

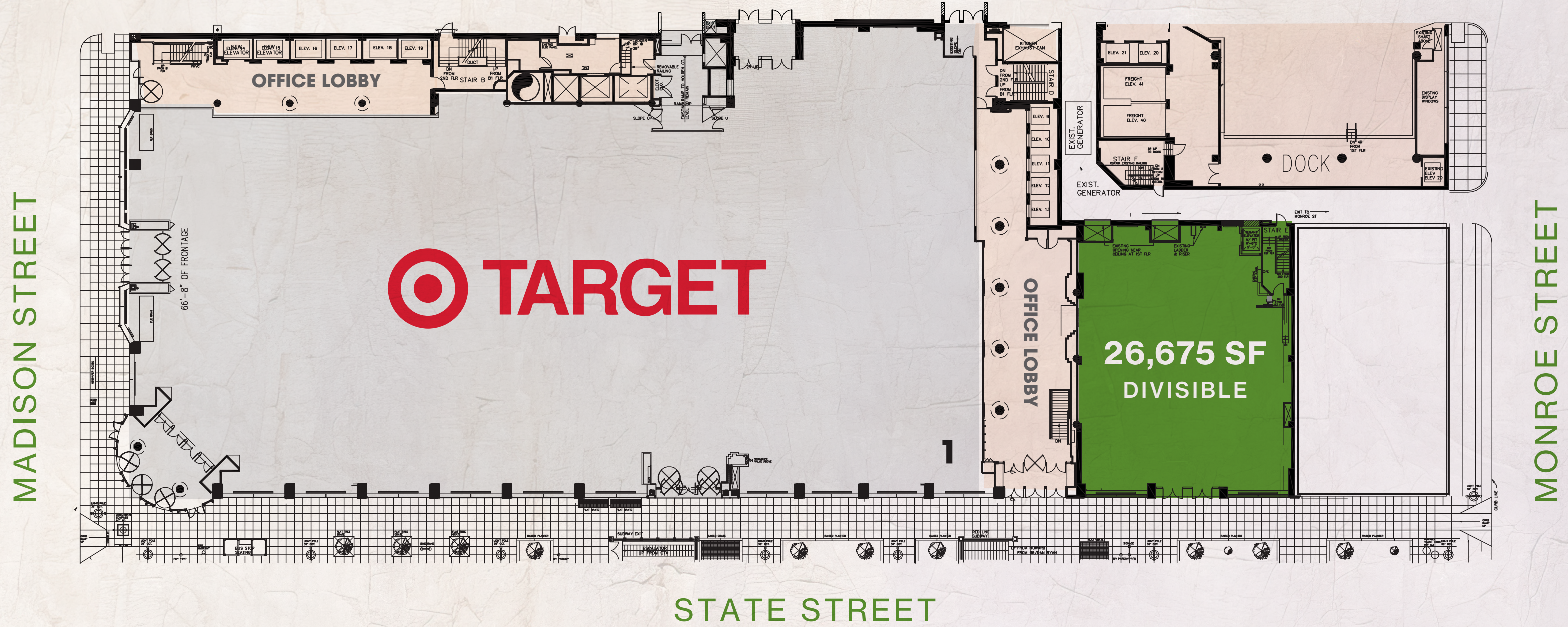
35 SOUTH state street

**INCREDIBLE FLAGSHIP OPPORTUNITY
IN THE HEART OF THE STATE STREET
RETAIL CORRIDOR**



- Flagship opportunity in the heart of the State Street retail district
- Up to 26,675 square feet of space (ground plus lower level), located directly next to Target
- Multiple demising scenarios available including small shop space
- 35 South State Street is the center of Chicago's central business district and two blocks from Millennium Park, Illinois' #1 tourist destination
- Located adjacent to multiple CTA Stations, which all average over two million riders per year





35 S. State Street is perfectly situated below
Over 670K SF of Office Space

TENANTS INCLUDE:



Space Features:

Retail A:

- 26,675 SF
- 4,900 SF at grade and 21,775 SF in lower level
- 54'-6" of frontage
- 80' and 81'-4" of depth



NEIGHBORING RETAILERS INCLUDE:

PRIMARK®  ZARA

 SEPHORA

ANTHROPOLOGIE 

NORDSTROM   

35 SOUTH state street

*LOWER LEVEL NOT SHOWN



STATE STREET CHICAGO

DEERBORN STREET

CBRE



282,306

Daytime Population



\$196,721

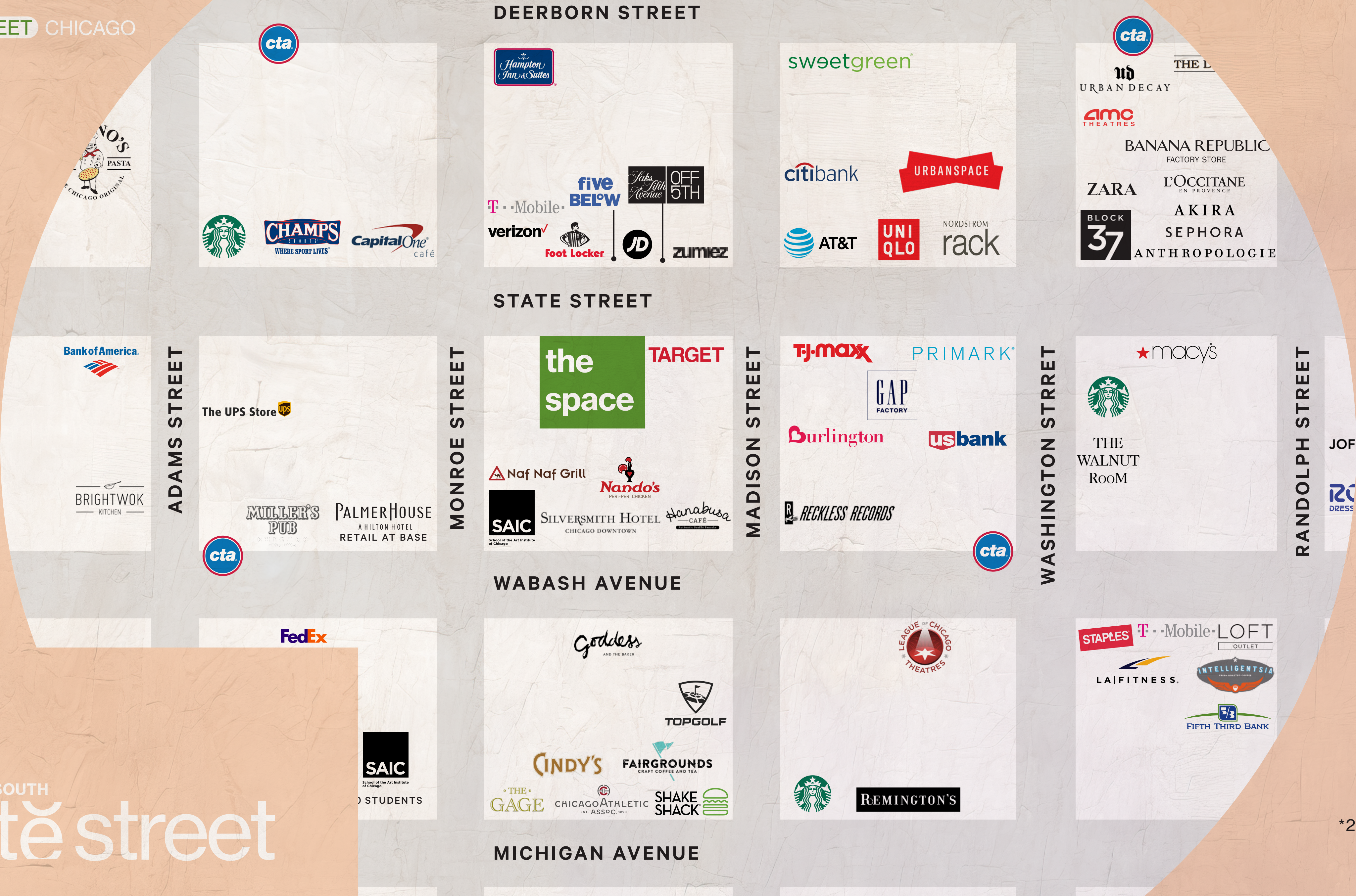
Avg HH Income



286,470

Employees

35 SOUTH state street



\$62.3 M

Consumer Expenditure on Dining out



\$37.0 M

Consumer Expenditure on Apparel



+25.0 M

Visitors to Millennium Park

*2024 | 0.5 MILE RADIUS

STATE STREET CHICAGO

35 SOUTH state street

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CBRE

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