

GOLD COAST, CHICAGO

NEWBERRY ON THE TRIANGLE

ONE OF A KIND SPACE IN THE HEART
OF CHICAGO'S GOLD COAST

CBRE



THIS IS THE CENTER OF IT ALL.

At the center of the hottest retail and restaurant neighborhood in the country sits Newberry on the Triangle. This one of a kind, dynamic 75K SF redevelopment is being offered in multiple configurations to accommodate all user types. On-site parking and expansive outdoor seating options are available.

MAPLE STREET OUTDOOR SEATING



**HIGH VISIBILITY
AND TRAFFIC OFF
STATE STREET**



SPACE D - 19,789 SF

SPACE C - 27,325 SF

SPACE A - 15,370 SF

SPACE B - 12,685 SF

**SPACE TO FIT
EVERY NEED**





SPACE A: 15,370 SF

Level One

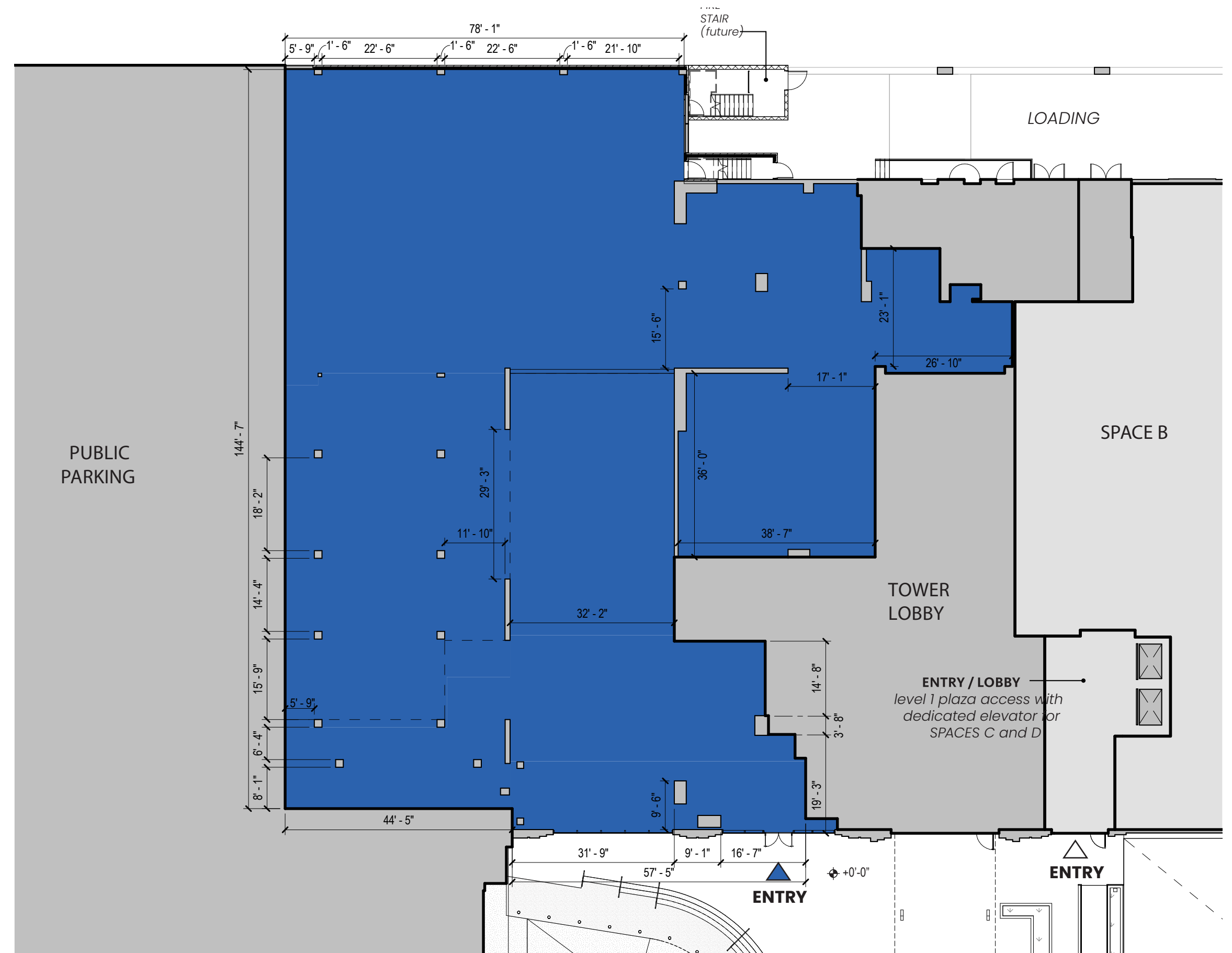
ENTRY:
State Street

RETAIL FRONTAGE:
74' - 0"

CEILING HEIGHT:
Varies
16'-5" To 14' To 0"

Can be converted to (2) level spaces if combined with full or partial SPACE C

Space can also directly connect to the parking garage



STATE STREET





SPACE B: 12,685 SF

Level One + Lower Level

ENTRY:

Maple Street

RETAIL FRONTAGE:

120'-0"

CEILING HEIGHT:

Varies

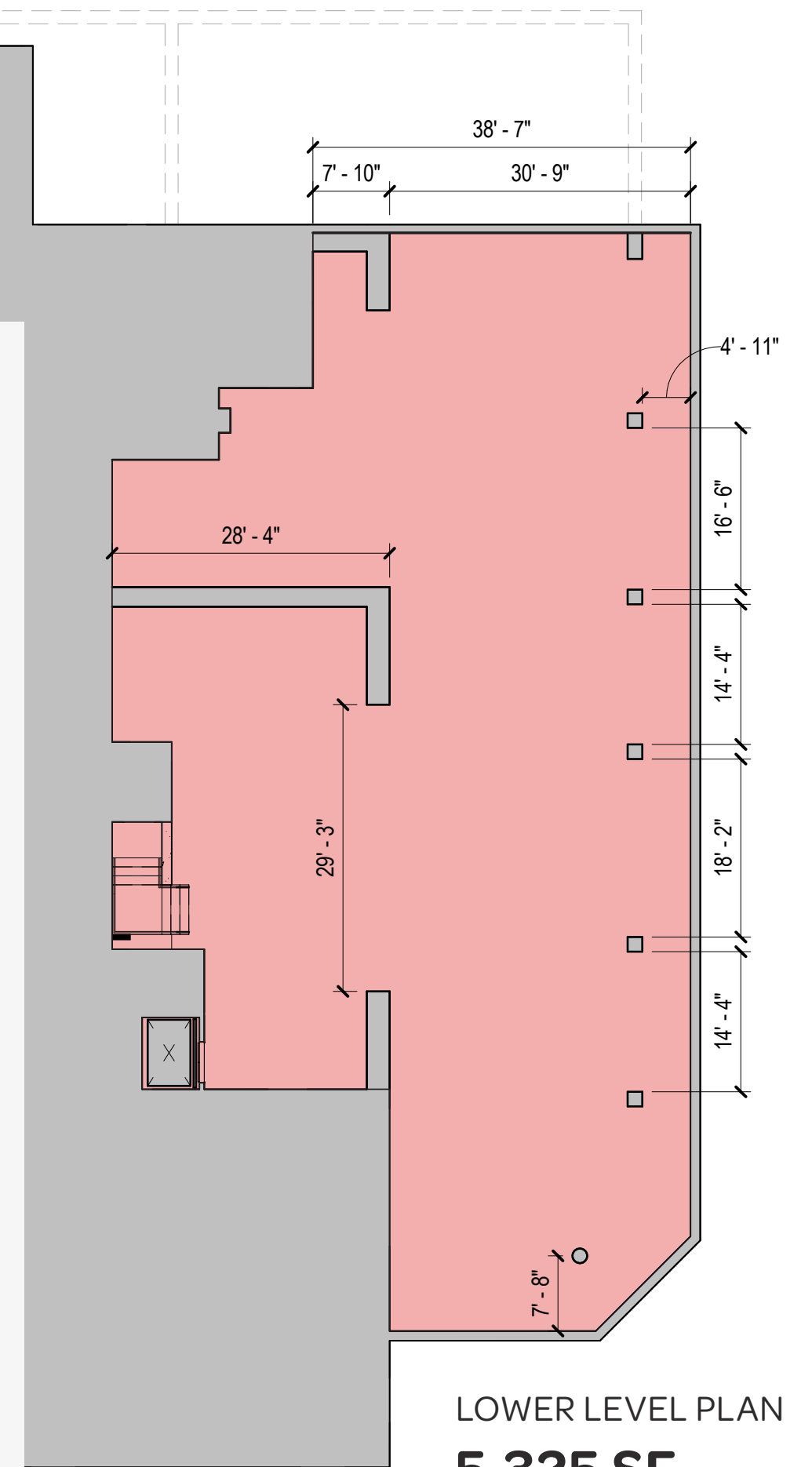
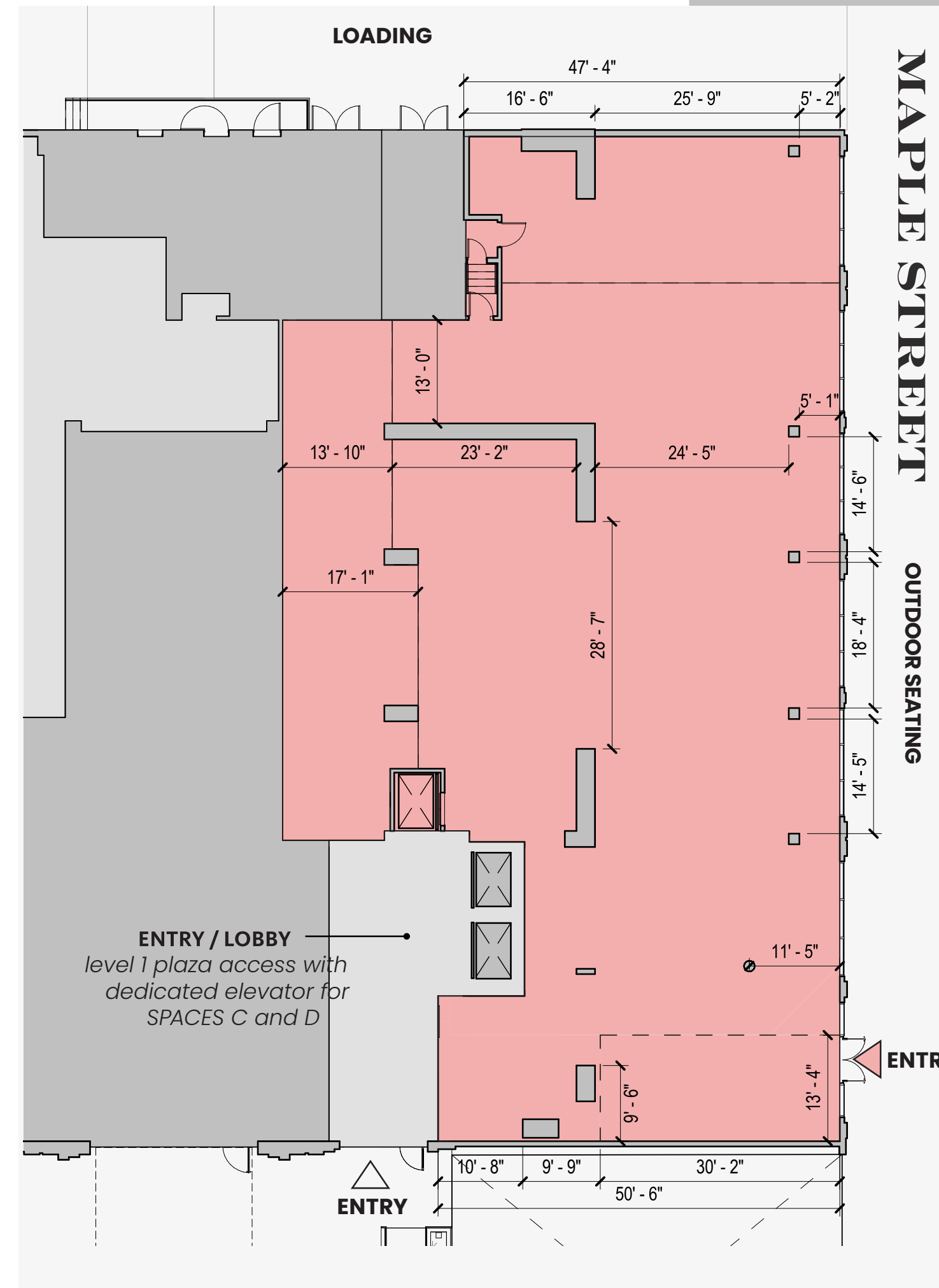
Street Level: 16'-6" To 12' to 6"

Lower Level: 10'-6"

Massive outdoor seating opportunity

STREET LEVEL PLAN

7,360 SF



LOWER LEVEL PLAN

5,325 SF

STATE STREET





SPACE C: 27,325 SF

Level Two

ENTRY:

State Street (Elevator)
Dedicated lobby entrance fronting State Street

CEILING HEIGHT:

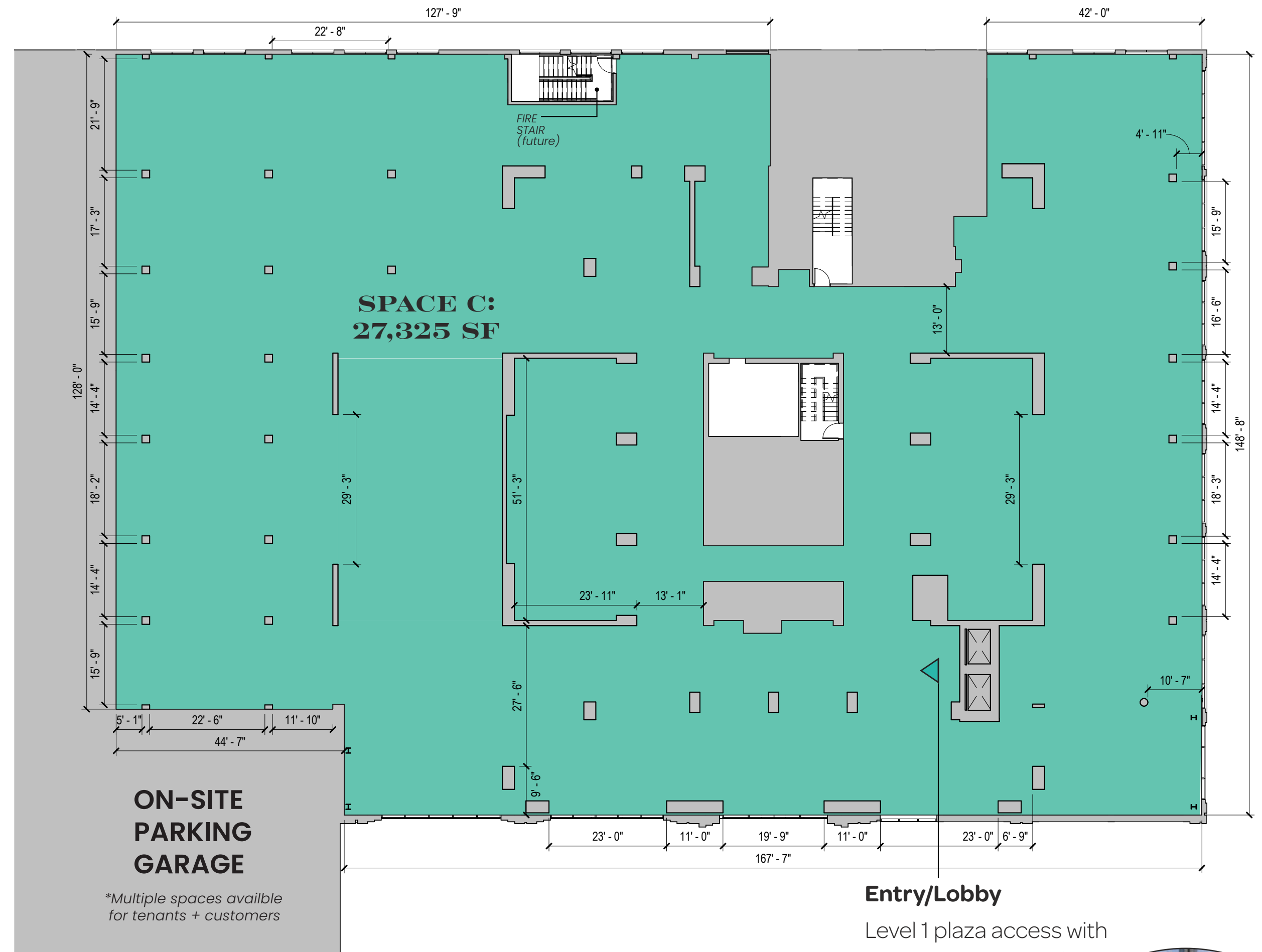
11'-6"

VIEWS :

East overlooking entry plaza & Mariano Park and
North overlooking Maple Street

Can be subdivided or partially/fully combined with SPACE A (level 1)

Dedicated entry from level 1 plaza allows access to SPACES C and D



STATE STREET





SPACE D: 19,789 SF

Level Three

ENTRY:

State Street (Elevator)
Dedicated lobby entrance fronting State Street

CEILING HEIGHT:

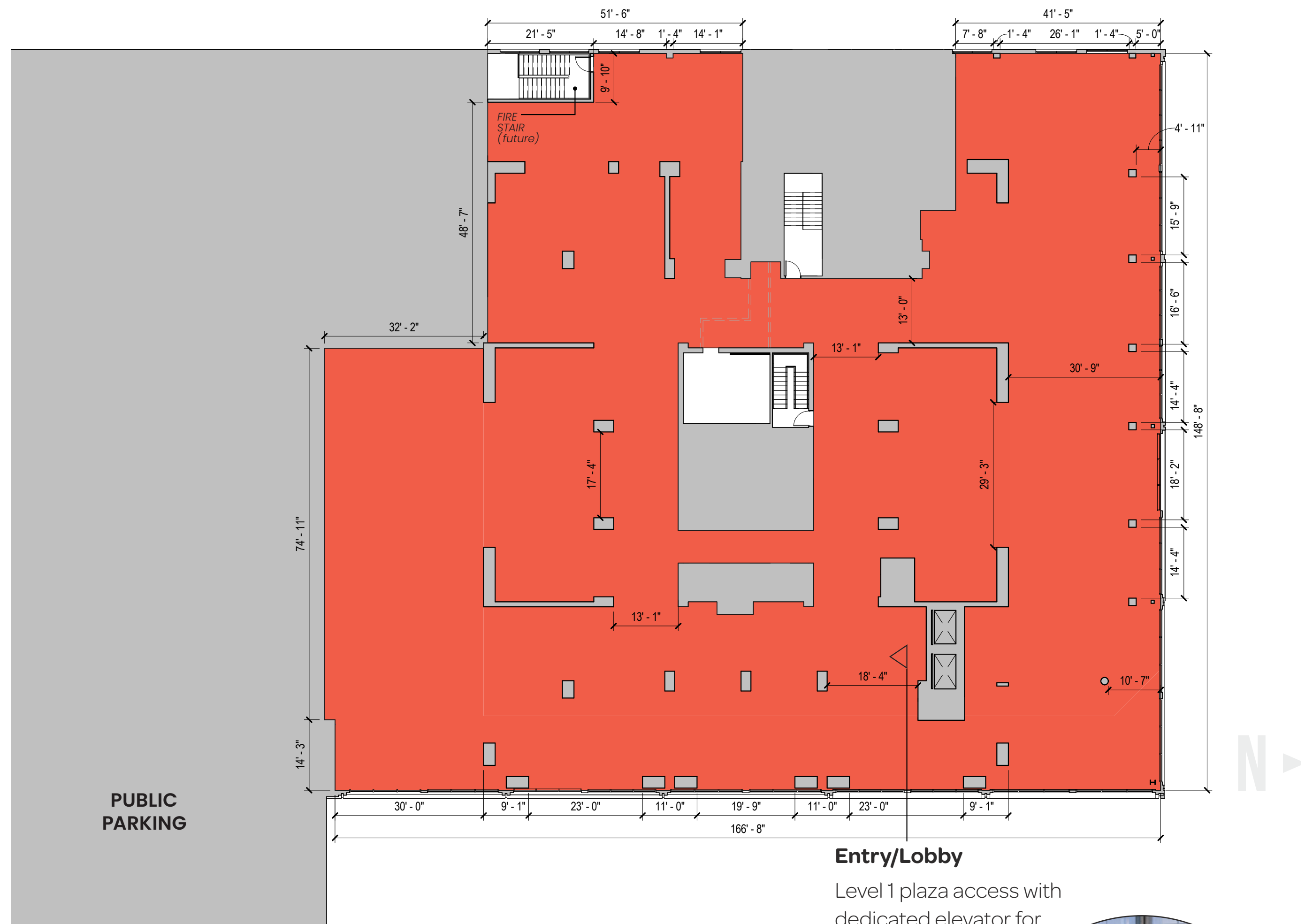
Up to 17'-0"

VIEWS:

East overlooking entry plaza & Mariano Park and
North overlooking Maple Street

Can be subdivided

Dedicated entry from level 1 plaza allows access to SPACES C and D



STATE STREET



THE CENTER OF IT ALL.

Located at the center of a densely populated and affluent Gold Coast submarket, Newberry on the Triangle is less than 0.7 miles away from several major healthcare destinations including Northwestern Memorial Hospital, Northwestern's Feinberg School of Medicine, and Ann & Robert H. Lurie Children's Hospital of Chicago. This one of a kind, dynamic 75K SF redevelopment is being offered in multiple configurations to accommodate all medical occupiers. Ample on-site parking and expansive outdoor seating options are available.

NEARBY HOTELS

Four Seasons Hotel Chicago

900 N Michigan Ave
345 Keys

The Peninsula Chicago

108 E Superior St
339 Keys

Viceroy Chicago

1118 N State St
180 Keys

Sofitel Chicago Magnificent Mile

20 E Chestnut St
415 Keys

Waldorf Astoria Chicago

11 E Walton St
215 Keys

Ritz-Carlton Chicago

160-196 E Pearson St
434 Keys

Thompson Hotels Chicago

21 E Bellevue Pl
247 Keys

Westin Michigan Avenue Chicago

909 N Michigan Ave
752 Keys

+26M VISITORS TO
GOLD COAST +
MICHIGAN AVENUE

+425K RESIDENTIAL
POPULATION

+575K DAYTIME
POPULATION



NEWBERRY ON THE TRIANGLE

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