



RETAIL LEASING OPPORTUNITIES



BLUE STAR
CHI. IL EST. 2008
PROPERTIES





OVERALL PROPERTY HIGHLIGHTS



TRANSIT PROXIMITY

Directly connected to Ogilvie Transportation Center; steps from Union Station, across the river from all major 'L' lines, and a water taxi stop right on site.



PROTECTED CHICAGO RIVER VIEWS

Situated along 400 linear feet of the Chicago River with unobstructed river views.



WEST LOOP LOCATION

Chicago's dominant office submarket, accounting for over 43% of total leases signed in the Chicago CBD over the last 2 years.

BLUE STAR



PROPERTIES

OWNER / MANAGER:
Blue Star Properties

DELIVERY / RENOVATION:
1929 / 2008 / 2026

SIZE:
2.43 Acres

HEIGHT:
26 Stories + 3 Basements

RENTABLE SQUARE FEET:
615,501 RSF

TYPICAL FLOOR PLATE:
21,000 RSF

PARKING SPACES:
78 (.12/1,000 SF)

TWO EASY

THE BEST LOCATION TO CAPTURE FOOT TRAFFIC

Centrally located, highly walkable, and directly connected to the city's commuter traffic. Why be anywhere else?



IN THE HEART OF THE ACTION

A West Loop location in Chicago's central business hub places you near plenty of office buildings, attractions, and riverfront activities.



EASY ACCESS

Across the river from major 'L' train stations, connected to Ogilvie Transportation Center, steps from CTA bus lines on Madison Street, and a Water Taxi stop right on site.



TRANSIT FRIENDLY

A 98 Walk Score and 100 Transit Score means your storefront is a pedestrian magnet.



A BETTER WAY TO PASS THROUGH

Located within the lively concourse linking Riverside Plaza and Ogilvie Transportation Center, The Pass is where office workers, commuters, and visitors naturally pass through. With high visibility and constant activity, this new food and retail experience presents a unique opportunity in one of the city's busiest corridors.



CONNECTED TO RIVERSIDE PLAZA
AND OGILVIE TRANSPORTATION CENTER



BUILT-IN AUDIENCE OF OFFICE
PROFESSIONALS AND MORE THAN 200K
COMMUTERS WHO TRAVEL THROUGH OGILVIE
TRANSPORTATION CENTER EACH WEEK



PROMINENT STOREFRONT VISIBILITY
ACROSS FROM UNION STATION ENTRANCE



POPULAR DINING OPTIONS INSIDE
THE STATION DRAW PEOPLE DURING
NON-RUSH HOUR TIMEFRAMES



2ND LEVEL THE PASS

RANGES FROM 993 RSF TO 5,667 RSF

Connected to
first-floor
Riverside Plaza

Unique barrel-vaulted
ceiling structure



SUITE 204/205

1,939 RSF

- Existing Type I hood, service counter millwork, prep areas with existing equipment, walk-in cooler
- Private employee restroom & mop basin

SUITE 203

993 RSF

- Private employee restroom & mop basin

SUITE 202

987 RSF

- Private employee restroom & mop basin

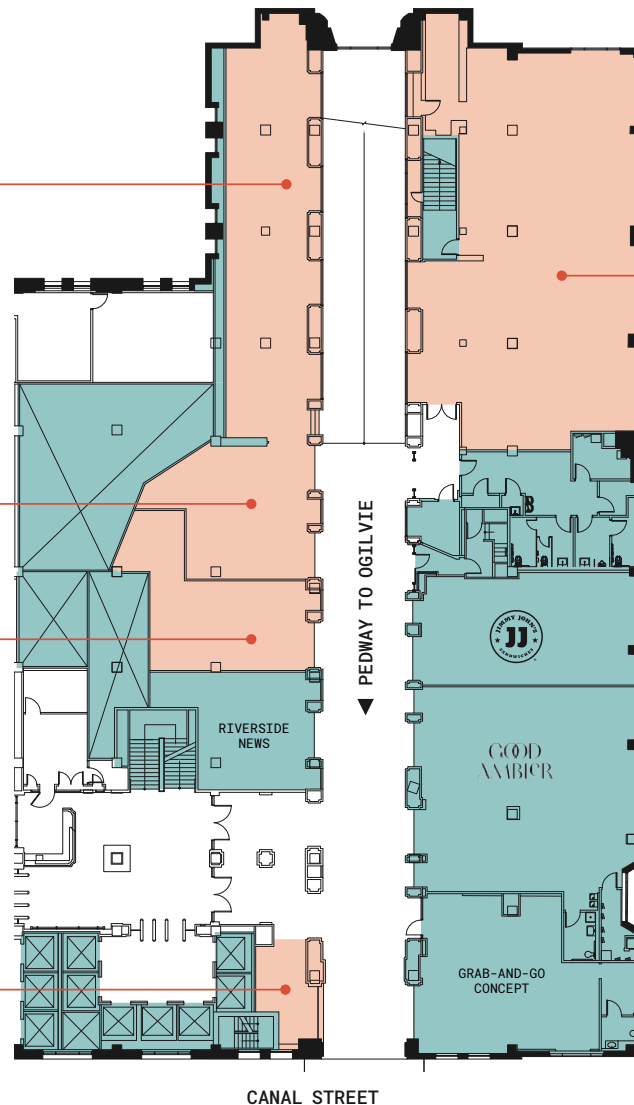
SUITE 209

313 RSF

SUITE 206

4,389 RSF

- Private employee restrooms, mop basin & drinking fountain
- 6 large storefront windows
- River views



CANAL STREET

W MADISON STREET

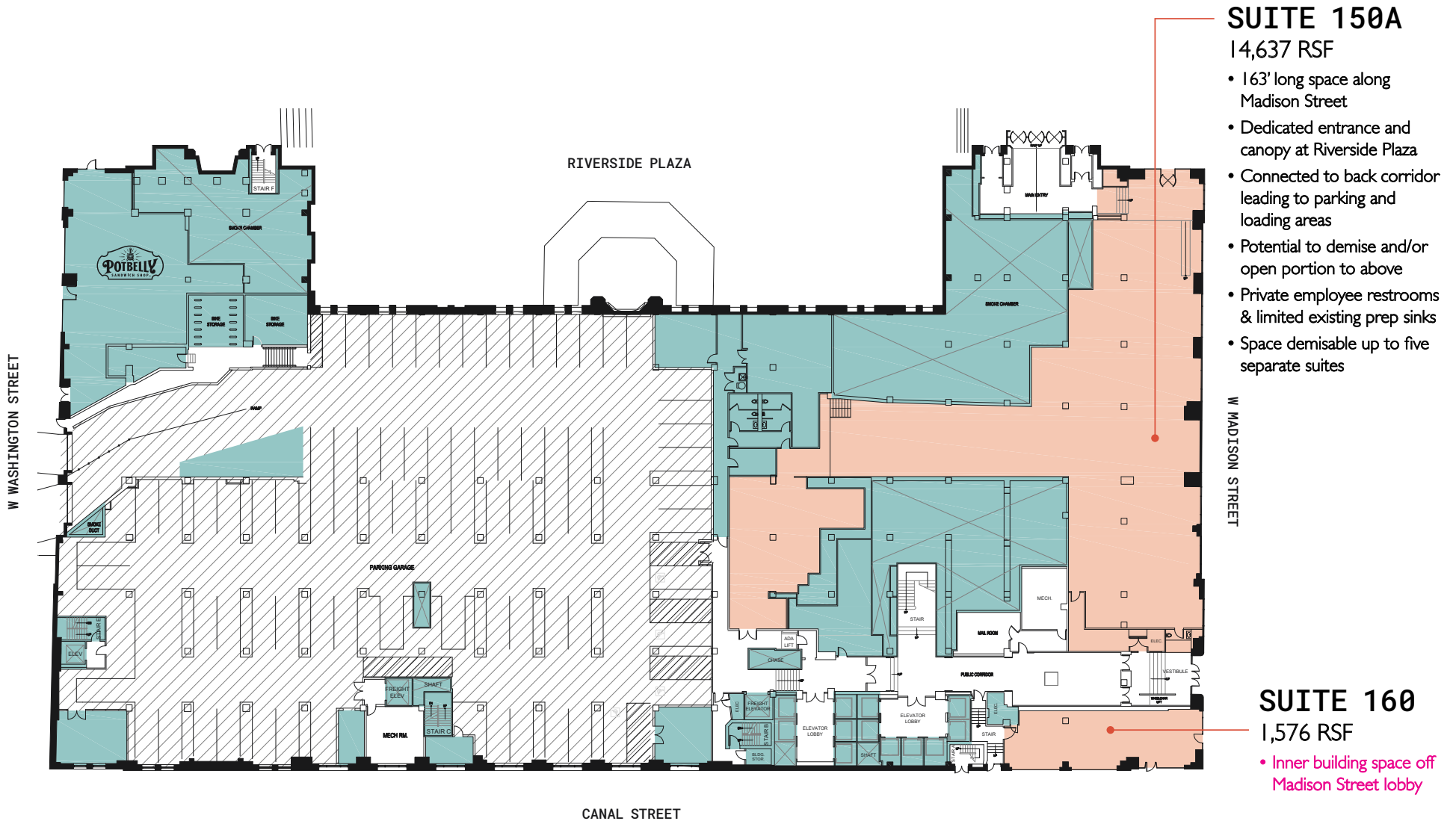
PEDWAY TO OGILVIE

1ST LEVEL RETAIL & RIVERSIDE PLAZA

RANGES FROM 764 RSF TO 14,457 RSF

Connected to
first-floor
Riverside Plaza

Storefront window
visibility along public
sidewalk



GRADE LEVEL RETAIL

RANGES FROM 655 RSF TO 3,953 RSF

Storefront window
visibility along public
sidewalk



SUITE G100

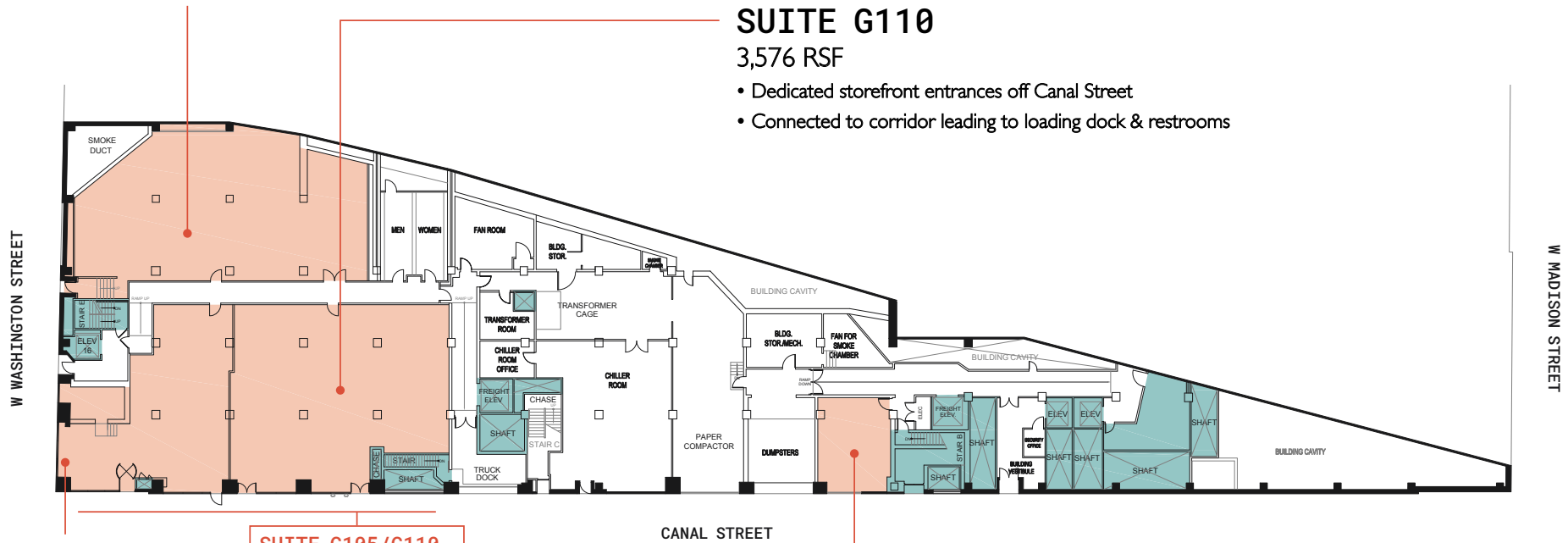
3,953 RSF

- Dedicated entrance off Washington Street
- Option to add storefront window
- Connected to corridor leading to loading dock & restrooms

SUITE G110

3,576 RSF

- Dedicated storefront entrances off Canal Street
- Connected to corridor leading to loading dock & restrooms



SUITE G105

2,372 RSF

- Dedicated entrance off Canal Street
- Storefronts at corner of Washington & Canal Street
- Raised semi-private dining room
- Existing hood, restrooms, and food prep area
- Connected to corridor leading to loading dock

SUITE G105/G110
5,948 RSF (Combinable)

SUITE G106

655 RSF

- Dedicated garage door entrance off Canal Street
- Connected to corridor leading to elevators

W MADISON STREET

RETAIL ELEVATION

SUITE 150A

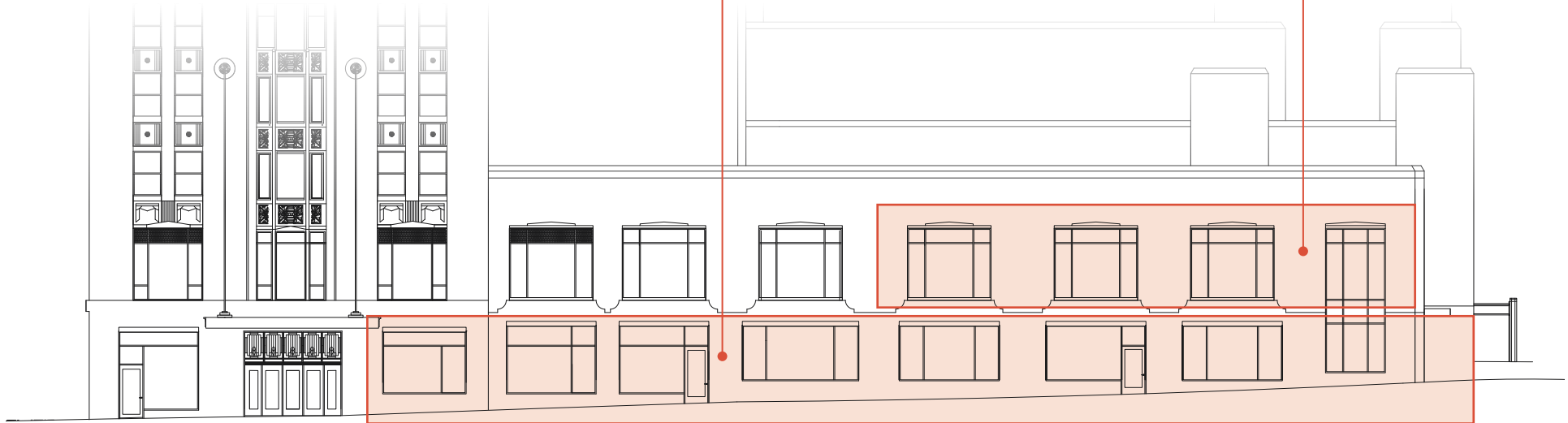
14,637 RSF

- 163' long space along Madison Street
- Dedicated entrance and canopy at Riverside Plaza
- Connected to back corridor leading to parking and loading areas
- Potential to demise and/or open portion to above
- Private employee restrooms & limited existing prep sinks

SUITE 206

4,389 RSF

- Private employee restrooms, mop basin & drinking fountain
- 6 large storefront windows
- River views



W WASHINGTON STREET

RETAIL ELEVATION

SUITE G100

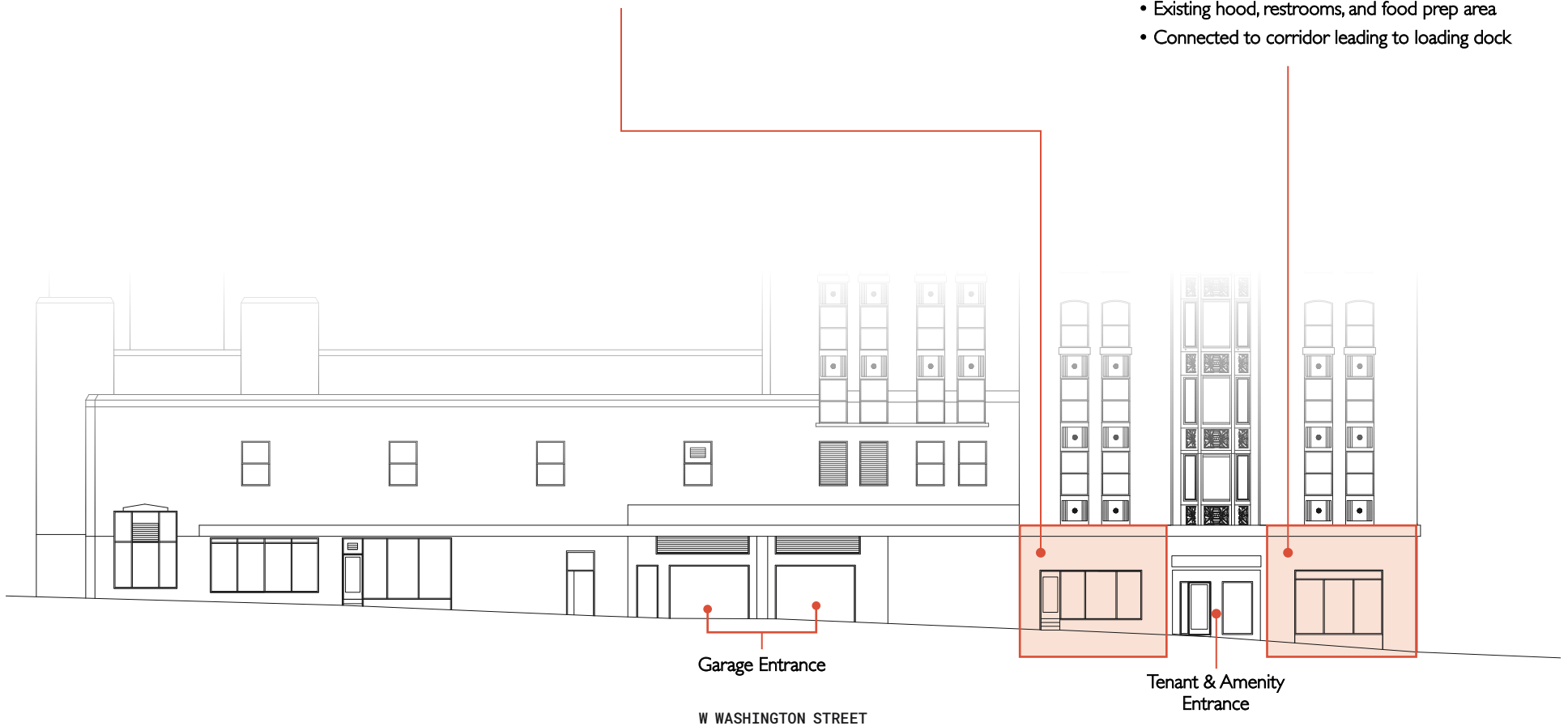
3,953 RSF

- Dedicated entrance off Washington Street
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SUITE G105

2,372 RSF

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- Storefronts at corner of Washington & Canal Street
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CANAL STREET

RETAIL ELEVATION

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SUITE G106

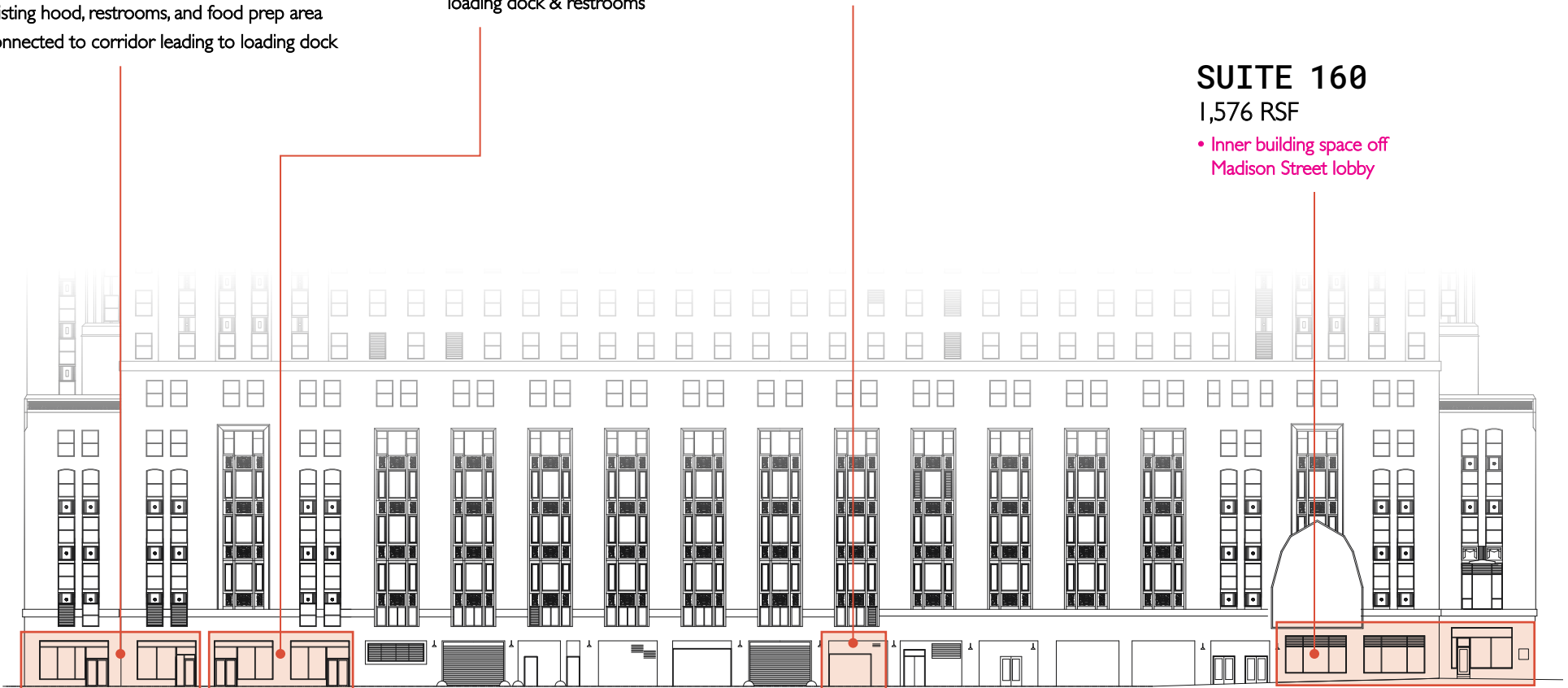
655 RSF

- Dedicated garage door entrance off Canal Street
- Connected to corridor leading to elevators

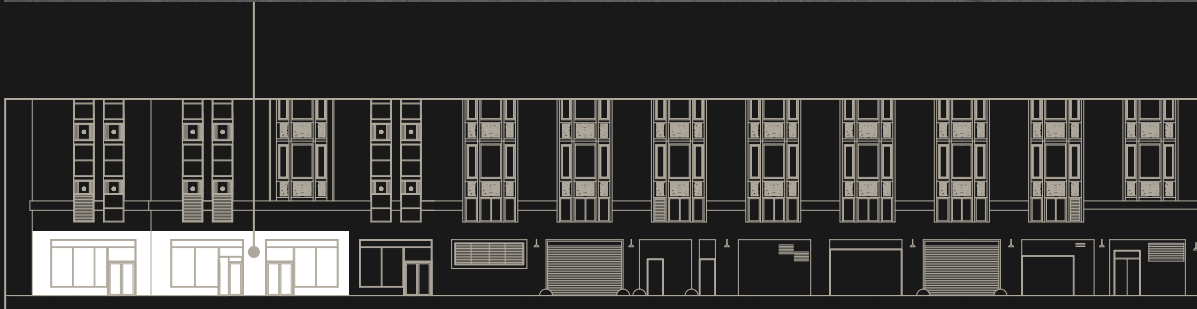
SUITE 160

1,576 RSF

- Inner building space off Madison Street lobby



CANAL STREET



HEALTHCARE TENANT SPACE EXAMPLE
CANAL STREET & WASHINGTON STREET NW CORNER



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