

\*PLEASE DO NOT DISTURB TENANT\*

# 744 South Dearborn

NWC OF POLK & DEARBORN  
PRINTERS ROW/SOUTH LOOP | CHICAGO

**±10,000 SF**  
second-generation restaurant space with a  
unique second-floor glass atrium

Clifton Vann

+1 312 233 8683 | [Clifton.Vann@cbre.com](mailto:Clifton.Vann@cbre.com)

Danny Jacobson

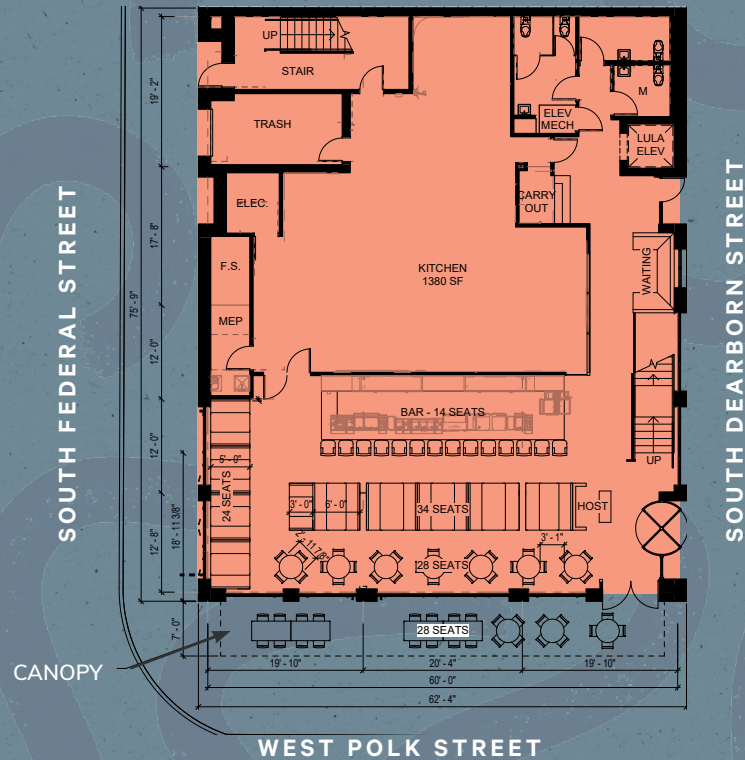
+1 312.935.1901 | [danny.jacobson@cbre.com](mailto:danny.jacobson@cbre.com)

CBRE

# Floor Plans

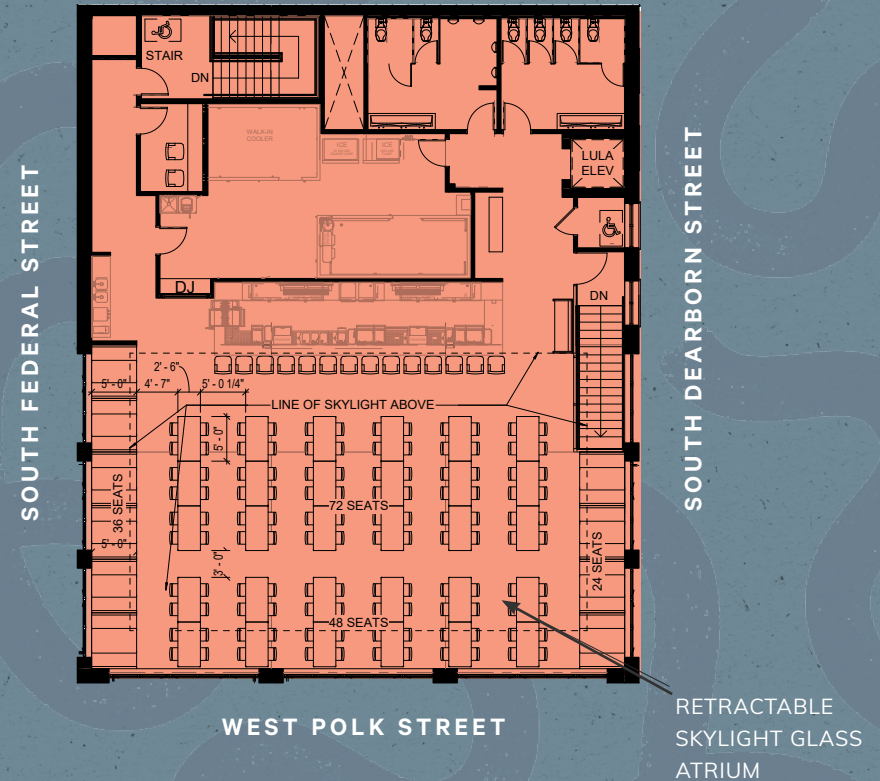
GROUND FLOOR

± 5,000 SF



SECOND FLOOR

± 5,000 SF



## SPACE HIGHLIGHTS

- SINGLE TENANT FREE-STANDING FULLY EQUIPPED AND OPERATIONAL RESTAURANT SPACE READY FOR IMMEDIATE USE
- UNIQUE RETRACTABLE SKYLIGHT ON THE SECOND FLOOR, SEAMLESSLY BLENDING INDOOR AND OUTDOOR DINING EXPERIENCES
- SEATING CAPACITY CONSISTS OF 294 FOR THE INTERIOR, AND 28 FOR THE EXTERIOR, TOTALING 322
- PRIME OUTDOOR SEATING AVAILABLE ALONG POLK STREET, PERFECT FOR ATTRACTING FOOT TRAFFIC

# Location Overview

- × **5 MINUTE WALK FROM HARRISON. RED LINE STATION (1.5M ANNUAL RIDERS)**
- × **ONE OF THE BEST FAMILY FRIENDLY NEIGHBORHOODS IN THE CITY, THIS OPPORTUNITY OFFERS FANTASTIC ACCESSIBILITY AND GREAT PEDESTRIAN /VEHICULAR TRAFFIC**
- × **JUST 2 MILES FROM THE 78, A \$7 BILLION MEGA-DEVELOPMENT ON 62 ACRES IN CHICAGO**
- × **LOCATED NEAR A SUBSTANTIAL RESIDENTIAL POPULATION AND A VIBRANT STUDENT COMMUNITY, WITH OVER 13 SCHOOLS AND UNIVERSITIES IN THE VICINITY**
- × **CLOSE TO SOLDIER FIELD, ATTRACTING TRAFFIC FROM BEARS GAMES AND CONCERTS, ENHANCING LOCAL VISIBILITY AND ACTIVITY**

## DEMOGRAPHICS

(1.5 MILE RADIUS)



**145,354**

DAYTIME POPULATION



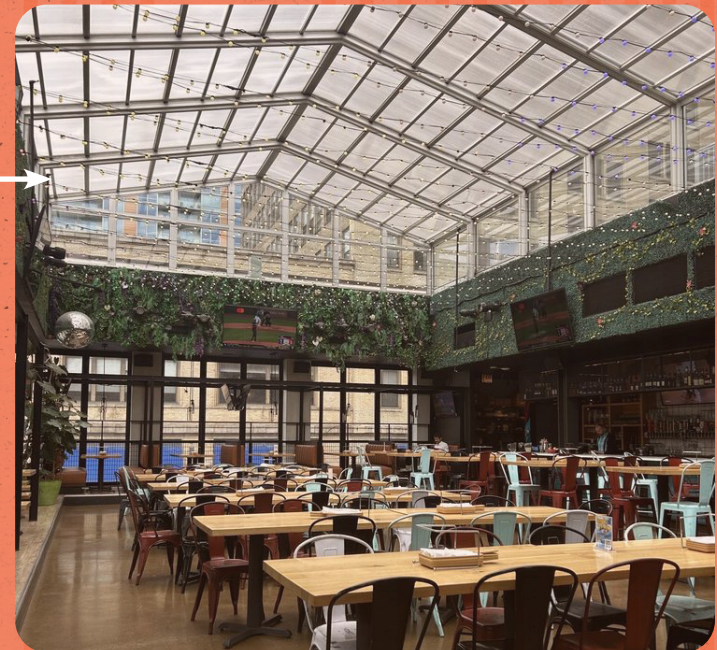
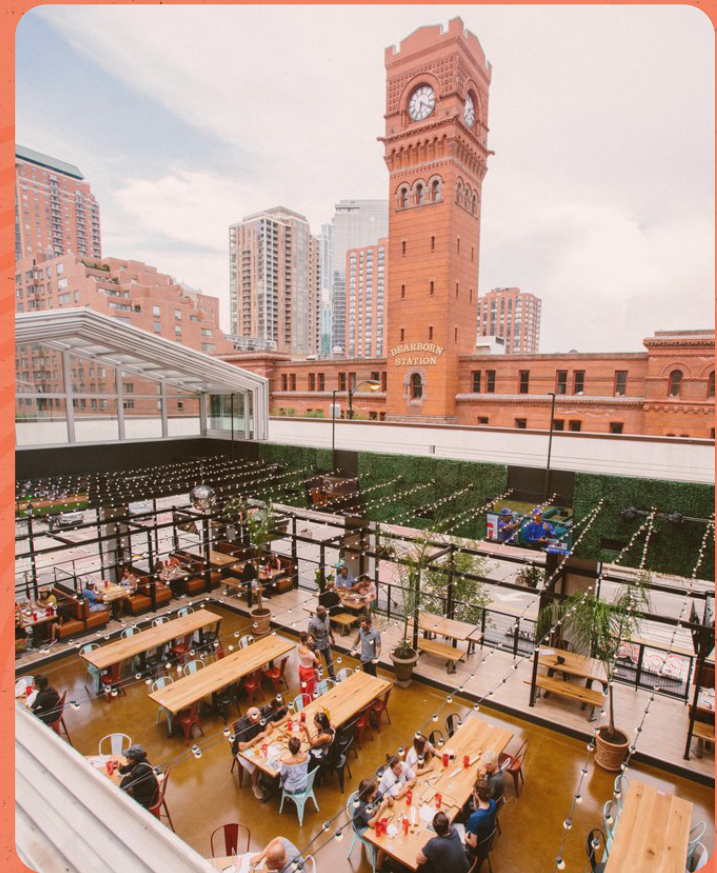
**83,933**

RESIDENTIAL POPULATION



**\$177,898**

AVERAGE H.H. INCOME



RETRACTABLE  
SKYLIGHT GLASS  
ATRIUM

# The Neighborhood



DEARBORN STATION



BUCKINGHAM FOUNTAIN



Columbia  
COLLEGE CHICAGO



ROOSEVELT  
UNIVERSITY



SOLDIER FIELD



FIELD MUSEUM

# South Loop AERIAL MAP



# 744 South Dearborn

NWC OF POLK & DEARBORN  
PRINTERS ROW/SOUTH LOOP | CHICAGO

\*PLEASE DO NOT DISTURB TENANT\*

**±10,000 SF**  
**SECOND-GEN  
RESTAURANT WITH A  
GLASS ATRIUM ON THE  
2ND FLOOR**

**Clifton Vann**

+1 312 233 8683 | [Clifton.Vann@cbre.com](mailto:Clifton.Vann@cbre.com)

**Danny Jacobson**

+1 312.935.1901 | [danny.jacobson@cbre.com](mailto:danny.jacobson@cbre.com)

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.