

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





MADISON STREET



MONROE STREET

STATE STREET

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

TENANTS INCLUDE:



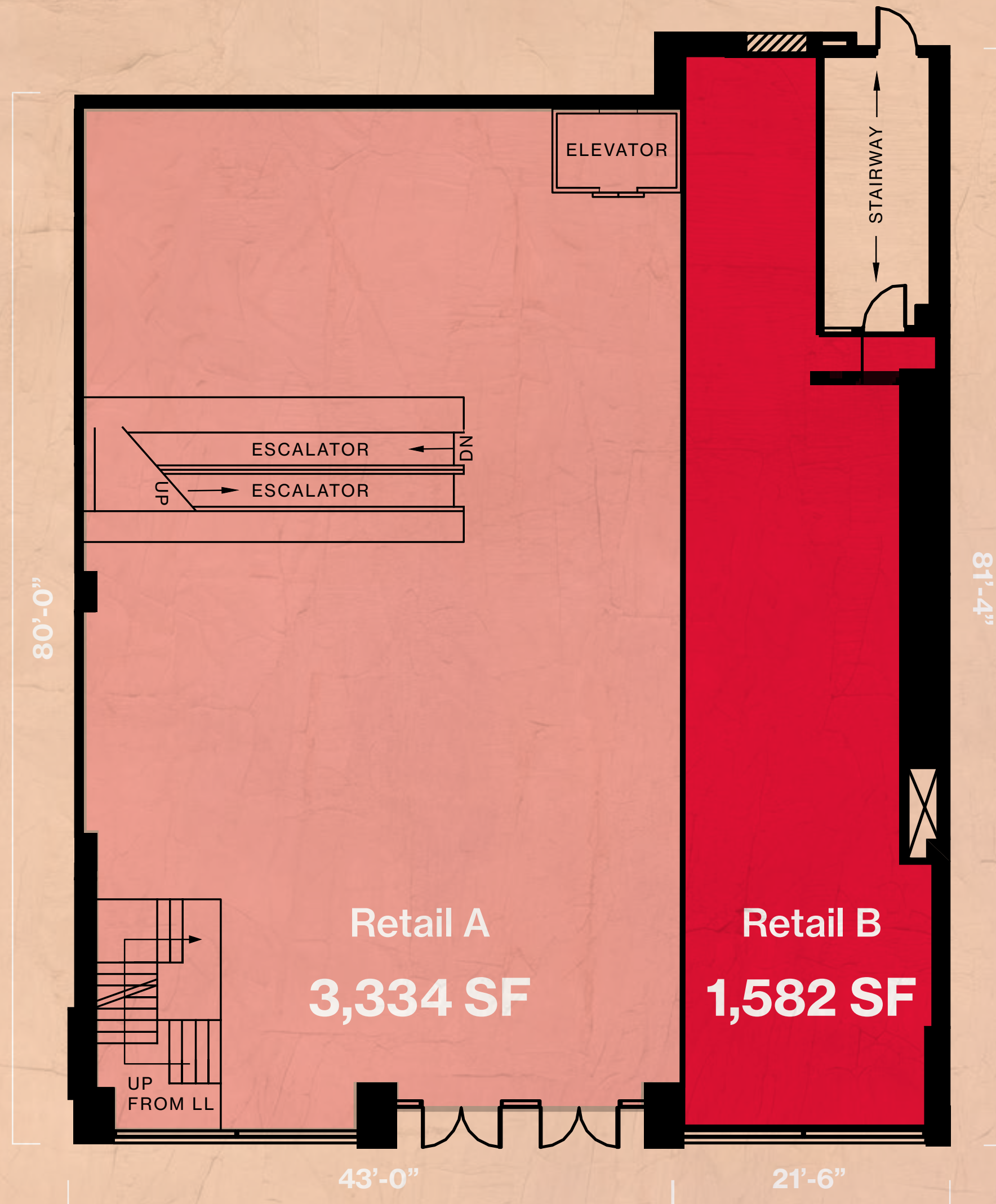
Space Features:

Retail A:

- 25,109 SF
- 3,334 SF at grade and 21,775 SF in lower level
- 43' of frontage
- 80' of depth

Retail B:

- 1,582 SF at grade
- 21'-6" of frontage
- 81'-4" of depth



NEIGHBORING RETAILERS INCLUDE:

PRIMARK®  ZARA

 SEPHORA

ANTHROPOLOGIE  Foot Locker

NORDSTROM   TARGET



*LOWER LEVEL NOT SHOWN

STATE STREET CHICAGO

DEERBORN STREET

CBRE



282,306

Daytime Population



\$196,721

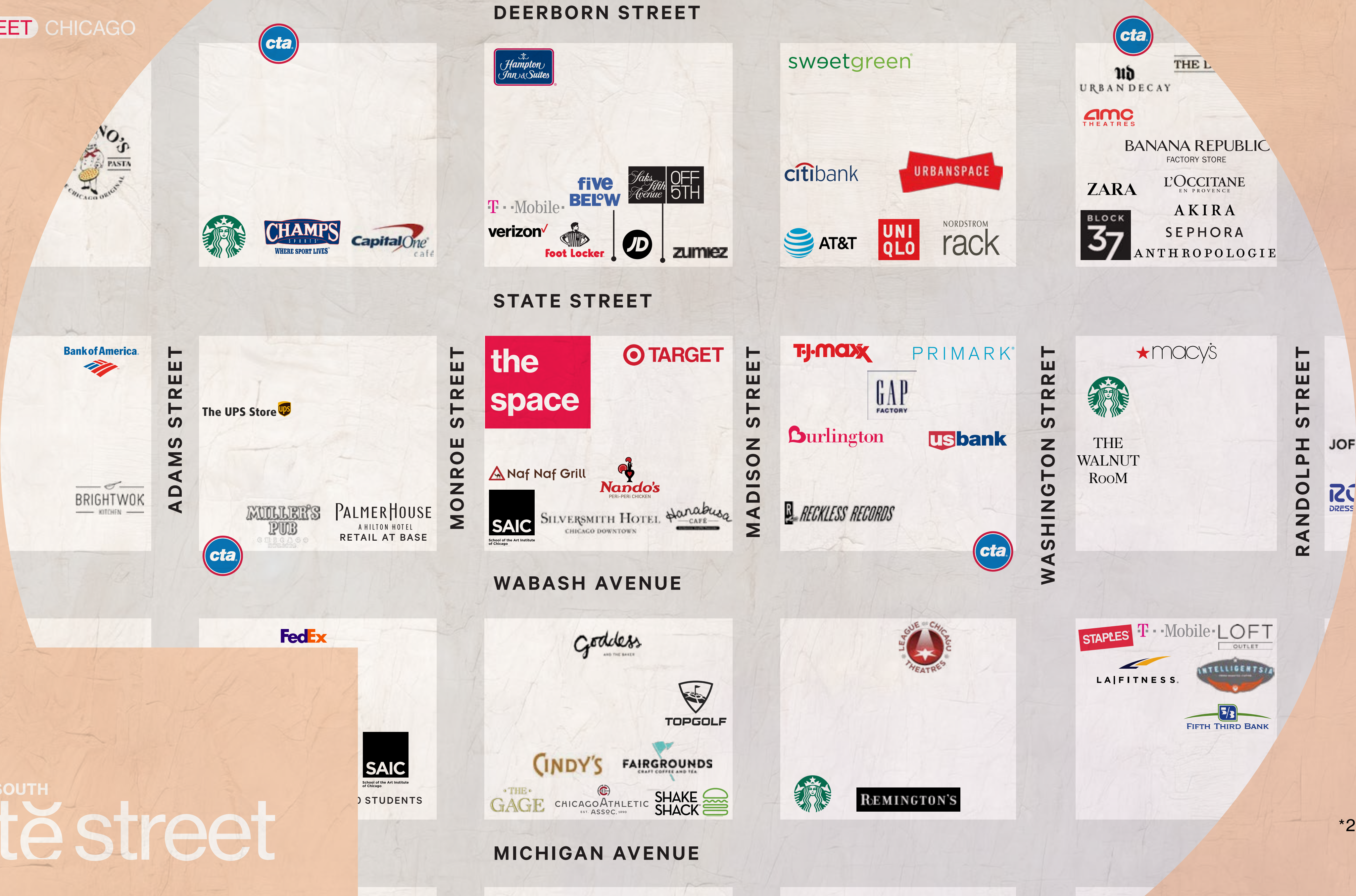
Avg HH Income



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

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