed floor plan

ILLINOIS STREET



15 West Illinois
Chicago, IL





Chicago's River North (East)

select area restaurants, hotels, and office buildings



Select Restaurants Key (EAST)

(YELLOW dots on map)

1. Table Fifty Two
2. Carmine's
3. Morton's
4. Gibson's
5. Hugo's
6. Tavern on Rush
7. Lux Bar
8. Cheesecake Factory
9. McCormick & Schmick's
10. Bistro 110
11. Zed 451
12. Devon Seafood Grill
13. Giordano's
14. Ralph Lauren Restaurant
15. Avenues
16. Benihana
17. Rosebud on Rush
18. Tru
19. Aja Steak
20. Quartino
21. Lawry's
22. The Capital Grille
23. Hard Rock Café
24. Grand Lux Café
25. Fleming's
26. Texas de Brazil
27. David Burke's Prime House
28. Bandera Grill
29. Brazzaz
30. Weber Grill
31. PF Chang's
32. Joe's Seafood, Steak & Stone Crab
33. Maggiano's Little Italy
34. Rock Bottom Brewery & RB Grill
35. Frontera Grill
36. Ruth's Chris Steakhouse
37. Rockit Bar and Grill
38. Shaw's Crab House
39. Phil Stefani's 437 Rush
40. Sullivan's Steakhouse
41. Fulton's
42. Harry Caray's
43. House of Blues
44. Smith & Wollensky
45. Shula's Steakhouse

Select Hotels Key (EAST)

(BLUE dots on map)

1. Sutton Place
2. Drake Hotel
3. Millennium Knickerbocker
4. Talbott Hotel
5. Four Seasons
6. Westin
7. Hilton Suites Magnificent Mile
8. Residence Inn Marriott
9. Sofitel Water Tower
10. Whitehall Hotel
11. Tremont Hotel
12. Raffallo Hotel
13. The Seneca Hotel
14. Ritz Carlton
15. Park Hyatt
16. Peninsula Chicago
17. Affinia Chicago
18. The Allerton
19. Avenue Hotel
20. Hotel Felix
21. Dana Hotel & Spa
22. Omni Chicago
23. Raddison Hotel & Suites
24. Holiday Inn Express
25. Four Points
26. Courtyard Magnificent Mile
27. Red Roof Inn
28. Wyndham Chicago
29. Fairfield Inn & Suites
30. The James Chicago
31. Elysian Hotel
32. Inn of Chicago
33. DoubleTree
34. Embassy Suites
35. Comfort Inn & Suites
36. Hilton Garden Inn
37. Homewood Suites
38. Marriott Magnificent Mile
39. Kempton
40. Conrad Chicago
41. The Intercontinental
42. Embassy Suites Lakefront
43. Courtyard Downtown
44. Hampton Inn & Suites
45. Springhill Suites / Residence Inn
46. Amalfi Hotel
47. Westin Chicago River
48. Hotel Sax
49. Trump International Hotel
50. Sheraton Chicago



Office Buildings Over 100,000 SF Key (EAST)

(PINK dots on map)

1.	1165 North Clark	110,000	23.	550 North Rush	100,000
2.	66 W Oak	126,695	24.	541 North Fairbanks	541,637
3.	980 North Michigan	401,032	25.	500-520 North Dearborn	170,000
4.	900 North Michigan	994,000	26.	515 North State	622,487
5.	875 North Michigan	1,000,100	27.	500 North Michigan	322,443
6.	806 North Clark	100,000	28.	111 West Illinois	227,604
7.	740 North Rush	124,362	29.	54 West Hubbard	107,000
8.	737 North Michigan	335,190	30.	444 North Michigan	503,224
9.	211 East Chicago	276,326	31.	430 North Michigan	220,000
10.	750 North Lake Shore	300,000	32.	435 North Michigan	525,900
11.	676 North Michigan	139,193	33.	20 West Kinzie	382,436
12.	669 North Michigan	120,000	34.	420 North Wabash	104,000
13.	676 North St. Clair	551,409	35.	405 North Wabash	535,500
14.	15 West Erie	130,600	36.	400 North Michigan	217,000
15.	14 East Erie	126,266	37.	410 North Michigan	217,000
16.	101 East Erie	321,995	38.	401 North Michigan	737,308
17.	645 North Michigan	199,790	39.	455 North Cityfront Plaza	850,000
18.	142 East Ontario	132,622	40.	350 North Clark	111,438
19.	633 North St. Clair	234,036	41.	353 North Clark	1,173,643
20.	625 North Michigan	349,409	42.	321 North Clark	885,664
21.	211 East Ontario	172,446	43.	330 North Wabash	1,141,760
22.	221 East Ontario	173,300			



River North/Gold Coast Area



River North

Just steps away from The Magnificent Mile and the State Street shopping corridors, River North is where it all begins in Chicago - its Chicago's Shopping District, Chicago's Design District, and Chicago's Gallery District and boasts world-class restaurants and trendsetting nightclubs. If its new, if its unique, if its what people will be reading about in the newspapers tomorrow, you will discover it in River North today!

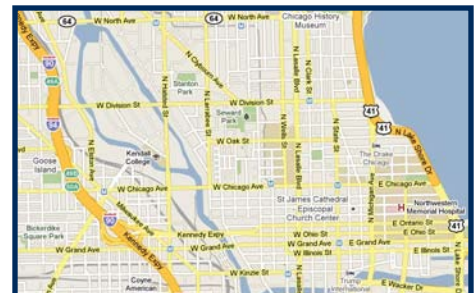
Past and present meet in an eclectic mix of modern condos, high-rise offices, and hotels that soar over vintage loft buildings with the architectural richness of times past. It's where the very best the city has to offer comes together in one easily walked and vibrant neighborhood - day and night. Discover River North for yourself to see why this exciting urban neighborhood has something special for everyone.

Streeterville

Streeterville is a neighborhood in Chicago north of the Chicago River. It is bounded by the river on the south, Michigan Avenue on the west, and Lake Michigan on the north and east. Some of Chicago's tallest skyscrapers (including John Hancock Center), most expensive stores, most luxurious hotels, most elegant restaurants, and most entertaining theaters are located here. Streeterville also includes The Magnificent Mile portion of Michigan Avenue and Navy Pier - the number one tourist attraction in Chicago. Streeterville is located east of the Chicago and Grand Red Line CTA subway stations.

Gold Coast

The Gold Coast is Chicago's wealthiest neighborhood, along with the northern part of Streeterville, mostly consisting of high-rise apartment buildings on Lake Shore Drive, facing Lake Michigan, but also including low-rise residential blocks inland. As with many Chicago neighborhoods, its exact borders are subject to dispute, but generally extend south to Oak Street and west to LaSalle Street. The housing is a mixture of 19th century brownstones and concrete high-rises, mostly from around the 1960s. At North Avenue the neighborhood overlooks Lincoln Park. The Gold Coast also encompasses the Carl Sandburg Village housing development between LaSalle Street, Dearborn Parkway, Division Street, and North Avenue.



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FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 41.89064/-87.62871

15 West Illinois		0.5 Mile	1 Mile	1.5 Miles
Chicago, IL				
POPULATION	2010 Estimated Population	23,081	78,850	127,010
	2015 Projected Population	36,231	112,244	179,428
	2000 Census Population	14,596	58,087	97,721
	1990 Census Population	10,424	46,898	78,235
	Historical Annual Growth 1990 to 2010	6.1%	3.4%	3.1%
	Projected Annual Growth 2010 to 2015	11.4%	8.5%	8.3%
HOUSEHOLDS	2010 Est. Households	15,932	50,117	76,926
	2015 Proj. Households	24,847	72,863	111,428
	2000 Census Households	10,155	37,148	59,400
	1990 Census Households	7,201	28,693	45,871
	Historical Annual Growth 1990 to 2010	6.1%	3.7%	3.4%
	Projected Annual Growth 2010 to 2015	11.2%	9.1%	9.0%
AGE	2010 Est. Population 0 to 9 Years	6.0%	6.7%	7.8%
	2010 Est. Population 10 to 19 Years	5.1%	6.1%	7.0%
	2010 Est. Population 20 to 29 Years	18.5%	18.7%	18.6%
	2010 Est. Population 30 to 44 Years	30.5%	27.5%	27.7%
	2010 Est. Population 45 to 59 Years	23.5%	23.3%	22.6%
	2010 Est. Population 60 to 74 Years	12.5%	12.9%	11.9%
	2010 Est. Population 75 Years Plus	4.0%	4.9%	4.5%
	2010 Est. Median Age	38.6	38.8	37.5
MARITAL STATUS & SEX	2010 Est. Male Population	50.6%	49.2%	49.4%
	2010 Est. Female Population	49.4%	50.8%	50.6%
	2010 Est. Never Married	46.8%	43.9%	45.6%
	2010 Est. Now Married	32.3%	34.6%	33.7%
	2010 Est. Separated or Divorced	18.1%	17.4%	16.7%
	2010 Est. Widowed	2.8%	4.0%	3.9%
INCOME	2010 Est. HH Income \$200,000 or More	14.9%	15.2%	14.3%
	2010 Est. HH Income \$150,000 to \$199,999	10.1%	11.4%	11.1%
	2010 Est. HH Income \$100,000 to \$149,999	17.0%	17.3%	17.2%
	2010 Est. HH Income \$75,000 to \$99,999	12.0%	10.7%	10.9%
	2010 Est. HH Income \$50,000 to \$74,999	14.7%	13.7%	14.3%
	2010 Est. HH Income \$35,000 to \$49,999	12.7%	10.3%	10.3%
	2010 Est. HH Income \$25,000 to \$34,999	6.1%	5.6%	5.6%
	2010 Est. HH Income \$15,000 to \$24,999	4.0%	5.4%	5.6%
	2010 Est. HH Income \$0 to \$14,999	8.4%	10.2%	10.7%
	2010 Est. Average Household Income	\$129,777	\$129,904	\$125,681
	2010 Est. Median HH Income	\$87,878	\$89,898	\$86,587
2010 Est. Per Capita Income	\$90,037	\$83,688	\$77,275	
2010 Est. Number of Businesses	9,038	25,122	30,303	
2010 Est. Total Number of Employees	183,780	505,546	610,044	

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15 West Illinois

Chicago, IL

0.5 Mile 1 Mile 1.5 Miles

	0.5 Mile	1 Mile	1.5 Miles	
RACE	2010 Est. White Population	77.5%	77.0%	73.7%
	2010 Est. Black Population	11.5%	13.2%	17.7%
	2010 Est. Asian & Pacific Islander	10.1%	9.0%	7.9%
	2010 Est. American Indian & Alaska Native	0.4%	0.3%	0.3%
	2010 Est. Other Races Population	0.5%	0.5%	0.5%
HISPANIC	2010 Est. Hispanic Population	2,571	7,977	12,801
	2010 Est. Hispanic Population Percent	11.1%	10.1%	10.1%
	2015 Proj. Hispanic Population Percent	14.0%	13.3%	13.1%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	18,971	62,757	98,625
	2010 Est. Elementary (0 to 8)	1.3%	1.8%	2.3%
	2010 Est. Some High School (9 to 11)	1.7%	2.7%	3.4%
	2010 Est. High School Graduate (12)	8.5%	8.6%	9.5%
	2010 Est. Some College (13 to 16)	14.5%	13.2%	13.0%
	2010 Est. Associate Degree Only	4.5%	4.3%	4.1%
	2010 Est. Bachelor Degree Only	33.0%	34.4%	34.9%
	2010 Est. Graduate Degree	36.4%	35.0%	32.8%
HOUSING	2010 Est. Total Housing Units	19,731	61,107	92,381
	2010 Est. Owner Occupied Percent	29.8%	38.6%	39.5%
	2010 Est. Renter Occupied Percent	50.9%	43.4%	43.8%
	2010 Est. Vacant Housing Percent	19.3%	18.0%	16.7%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	5.8%	3.6%	3.0%
	2000 Homes Built 1995 to 1998	4.9%	4.6%	4.7%
	2000 Homes Built 1990 to 1994	13.8%	9.5%	6.8%
	2000 Homes Built 1980 to 1989	26.7%	19.6%	17.8%
	2000 Homes Built 1970 to 1979	15.9%	18.4%	17.4%
	2000 Homes Built 1960 to 1969	15.9%	15.4%	16.6%
	2000 Homes Built 1950 to 1959	4.6%	7.8%	8.6%
	2000 Homes Built Before 1949	12.4%	21.2%	25.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	19.0%	24.0%	17.9%
	2000 Home Value \$500,000 to \$999,999	22.0%	30.4%	32.5%
	2000 Home Value \$400,000 to \$499,999	1.1%	5.6%	10.0%
	2000 Home Value \$300,000 to \$399,999	7.8%	7.6%	9.2%
	2000 Home Value \$200,000 to \$299,999	25.9%	9.0%	13.7%
	2000 Home Value \$150,000 to \$199,999	2.7%	13.0%	9.0%
	2000 Home Value \$100,000 to \$149,999	21.3%	8.7%	5.4%
	2000 Home Value \$50,000 to \$99,999	0.1%	1.6%	2.3%
	2000 Home Value \$25,000 to \$49,999	-	-	-
	2000 Home Value \$0 to \$24,999	-	-	-
	2000 Median Home Value	\$545,992	\$666,987	\$604,763
	2000 Median Rent	\$1,105	\$999	\$949

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Chicago, IL				
LABOR FORCE	2010 Est. Labor: Population Age 16+	21,021	71,053	112,397
	2010 Est. Civilian Employed	72.7%	70.2%	69.8%
	2010 Est. Civilian Unemployed	4.4%	5.0%	5.5%
	2010 Est. in Armed Forces	-	-	-
	2010 Est. not in Labor Force	22.9%	24.8%	24.7%
	2010 Labor Force: Males	50.9%	49.3%	49.4%
	2010 Labor Force: Females	49.1%	50.7%	50.6%
OCCUPATION	2000 Occupation: Population Age 16+	10,516	37,937	62,249
	2000 Mgmt, Business, & Financial Operations	33.8%	30.8%	30.7%
	2000 Professional & Related	33.0%	34.3%	33.4%
	2000 Service	5.9%	7.0%	7.4%
	2000 Sales and Office	23.0%	24.1%	24.5%
	2000 Farming, Fishing, and Forestry	-	-	-
	2000 Construction, Extraction, & Maintenance	1.3%	1.1%	1.2%
	2000 Production, Transport, & Material Moving	3.1%	2.8%	2.9%
	2000 Percent White Collar Workers	89.7%	89.2%	88.5%
2000 Percent Blue Collar Workers	10.3%	10.8%	11.5%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	26.0%	26.9%	29.4%
	2000 Drive to Work in Carpool	4.5%	5.7%	6.4%
	2000 Travel to Work by Public Transportation	27.0%	29.7%	30.6%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	37.5%	31.9%	27.7%
	2000 Other Means	0.6%	0.9%	0.7%
	2000 Work at Home	4.5%	4.9%	5.2%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	33.6%	31.0%	28.7%
	2000 Travel to Work in 15 to 29 Minutes	39.6%	40.4%	40.1%
	2000 Travel to Work in 30 to 59 Minutes	18.6%	20.6%	23.1%
	2000 Travel to Work in 60 Minutes or More	8.3%	8.0%	8.1%
	2000 Average Travel Time to Work	23.0	22.7	23.2
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$1.35 B	\$4.24 B	\$6.35 B
	2010 Est. Apparel	\$65.6 M	\$206 M	\$309 M
	2010 Est. Contributions & Gifts	\$103 M	\$330 M	\$489 M
	2010 Est. Education & Reading	\$44.9 M	\$143 M	\$213 M
	2010 Est. Entertainment	\$76.0 M	\$240 M	\$359 M
	2010 Est. Food, Beverages & Tobacco	\$204 M	\$637 M	\$958 M
	2010 Est. Furnishings & Equipment	\$62.3 M	\$196 M	\$294 M
	2010 Est. Health Care & Insurance	\$92.6 M	\$290 M	\$435 M
	2010 Est. Household Operations & Shelter & Utilities	\$407 M	\$1.28 B	\$1.92 B
	2010 Est. Miscellaneous Expenses	\$22.0 M	\$68.6 M	\$103 M
	2010 Est. Personal Care	\$19.4 M	\$60.8 M	\$91.2 M
	2010 Est. Transportation	\$252 M	\$788 M	\$1.18 B

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