

**174**  
N MICHIGAN  
AVENUE

PREMIER  
MICHIGAN AVENUE  
FLAGSHIP



NEW CONSTRUCTION • ACROSS FROM MILLENNIUM PARK





SHERATON GRAND & LOEWS

SWISSOTEL

BLUE AQUA HOTEL & RESIDENCES

LAKESHORE EAST (5K UNITS)

MAGGIE DALEY PARK - 3M ANN'L VISITORS

**TRIBUNE TOWER**  
200 HOTEL KEYS  
125 CONDO UNITS  
439 RENTAL UNITS

3,500 STUDENTS  
↓  
CHICAGO BOOTH

**MICHIGAN PLAZA**  
5M SF OFFICE

**Millennium Park**  
25M ANN'L VISITORS

1.6M ANN'L VISITORS  
↓  
ART INSTITUTE CHICAGO

N MICHIGAN AVE

**THE SHOPS AT NORTH BRIDGE**  
NORDSTROM - 50 STORES - 20 RESTAURANTS

**THE WRIGLEY BUILDING**

**300 N MICHIGAN**  
47 STORIES  
25K SF RETAIL  
280 HOTEL KEYS  
289 RESIDENTIAL

**174 N MICHIGAN AVENUE**

**MILLENNIUM STATION**

**1,216 STUDENTS**

**3,686 STUDENTS**

ILLINOIS HUBBARD LOWER WACKER E WACKER PL LAKE RANDOLPH MADISON WASHINGTON MONROE

MILLENNIUM PARK  
EAST LOOP, SOUTH OF CHICAGO RIVER

| WALK (MIN.) | DAYTIME POP. | MEDIAN HH INCOME |
|-------------|--------------|------------------|
| 5 MIN       | +46,700      | +\$120,745       |
| 10 MIN      | +140,800     | +\$123,711       |
| 15 MIN      | +243,650     | +\$129,479       |





## NEIGHBORHOOD HIGHLIGHTS

**+24M** SF OF OFFICE SPACE

- **300,000** DAYTIME POPULATION
- **32,000** DAILY PEDESTRIANS PASS SITE
- **19,488** HOTEL ROOMS WITHIN 4 BLOCKS (51 HOTELS)
- **58M** TOURISTS IN CHICAGO 2018

WITHIN 3 BLOCKS: **PENDRY HOTEL, LONDONHOUSE, & CHICAGO ATHLETIC ASSOCIATION**

## NEW CONSTRUCTION

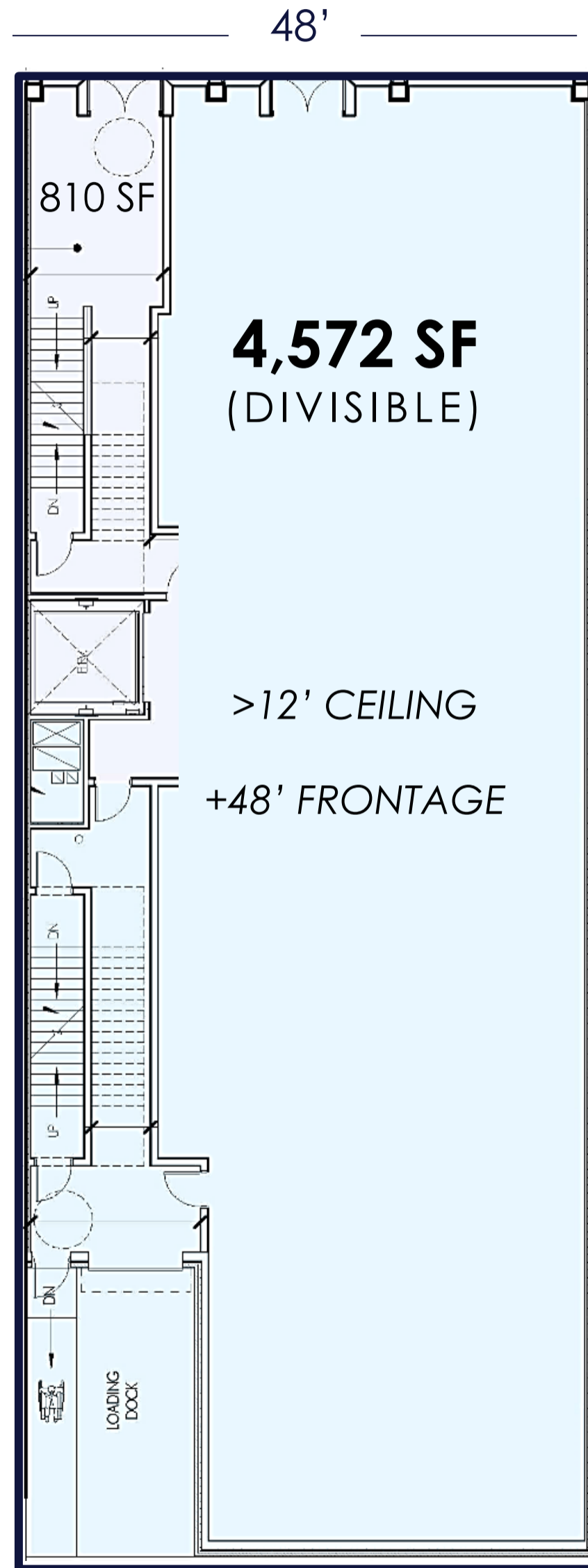
- Premier flagship presence next to HOTEL JULIAN
- Full-building or floors can be leased separately
- **+38 ft.** Of frontage on famed N. Michigan Ave
- Programmable 3<sup>rd</sup>-floor roof terrace overlooking N MICHIGAN AVE & **MILLENNIUM PARK (25M VISITORS PER YEAR)**
- Possession: 18 months

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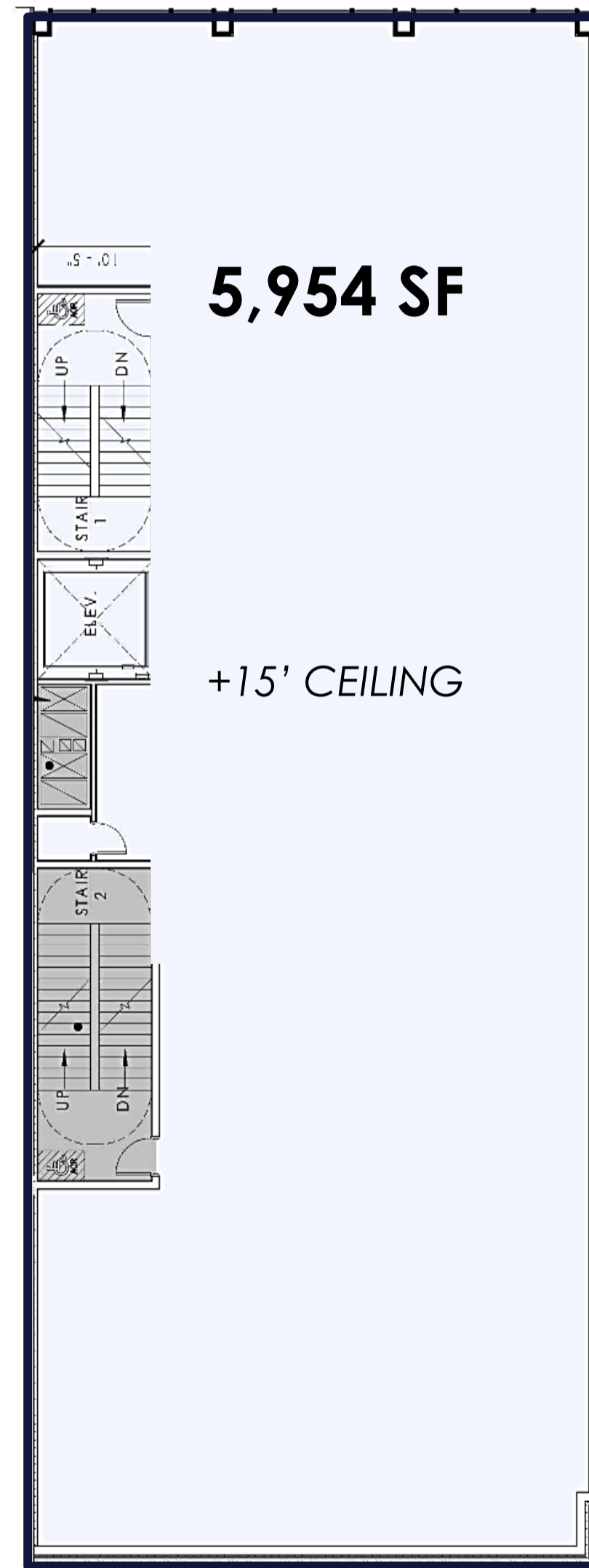
L3 Capital



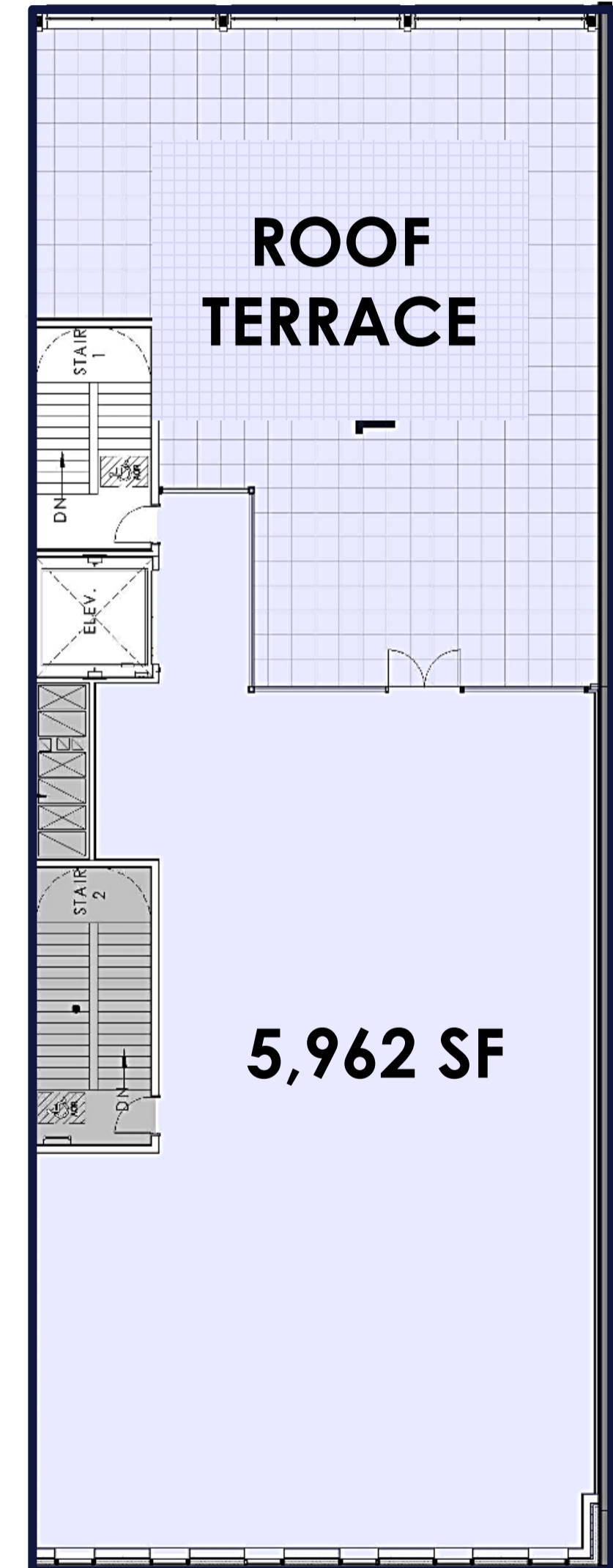
# GROUND



# SECOND



# THIRD





# 174

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