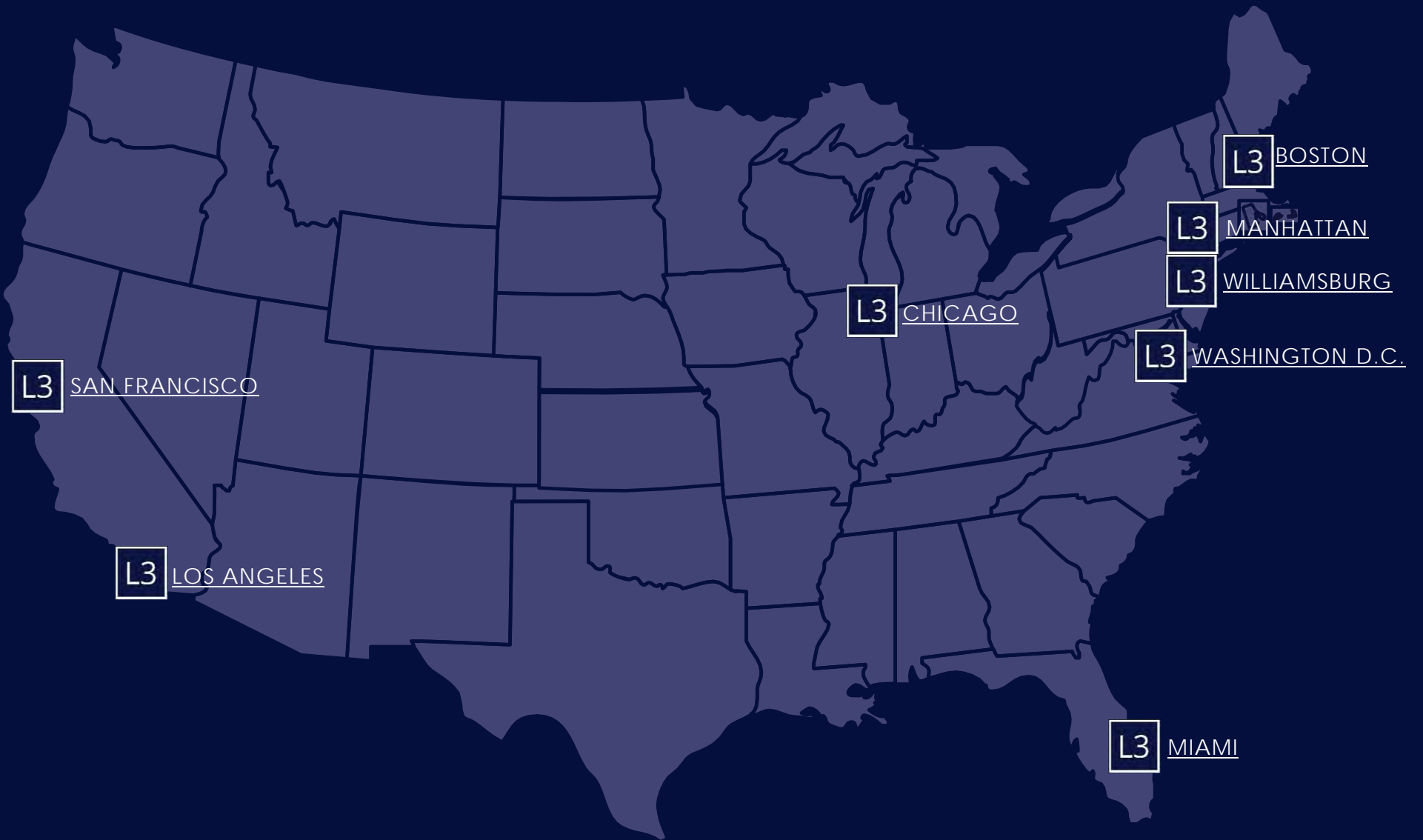


INVESTORS IN PRIME URBAN RETAIL



MARKETS





BOSTON



BROOKLYN



CHICAGO



LOS ANGELES



MANHATTAN



MIAMI



SAN FRANCISCO



WASHINGTON D.C.

ABOUT

CONTACT

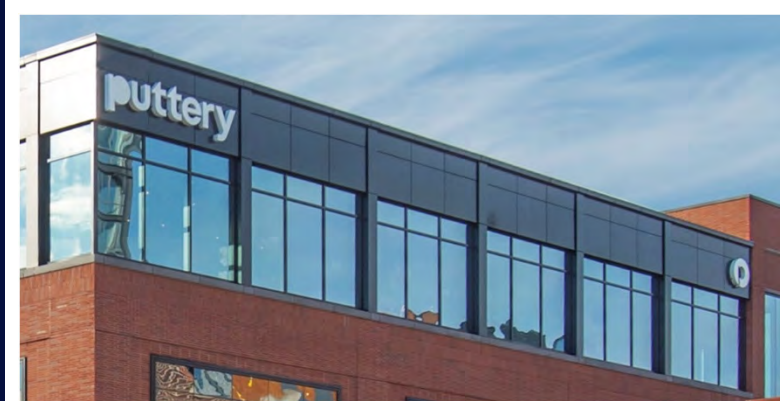
ABOUT L3 CAPITAL

L3 Capital is a best-in-class, boutique, prime urban retail and mixed-use real estate investment firm that targets institutional quality, core-plus, and value-add urban retail investments within first tier metropolitan markets.

The longstanding adage in the real estate business – “location, location, location,” is the heart of the L3 Capital brand, as reflected in our existing portfolio and core strategy: investing in high-traffic, prime urban real estate assets within top U.S. metropolitan markets.

Founded in 2009, L3 Capital is characterized as an entrepreneurial, innovative, & high-energy real estate investment firm. Our team’s advanced industry & market expertise, cutting-edge development achievements, and strong investment acumen enables us to identify inconsistencies, dislocations, and value opportunities in order to realize superior risk-adjusted investment returns.

L3CAPITAL.COM



A panoramic view of the Boston skyline at dusk. The sky is a deep blue with scattered white clouds. Numerous skyscrapers are visible, many with their windows glowing with warm yellow light. The most prominent building is the Prudential Center, a tall, white, rectangular skyscraper. To its right is the Hancock Tower, a dark, glass-clad skyscraper. Further right is the Bank of America Tower, a tall, white, rectangular skyscraper. In the foreground, a body of water is visible, with a white sailboat on the right side. The overall scene is a vibrant and detailed representation of the city's architecture and waterfront.

BOSTON

LEASED

BACK BAY

MASSACHUSETTS AVE

URBAN OUTFITTERS
MUJI
Reformation
Brandy Melville
P&P
Champion
Madewell
Abercrombie & Fitch

SPACES
LIKEMINDS

HEREFORD ST

WOOLRICH
MOTHER JUICE
Tracksmith

GLOUCESTER ST

BoConcept
topdrawer
DeLuca's Market

FAIRFIELD ST

BANG & OLUFSEN
ROTHY'S
alibirds
Dr. Martens
VUORI

EXETER ST

credo
BLUE BOTTLE COFFEE
THE CAPITAL BURGER

149
NEWBURY

DARTMOUTH ST

BONOBOS
SALTIE GIRL SEAFOOD
VERONICA BEARD
BYRIEDC
LE LABO
LIVELY
FAHRTY
rag & bone

CLAREDON ST

RALPH LAUREN
INDOCHINO
JENN KAY LLC
WARBY PARKER
INTERIOR DEFINE
VINCE.
MaxMara

BERKELY ST

VALENTINO
Loro Piana
A-K-R-I-S-
BRUNELLO CUCINELLI
Ermenegildo Zegna
TIFFANY & CO.

ARLINGTON ST

HYNES CONVENTION CENTER
ARC'TERYX
FALL RAVEN
patagonia
VANS
THE NORTH FACE

LADY M
MiniLuxe
pressed juicery.
PAVEMENT

DUNKIN'
SUITSUPPLY

SHAKE SHACK
ZARA
NIKE

STEPHANIE'S ON NEWBURY
Levain
Alice and Olivia
bluemercury
benefit
FRAME DENIM

COPLEY T

BOYLSTON STREET

LUSH
Marine Layer
COS
new balance
Glossier.
MEJURI

H&M
ATHLETA
SEPHORA
ANTHROPOLOGIE
RH

Holita
COPLEY SQUARE

Van Cleef & Arpels
Cartier
GIORGIO ARMANI
BVLGARI
ROLEX
CHANEL
BURBERRY

NEWBURY STREET

**BACK BAY
NEIGHBORHOOD**

WALK RADIUS	DAYTIME POP.	MEDIAN HH INCOME
5-min.	+18,640	+\$178,670
10-min.	+60,160	+\$154,117
15-min.	+102,090	+\$141,334

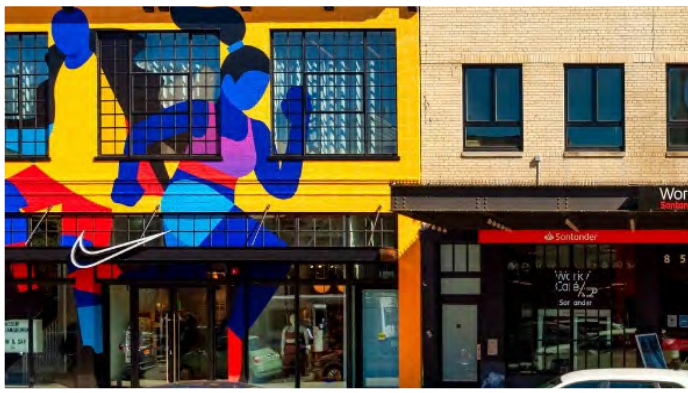


149
NEWBURY
STREET

BROOKLYN

AVAILABLE

WILLIAMSBURG



THE WILLIAMSBURG COLLECTION



**KENT
&
N 6TH**



NEW DEVELOPMENT

7-STORY RETAIL/CONDO DEVELOPMENT
50 LUXURY RESIDENTIAL CONDOS
60 INDOOR PARKING SPOTS
LOWER-LEVEL STORAGE

ESTIMATED DELIVERY

Q4 2025

LOCATION

CORNER OF N 6TH ST & KENT AVE

SIZE AVAILABLE

G: 15,268 SF FLAGSHIP RETAIL (DIVISIBLE)

FRONTAGE

76' ALONG KENT AVE
160' ALONG N 6TH ST

CEILING HEIGHT

14'

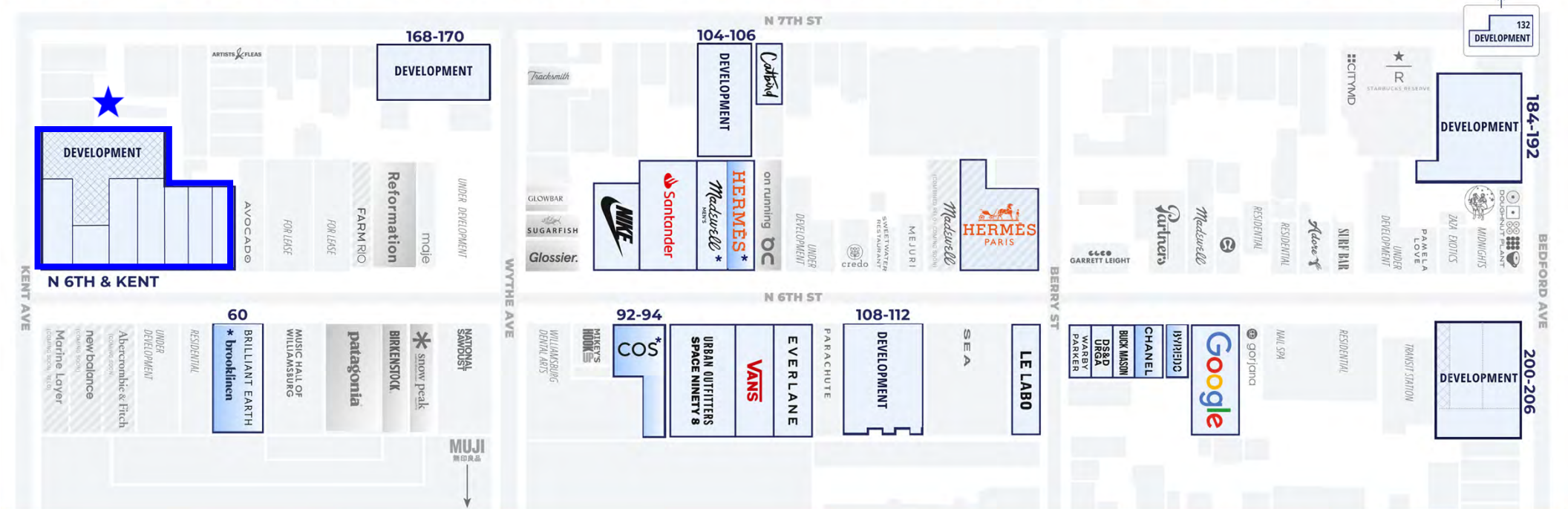
THE WILLIAMSBURG COLLECTION

KENT & N 6TH

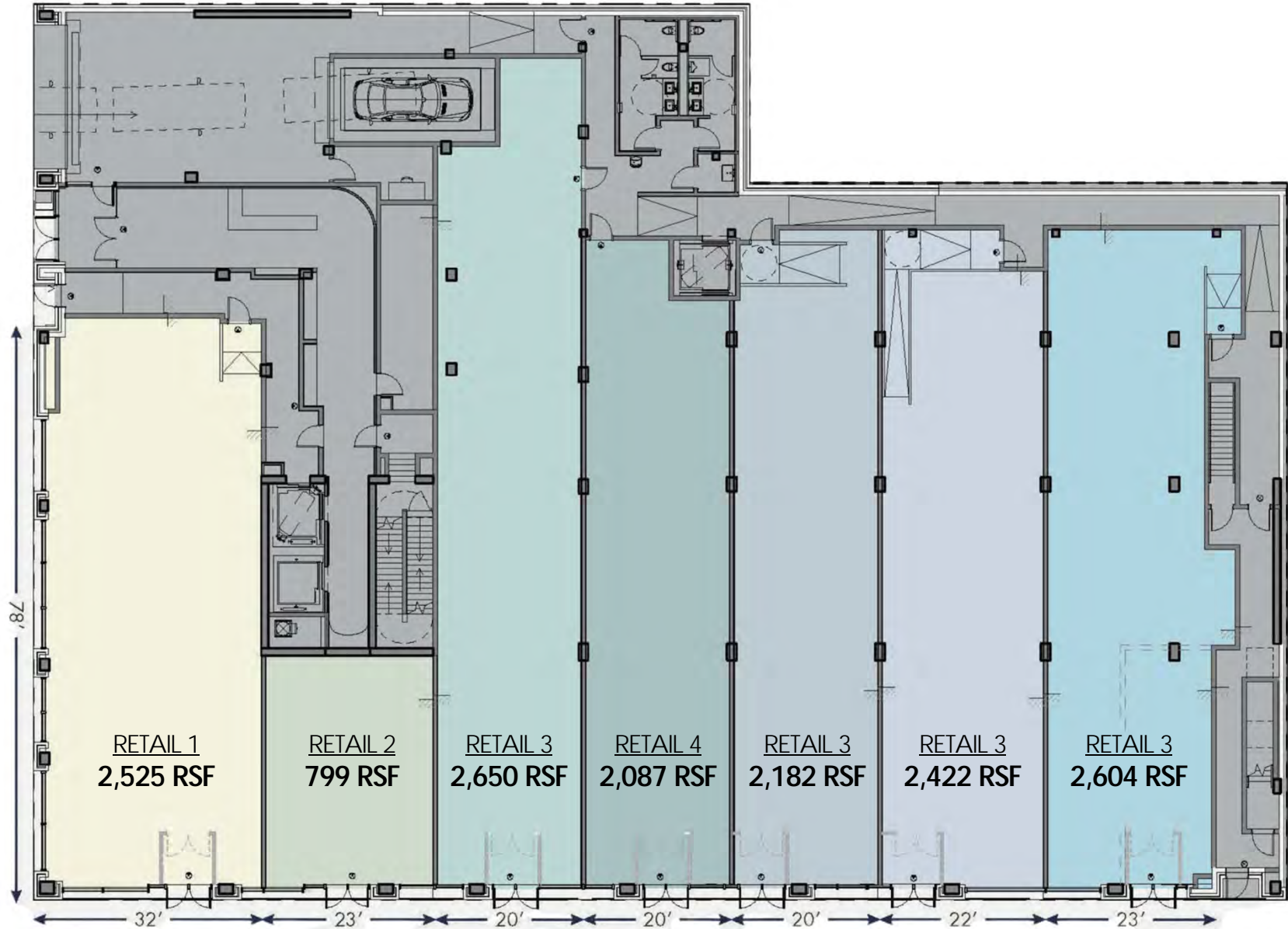
N 6TH & KENT DEVELOPMENT Ground . . . 14,100 SF Cellar . . . 6,600 SF	60 N 6TH Ground . . . 4,500 SF Second . . . 6,850 SF	168-170 WYTHE REDEVELOPMENT Ground . . . 5,000 SF Second . . . 5,000 SF	104-106 N 7TH DEVELOPMENT Ground . . . 3,546 SF Second . . . 3,845 SF Third . . . 1,762 SF	92-94 N 6TH Ground . . . 3,700 SF Second . . . 3,700 SF Cellar . . . 3,050 SF	108-112 N 6TH DEVELOPMENT Ground . . . 5,890 SF Second . . . 6,330 SF Terrace . . . 4,110 SF Cellar . . . 3,220 SF	132 BEDFORD DEVELOPMENT Ground . . . 3,833 SF	184-192 BEDFORD DEVELOPMENT Ground . . . 7,060 SF Terrace . . . 4,350 SF Cellar . . . 5,159 SF	200-206 BEDFORD DEVELOPMENT Ground . . . 6,052 SF Second . . . 5,409 SF Terrace . . . 4,845 SF Cellar . . . 3,316 SF
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■ IMMEDIATE AVAILABILITY
 □ OCCUPIED: LEASED/LEASE OUT
 * LONG-TERM AVAILABILITY

L3 Capital



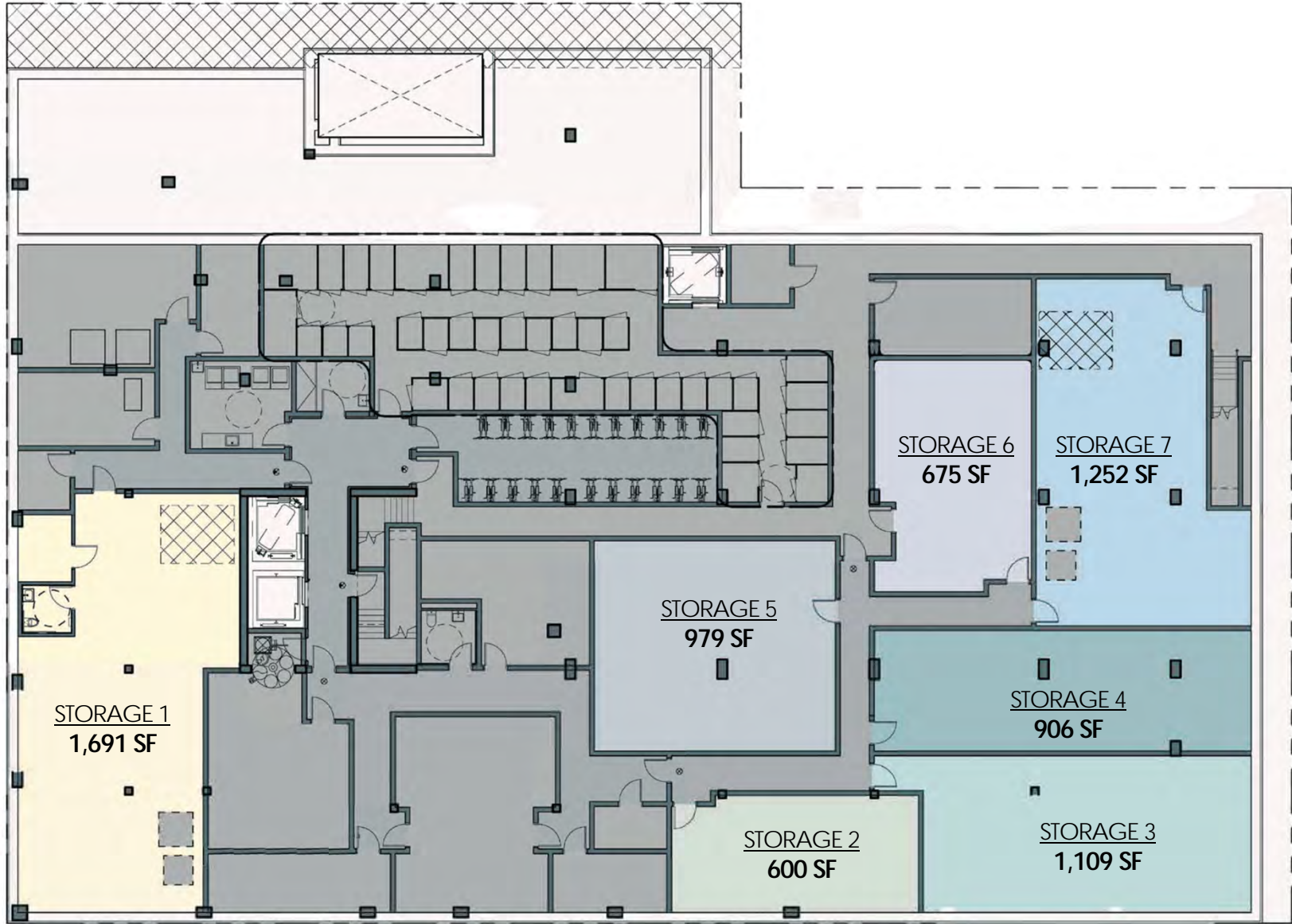
KENT AVE



N 6TH ST



KENT AVE



N 6TH ST



168-170
WYTHE
AVE



PROPOSED RENDERING



LOCATION
CORNER OF WYTHE AVE & N 7TH ST.
CURRENT 2-STORY RESTAURANT SPACE
AMPLE OUTDOOR SEATING

ESTIMATED DELIVERY
Q2 2024

SIZE AVAILABLE
EXISTING
G - 5,097 SF
2nd - 3,155 SF
LL - 1,249 SF

REDEVELOPED
G - 4,950 SF
2nd - 4,950 SF
LL - 4,987 SF

FRONTAGE
100' on N 7th St.
50' on Wythe Ave.

CEILING HEIGHTS
G - 14'6" | 2nd - 12'4"

EXISTING SITE

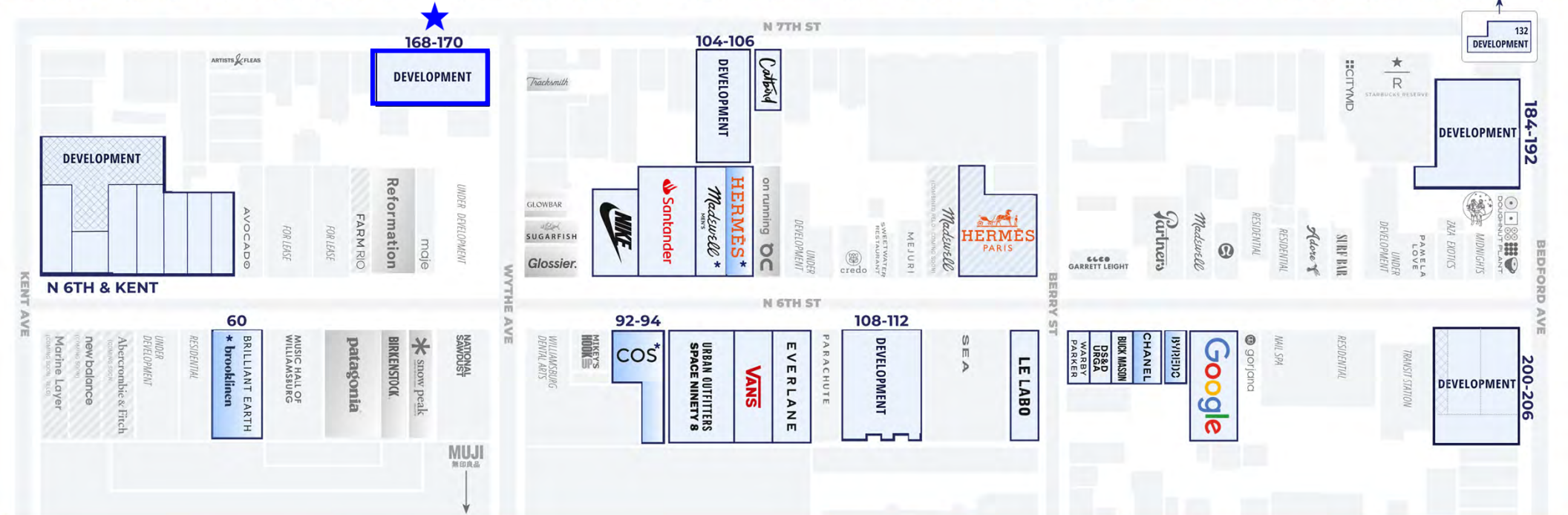


THE WILLIAMSBURG COLLECTION

168-170
WYTHE
AVE

N 6TH & KENT DEVELOPMENT Ground . . . 14,100 SF Cellar . . . 6,600 SF	60 N 6TH Ground . . . 4,500 SF Second . . . 6,850 SF	168-170 WYTHE REDEVELOPMENT Ground . . . 5,000 SF Second . . . 5,000 SF	104-106 N 7TH DEVELOPMENT Ground . . . 3,546 SF Second . . . 3,845 SF Third . . . 1,762 SF	92-94 N 6TH Ground . . . 3,700 SF Second . . . 3,700 SF Cellar . . . 3,050 SF	108-112 N 6TH DEVELOPMENT Ground . . . 5,890 SF Second . . . 6,330 SF Terrace . . . 4,110 SF Cellar . . . 3,220 SF	132 BEDFORD DEVELOPMENT Ground . . . 3,833 SF	184-192 BEDFORD DEVELOPMENT Ground . . . 7,060 SF Terrace . . . 4,350 SF Cellar . . . 5,159 SF	200-206 BEDFORD DEVELOPMENT Ground . . . 6,052 SF Second . . . 5,409 SF Terrace . . . 4,845 SF Cellar . . . 3,316 SF
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■ IMMEDIATE AVAILABILITY
 □ OCCUPIED: LEASED/LEASE OUT
 * LONG-TERM AVAILABILITY



NORTH SEVENTH STREET

100'

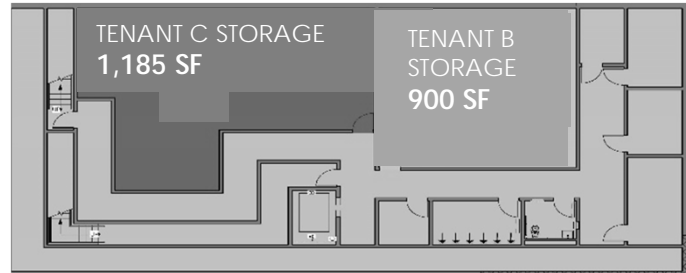
G



2ND



LL



WYTHE AVENUE



REDEVELOPMENT

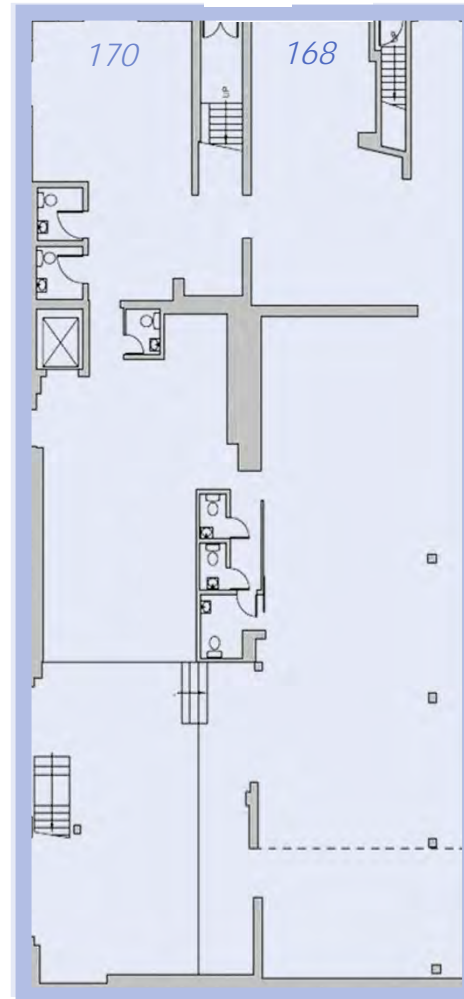
EXISTING SITE

WYTHE AVENUE

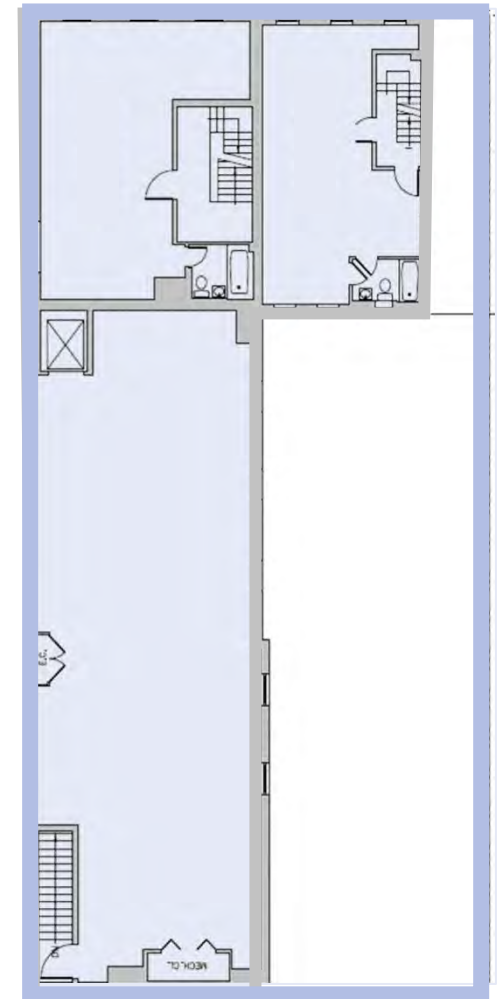
NORTH SEVENTH STREET

50'

100'



G | 5,097 SF



2ND | 3,155 SF



92
N 6TH ST





LOCATION

N 6TH ST. NEXT TO URBAN OUTFITTERS
ACROSS FROM NIKE & SANTANDER CAFÉ

AVAILABLE

Q1 2025

SIZE AVAILABLE

TOTAL – 10,864 SF

G - 3,700 SF

2ND - 3,700 SF

LL - 2,700 SF

FRONTAGE

50+ FT. ON N 6TH ST

CEILING HEIGHTS

G – 12' | 2ND - 11'



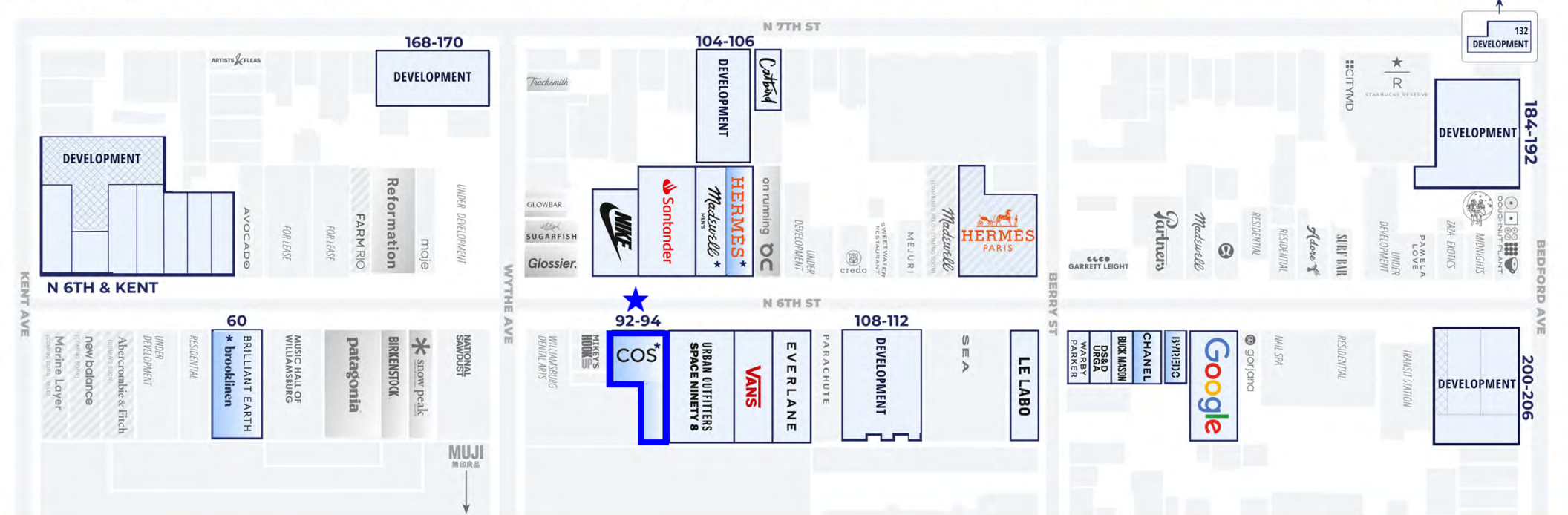
THE WILLIAMSBURG COLLECTION

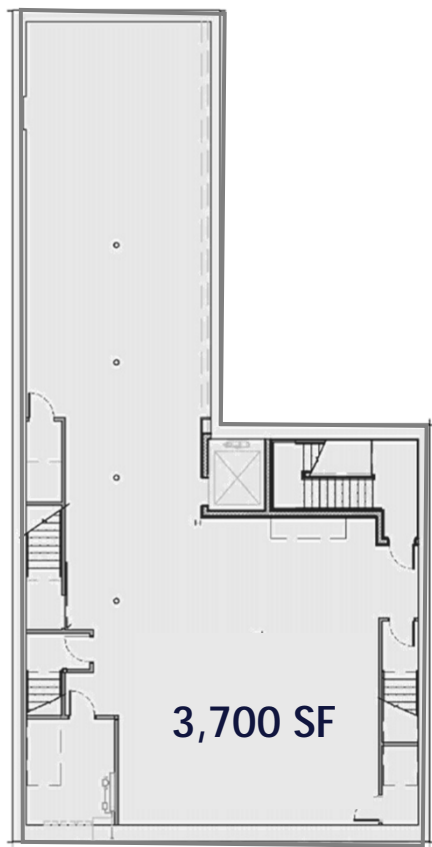
92
N 6TH ST

N 6TH & KENT DEVELOPMENT Ground . . . 14,100 SF Cellar . . . 6,600 SF	60 N 6TH Ground . . . 4,500 SF Second . . . 6,850 SF	168-170 WYTHE REDEVELOPMENT Ground . . . 5,000 SF Second . . . 5,000 SF	104-106 N 7TH DEVELOPMENT Ground . . . 3,546 SF Second . . . 3,845 SF Third . . . 1,762 SF	92-94 N 6TH Ground . . . 3,700 SF Second . . . 3,700 SF Cellar . . . 3,050 SF	108-112 N 6TH DEVELOPMENT Ground . . . 5,890 SF Second . . . 6,330 SF Terrace . . . 4,110 SF Cellar . . . 3,220 SF	132 BEDFORD DEVELOPMENT Ground . . . 3,833 SF	184-192 BEDFORD DEVELOPMENT Ground . . . 7,060 SF Terrace . . . 4,350 SF Cellar . . . 5,159 SF	200-206 BEDFORD DEVELOPMENT Ground . . . 6,052 SF Second . . . 5,409 SF Terrace . . . 4,845 SF Cellar . . . 3,316 SF
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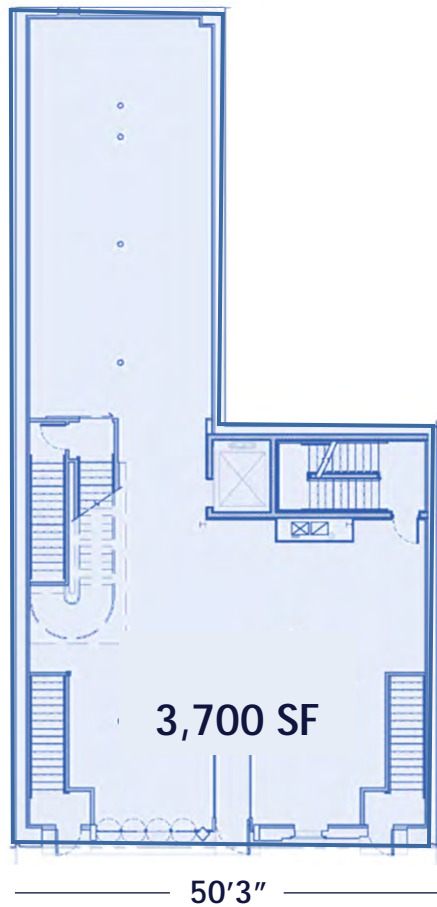
■ IMMEDIATE AVAILABILITY
 □ OCCUPIED: LEASED/LEASE OUT
 * LONG-TERM AVAILABILITY

L3 Capital

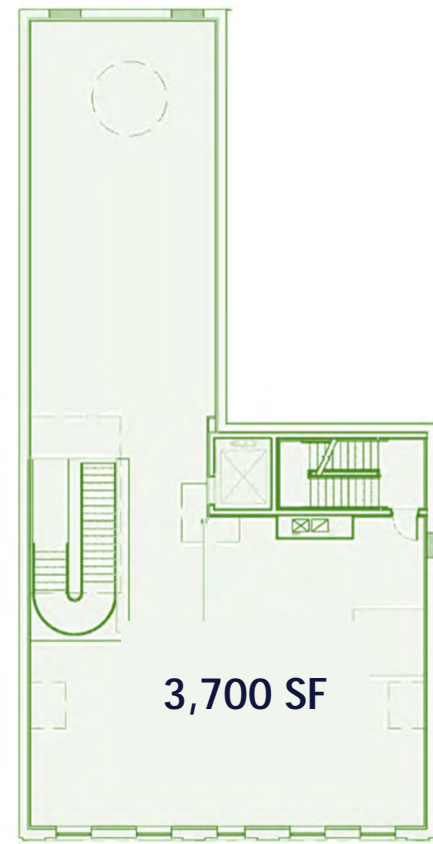




LL



G



2ND

N 6TH ST.

89
N 6TH ST





LOCATION

N 6TH ST NEXT TO HERMÈS CONCEPT SHOP

AVAILABLE

Q1 2024

SIZE AVAILABLE

G – 2,408 SF

2ND – 1,740 SF

LL – 1,290

FRONTAGE

25' ON N 6TH ST

CEILING HEIGHTS

G : 19'7"

2ND : 15'5"

LL : 7'10"

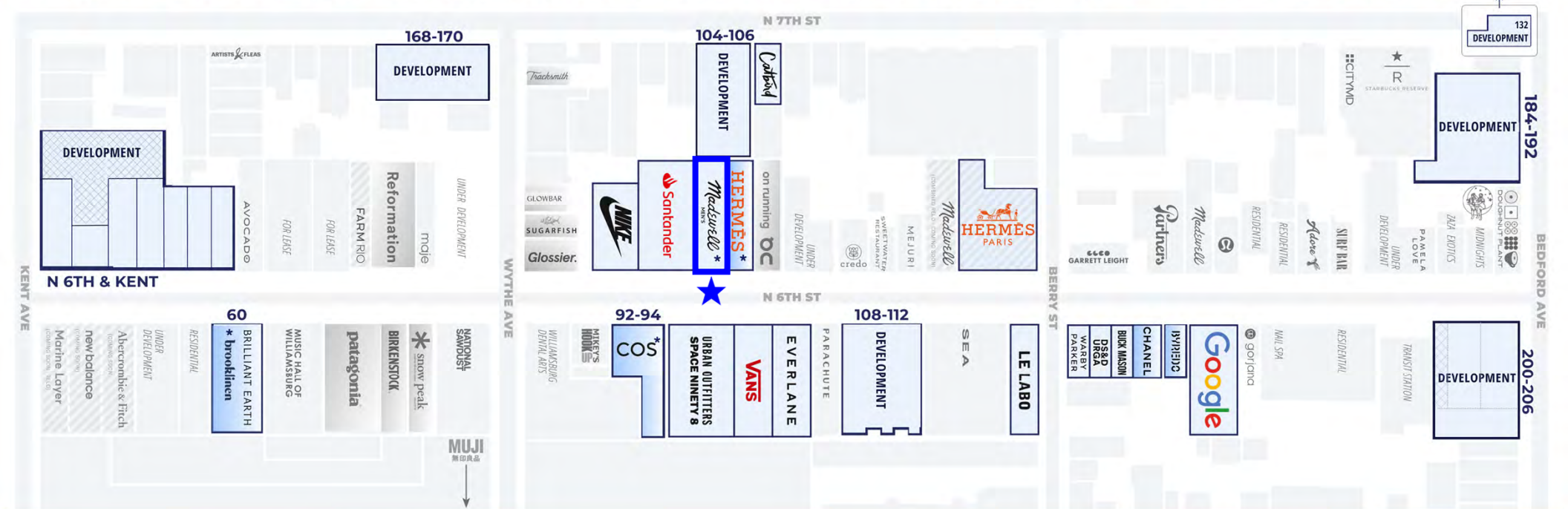


THE WILLIAMSBURG COLLECTION

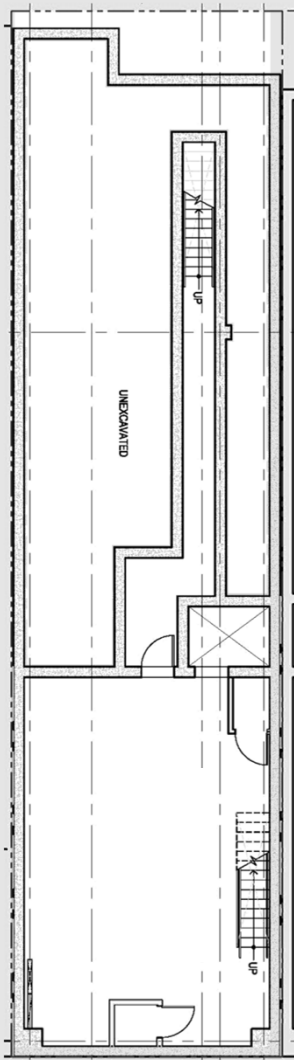
89
N 6TH ST

N 6TH & KENT DEVELOPMENT Ground . . . 14,100 SF Cellar . . . 6,600 SF	60 N 6TH Ground . . . 4,500 SF Second . . . 6,850 SF	168-170 WYTHE REDEVELOPMENT Ground . . . 5,000 SF Second . . . 5,000 SF	104-106 N 7TH DEVELOPMENT Ground . . . 3,546 SF Second . . . 3,845 SF Third . . . 1,762 SF	92-94 N 6TH Ground . . . 3,700 SF Second . . . 3,700 SF Cellar . . . 3,050 SF	108-112 N 6TH DEVELOPMENT Ground . . . 5,890 SF Second . . . 6,330 SF Terrace . . . 4,110 SF Cellar . . . 3,220 SF	132 BEDFORD DEVELOPMENT Ground . . . 3,833 SF	184-192 BEDFORD DEVELOPMENT Ground . . . 7,060 SF Terrace . . . 4,350 SF Cellar . . . 5,159 SF	200-206 BEDFORD DEVELOPMENT Ground . . . 6,052 SF Second . . . 5,409 SF Terrace . . . 4,845 SF Cellar . . . 3,316 SF
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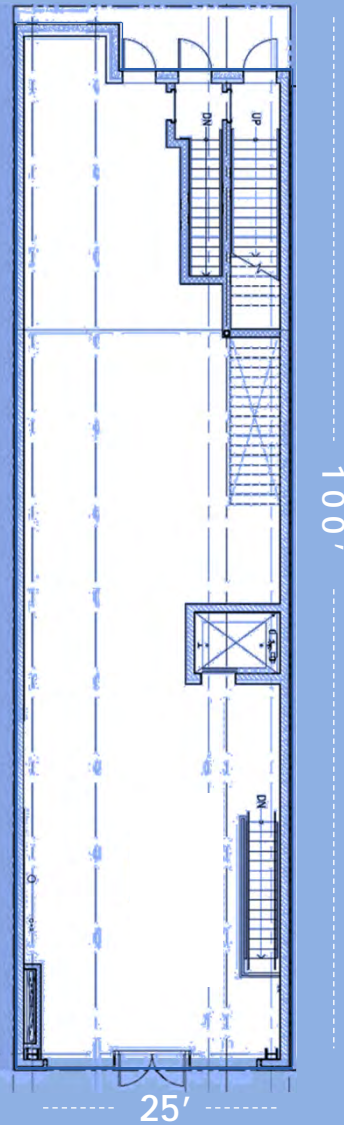
■ IMMEDIATE AVAILABILITY
 □ OCCUPIED: LEASED/LEASE OUT
 * LONG-TERM AVAILABILITY



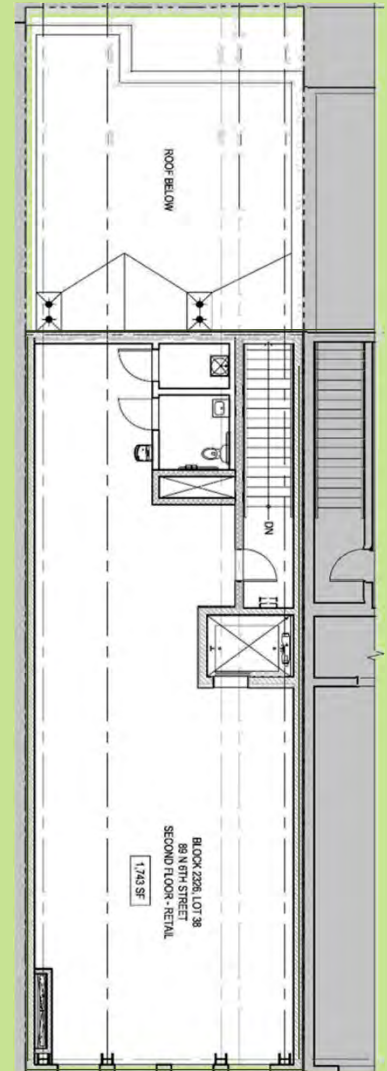
LL - 1,290 SF



G - 2,408 SF



2ND - 1,740 SF



NORTH SIXTH STREET

98
N 6TH ST





LOCATION

N 6TH ST. BETWEEN BERRY & WYTHE
ACROSS FROM MADEWELL & SANTANDER CAFÉ

ESTIMATED DELIVERY

Q2 2024

SINGLE OR MULTI-TENANT USE

SIZE AVAILABLE

G - 4,402 SF

2ND - 5,175 SF

3RD - 5,155 SF

ROOFTOP – 2,125 SF

LL – 4,587 SF

FRONTAGE

58+ FT. ON N 6TH ST

THE WILLIAMSBURG COLLECTION

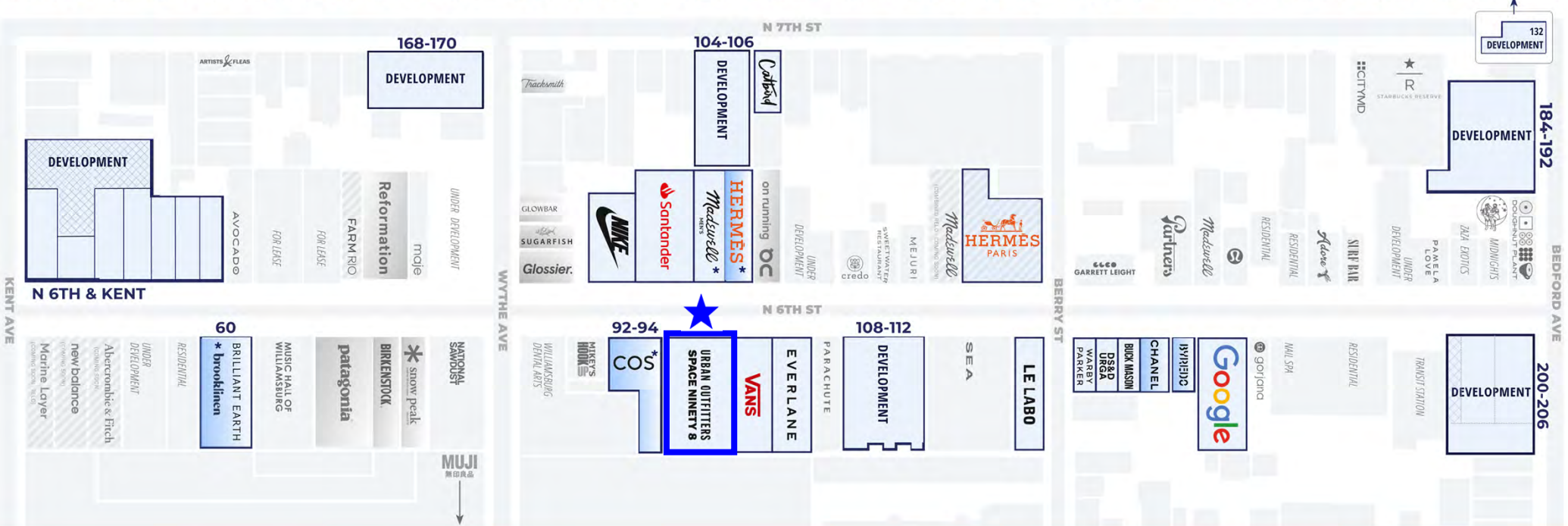
98

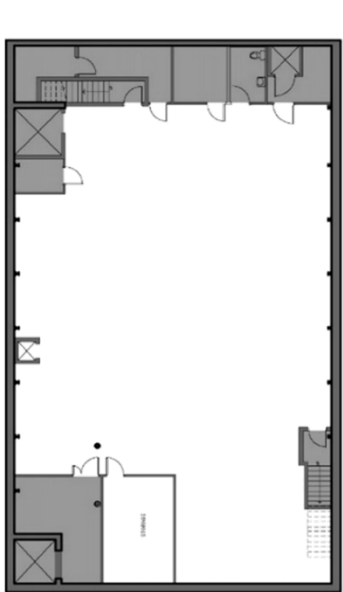
N 6TH ST

<p>N 6TH & KENT DEVELOPMENT Ground . . . 14,100 SF Cellar . . . 6,600 SF</p>	<p>60 N 6TH Ground . . . 4,500 SF Second . . . 6,850 SF</p>	<p>168-170 WYTHE REDEVELOPMENT Ground . . . 5,000 SF Second . . . 5,000 SF</p>	<p>104-106 N 7TH DEVELOPMENT Ground . . . 3,546 SF Second . . . 3,845 SF Third . . . 1,762 SF</p>	<p>92-94 N 6TH Ground . . . 3,700 SF Second . . . 3,700 SF Cellar . . . 3,050 SF</p>	<p>108-112 N 6TH DEVELOPMENT Ground . . . 5,890 SF Second . . . 6,330 SF Terrace . . . 4,110 SF Cellar . . . 3,220 SF</p>	<p>132 BEDFORD DEVELOPMENT Ground . . . 3,833 SF</p>	<p>184-192 BEDFORD DEVELOPMENT Ground . . . 7,060 SF Terrace . . . 4,350 SF Cellar . . . 5,159 SF</p>	<p>200-206 BEDFORD DEVELOPMENT Ground . . . 6,052 SF Second . . . 5,409 SF Terrace . . . 4,845 SF Cellar . . . 3,316 SF</p>
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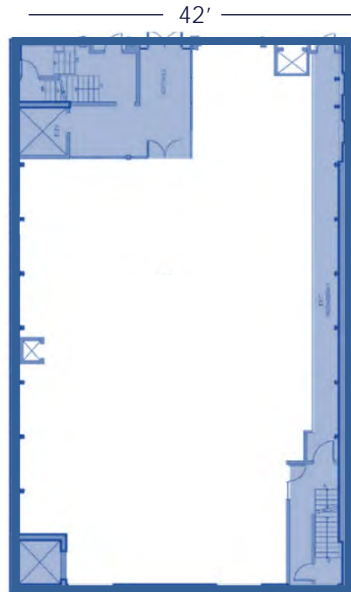
■ IMMEDIATE AVAILABILITY
 □ OCCUPIED: LEASED/LEASE OUT
 * LONG-TERM AVAILABILITY

L3 Capital

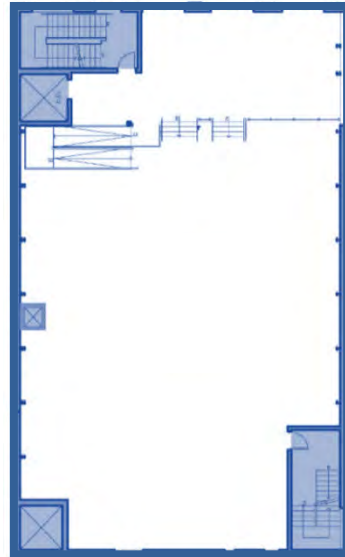




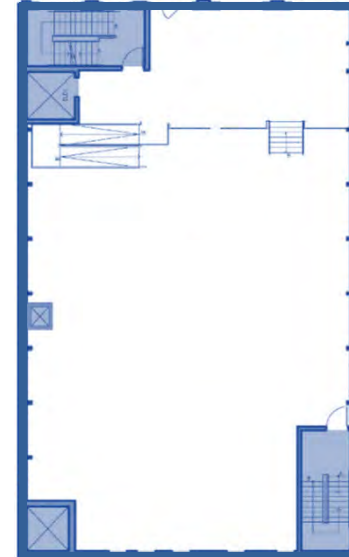
CELLAR
4,587 SF



GROUND
4,402 SF



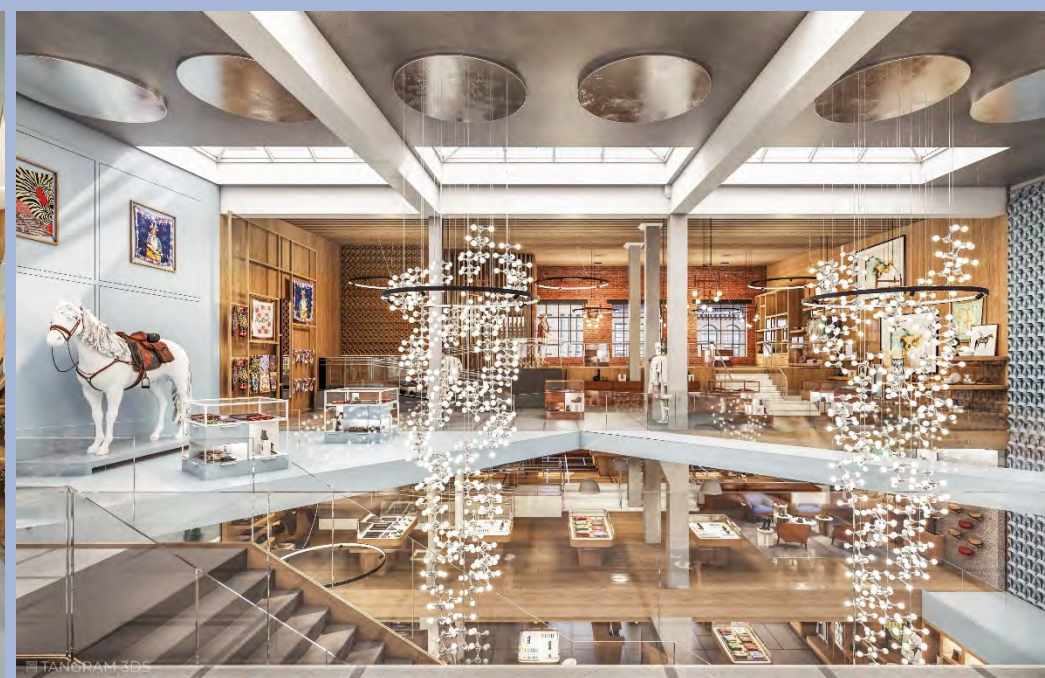
SECOND
5,175 SF



THIRD
5,155 SF



ROOFTOP
2,125 SF



104-106
N 7TH ST





LOCATION

N 7TH ST BETWEEN WYTHE & BERRY
1 BLOCK FROM L TRAIN SUBWAY STOP

NEW CONSTRUCTION

3-STORY DEVELOPMENT

PROJECT OVERVIEW

3-STORIES, MIXED-USE
LL STORAGE + ROOFTOP TERRACE

SINGLE OR MULTI-TENANT USE

ESTIMATED DELIVERY

Q1 2025

SIZE AVAILABLE

TOTAL: 13,530 SF INCLUDING:

G | 3,635 SF

2 | 2,850 SF + 750 SF ROOF TERRACE

3 | 1,380 SF + 1,350 SF TERRACE

LL | 2,000 SF

FRONTAGE

42' ON N 7TH ST.

CEILING HEIGHTS

G: 16' | 2: 14' | 3: 14'

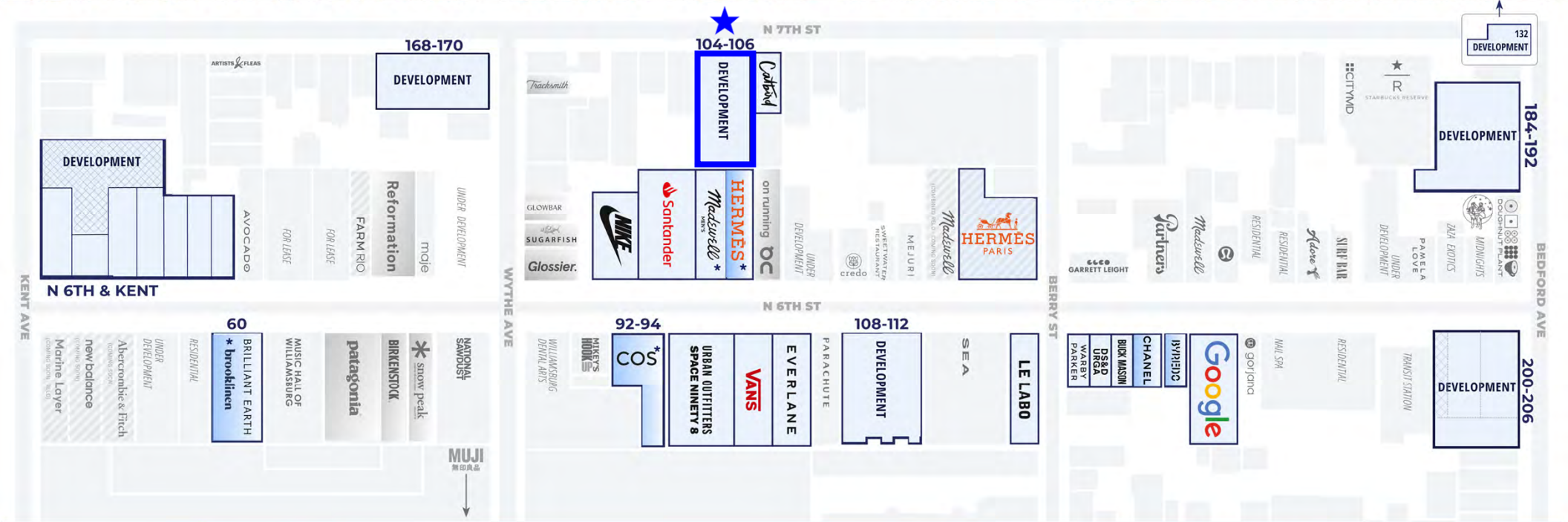
THE WILLIAMSBURG COLLECTION

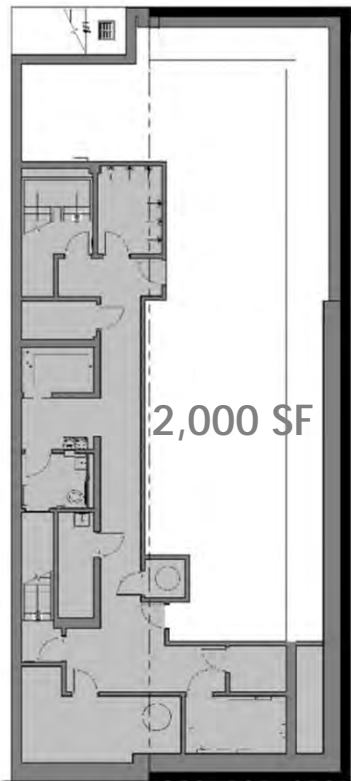
104-106 N 7TH ST

N 6TH & KENT DEVELOPMENT Ground . . . 14,100 SF Cellar . . . 6,600 SF	60 N 6TH Ground . . . 4,500 SF Second . . . 6,850 SF	168-170 WYTHE REDEVELOPMENT Ground . . . 5,000 SF Second . . . 5,000 SF	104-106 N 7TH DEVELOPMENT Ground . . . 3,546 SF Second . . . 3,845 SF Third . . . 1,762 SF	92-94 N 6TH Ground . . . 3,700 SF Second . . . 3,700 SF Cellar . . . 3,050 SF	108-112 N 6TH DEVELOPMENT Ground . . . 5,890 SF Second . . . 6,330 SF Terrace . . . 4,110 SF Cellar . . . 3,220 SF	132 BEDFORD DEVELOPMENT Ground . . . 3,833 SF	184-192 BEDFORD DEVELOPMENT Ground . . . 7,060 SF Terrace . . . 4,350 SF Cellar . . . 5,159 SF	200-206 BEDFORD DEVELOPMENT Ground . . . 6,052 SF Second . . . 5,409 SF Terrace . . . 4,845 SF Cellar . . . 3,316 SF
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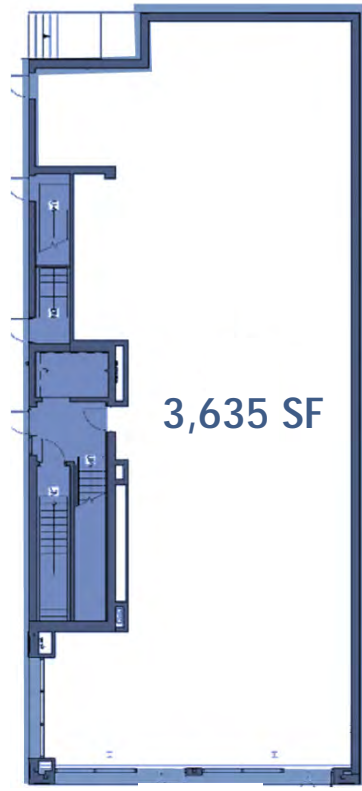
IMMEDIATE AVAILABILITY
 OCCUPIED: LEASED/LEASE OUT
 * LONG-TERM AVAILABILITY

L3 Capital





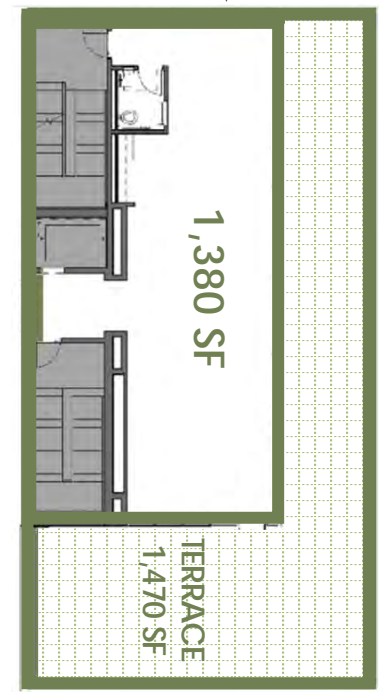
LL



G



2



3

108-112
N 6TH ST





UNDER CONSTRUCTION

LOCATION

N 6TH ST BETWEEN WYTHE & BERRY

NEW CONSTRUCTION

REDEVELOPMENT OF 2 EXISTING BUILDINGS
INTO 2-STORY, MIXED-USE BUILDING

LL STORAGE + ROOFTOP TERRACE

SINGLE OR MULTI-TENANT USE

ESTIMATED DELIVERY

Q1 2024

SIZE AVAILABLE

G: 7,245 SF

2: 7,220 SF

ROOF TERRACE: 4,884 SF

LL: 5,942 SF

FRONTAGE

75' ON N 6TH ST

CEILING HEIGHTS

G: 15' | 2: 13'

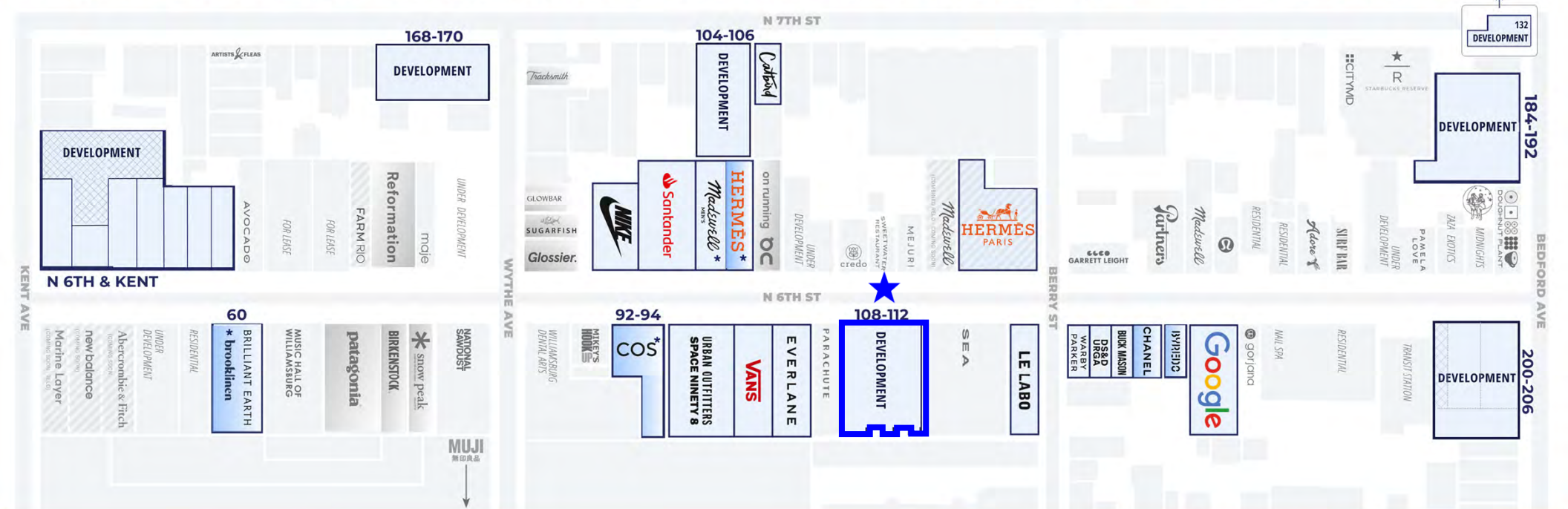
THE WILLIAMSBURG COLLECTION

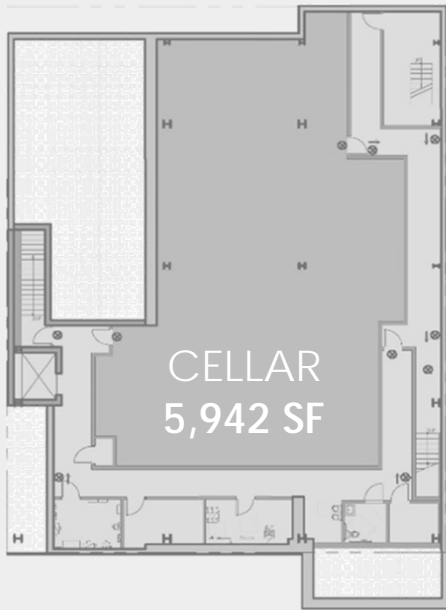
**108-112
N 6TH ST**

N 6TH & KENT DEVELOPMENT Ground . . .14,100 SF Cellar . . .6,600 SF	60 N 6TH Ground . . .4,500 SF Second . . .6,850 SF	168-170 WYTHE REDEVELOPMENT Ground . . .5,000 SF Second . . .5,000 SF	104-106 N 7TH DEVELOPMENT Ground . . .3,546 SF Second . . .3,845 SF Third . . .1,762 SF	92-94 N 6TH Ground . . .3,700 SF Second . . .3,700 SF Cellar . . .3,050 SF	108-112 N 6TH DEVELOPMENT Ground . . .5,890 SF Second . . .6,330 SF Terrace . . .4,110 SF Cellar . . .3,220 SF	132 BEDFORD DEVELOPMENT Ground . . .3,833 SF	184-192 BEDFORD DEVELOPMENT Ground . . .7,060 SF Terrace . . .4,350 SF Cellar . . .5,159 SF	200-206 BEDFORD DEVELOPMENT Ground . . .6,052 SF Second . . .5,409 SF Terrace . . .4,845 SF Cellar . . .3,316 SF
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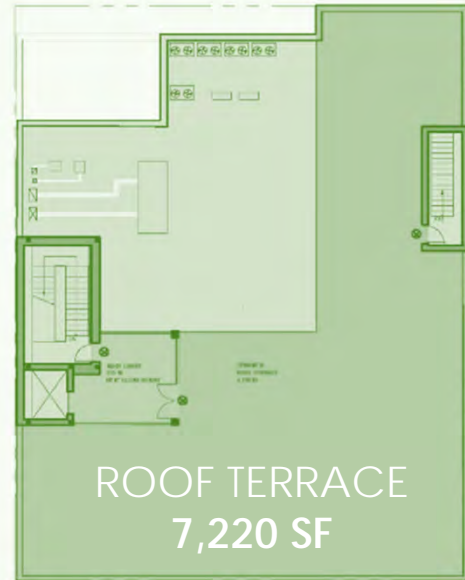
IMMEDIATE AVAILABILITY
 OCCUPIED: LEASED/LEASE OUT
 * LONG-TERM AVAILABILITY

L3 Capital





75'



NORTH SIXTH STREET

200-206
BEDFORD
AVENUE





LOCATION

SW CORNER OF BEDFORD AVE & N 6TH ST

NEW CONSTRUCTION

2-STORY MIXED-USE BUILDING
WITH ROOF TERRACE AND
LOWER-LEVEL STORAGE

ESTIMATED DELIVERY

Q4 2025

SIZE AVAILABLE

G: 6,427 SF (DIVISIBLE)

2: 6,483 SF

ROOFTOP: 5,425 SF

LL: 3,760 SF

FRONTAGE

100' ON BEDFORD AVE

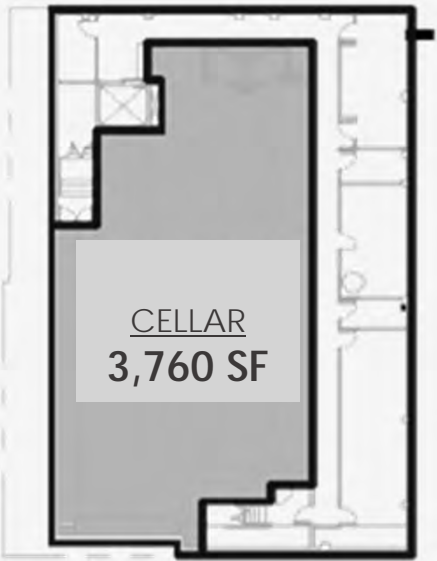
75' ON N 6TH ST

CEILING HEIGHTS

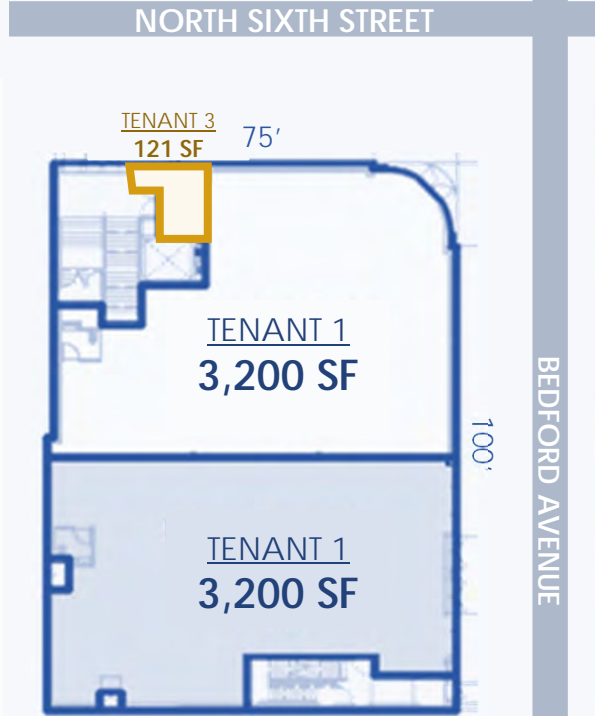
G | 16'

2nd | 14'

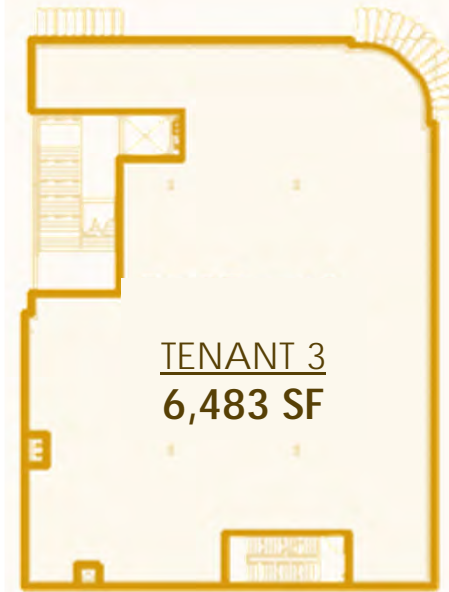




LL



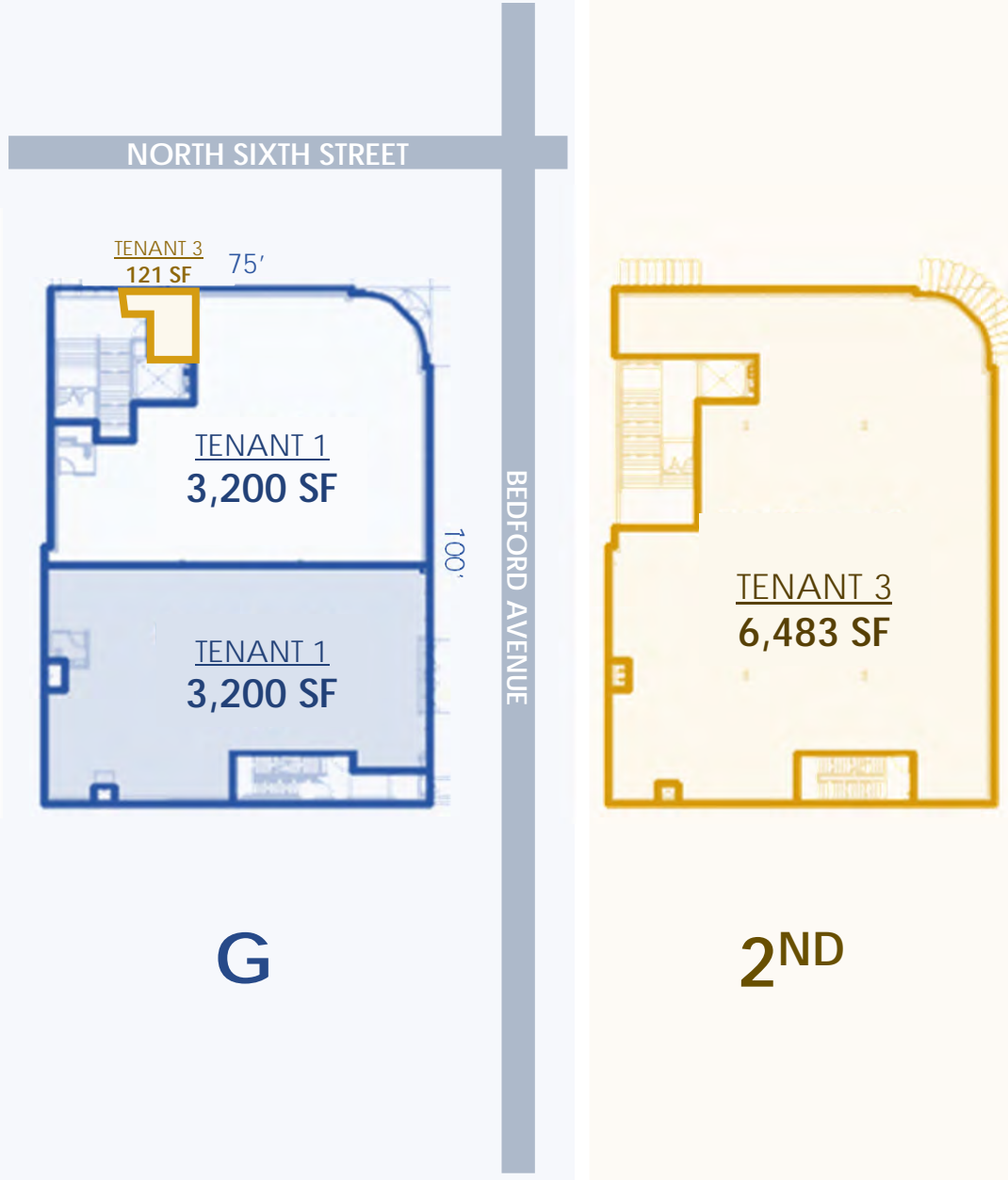
G



2ND



ROOF TERRACE





184-192
BEDFORD
A V E N U E



UNDER CONSTRUCTION

LOCATION

BEDFORD AVE BETWEEN N 6TH & N 7TH ST

NEW CONSTRUCTION

DEMO OF 5 EXISTING BUILDINGS FOR
NEW, 2-STORY MIXED-USE BUILDING

LL STORAGE + ROOFTOP TERRACE

SINGLE OR MULTI-TENANT USE

ESTIMATED DELIVERY

Q1 2025

SIZE AVAILABLE

TOTAL: 19,690 SF + ROOF TERRACE

G: 7,060 SF

2ND: 7,435 SF

ROOF TERRACE: 4,350 SF

LL: 5,195 SF

FRONTAGE

100' ON N BEDFORD AVE

CEILING HEIGHTS

G | 13' 7"

2nd | 10' 8"

THE WILLIAMSBURG COLLECTION

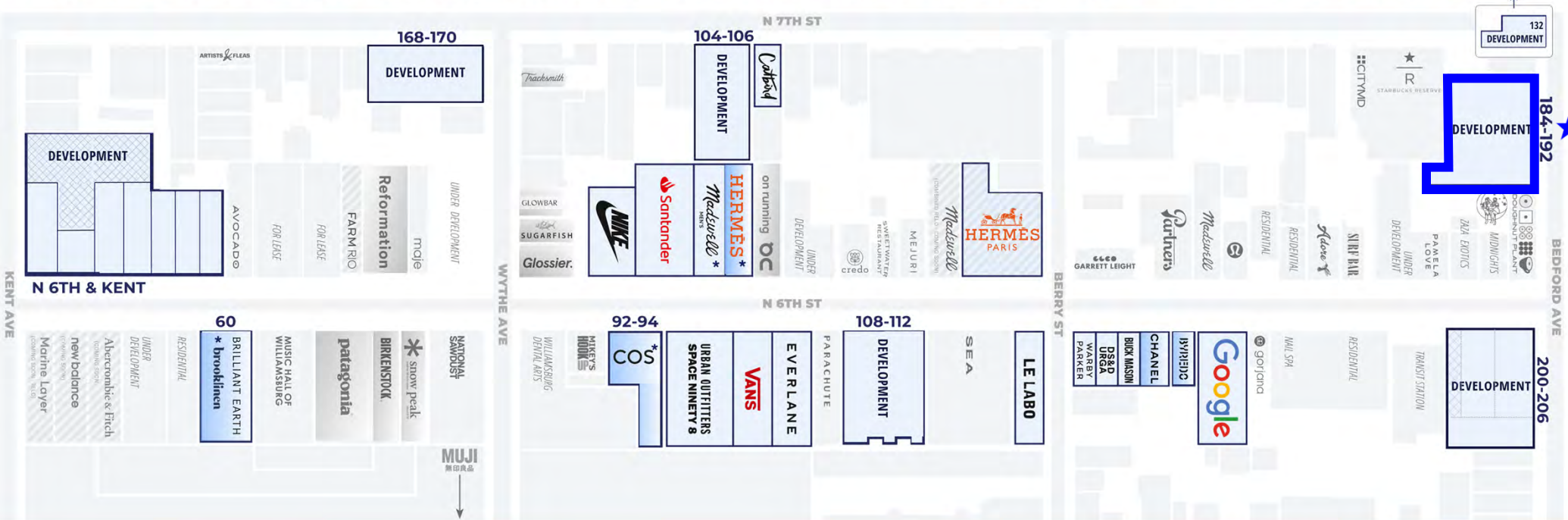
184-192

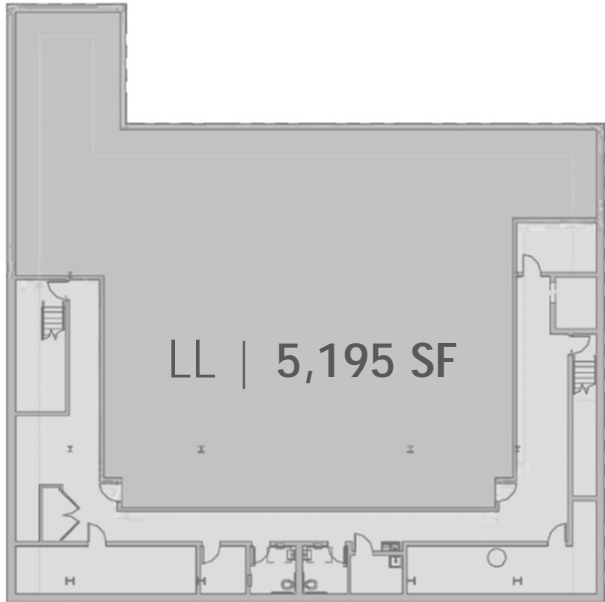
BEDFORD

A V E N U E

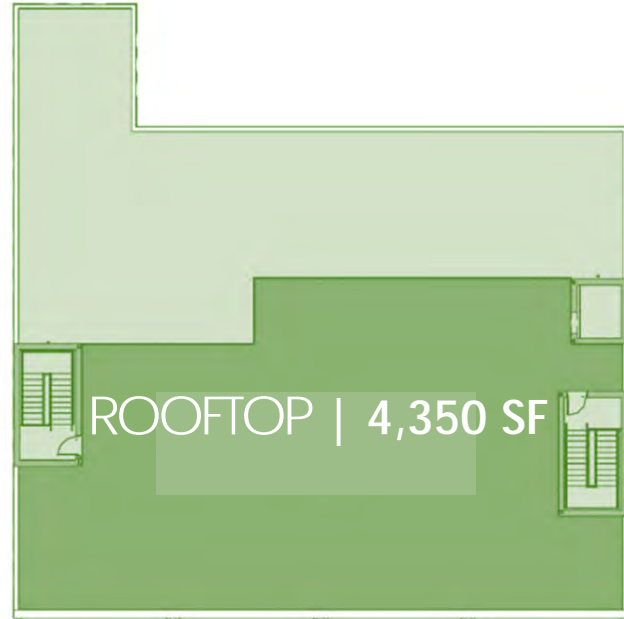
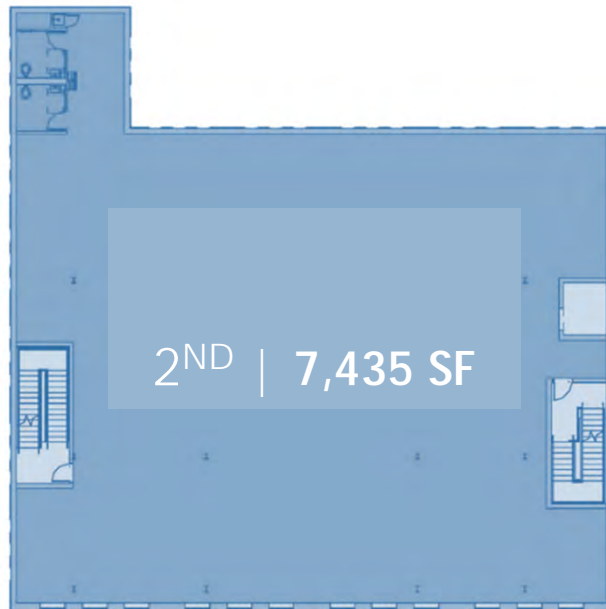
N 6TH & KENT DEVELOPMENT Ground . . . 14,100 SF Cellar . . . 6,600 SF	60 N 6TH Ground . . . 4,500 SF Second . . . 6,850 SF	168-170 WYTHE REDEVELOPMENT Ground . . . 5,000 SF Second . . . 5,000 SF	104-106 N 7TH DEVELOPMENT Ground . . . 3,546 SF Second . . . 3,845 SF Third . . . 1,762 SF	92-94 N 6TH Ground . . . 3,700 SF Second . . . 3,700 SF Cellar . . . 3,050 SF	108-112 N 6TH DEVELOPMENT Ground . . . 5,890 SF Second . . . 6,330 SF Terrace . . . 4,110 SF Cellar . . . 3,220 SF	132 BEDFORD DEVELOPMENT Ground . . . 3,833 SF	184-192 BEDFORD DEVELOPMENT Ground . . . 7,060 SF Terrace . . . 4,350 SF Cellar . . . 5,159 SF	200-206 BEDFORD DEVELOPMENT Ground . . . 6,052 SF Second . . . 5,409 SF Terrace . . . 4,845 SF Cellar . . . 3,316 SF
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IMMEDIATE AVAILABILITY
 OCCUPIED: LEASED/LEASE OUT
 LONG-TERM AVAILABILITY



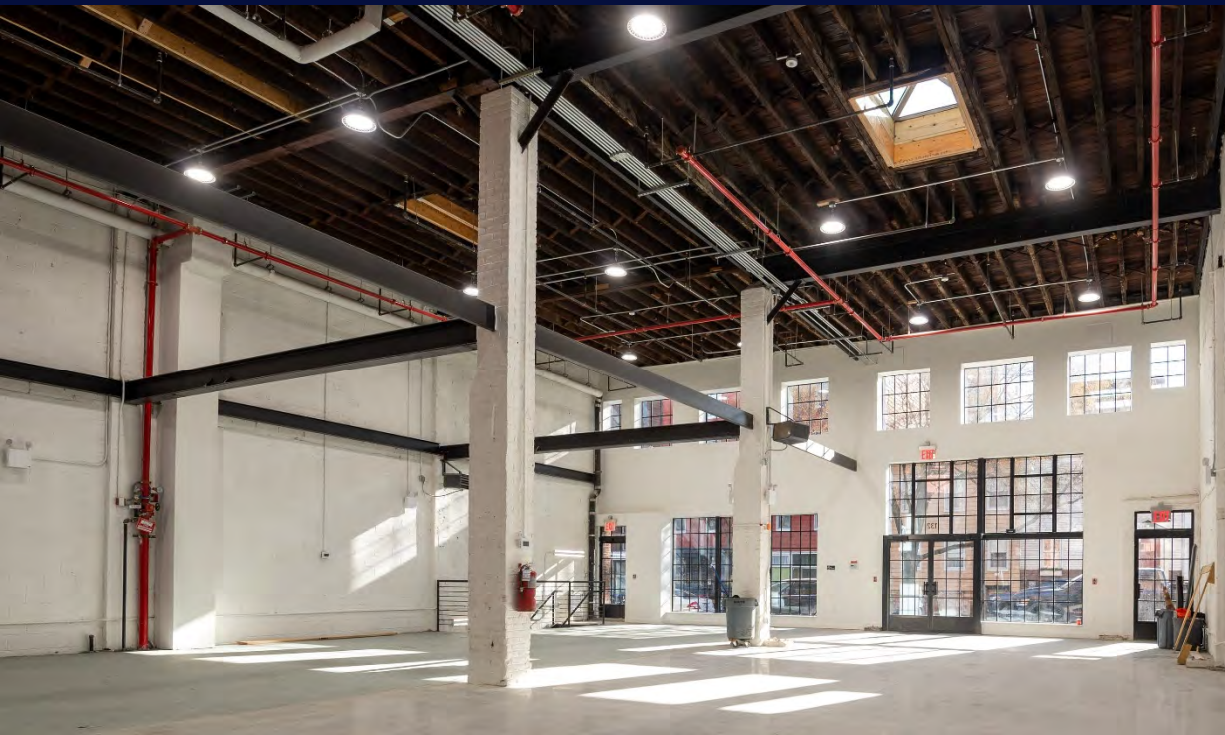
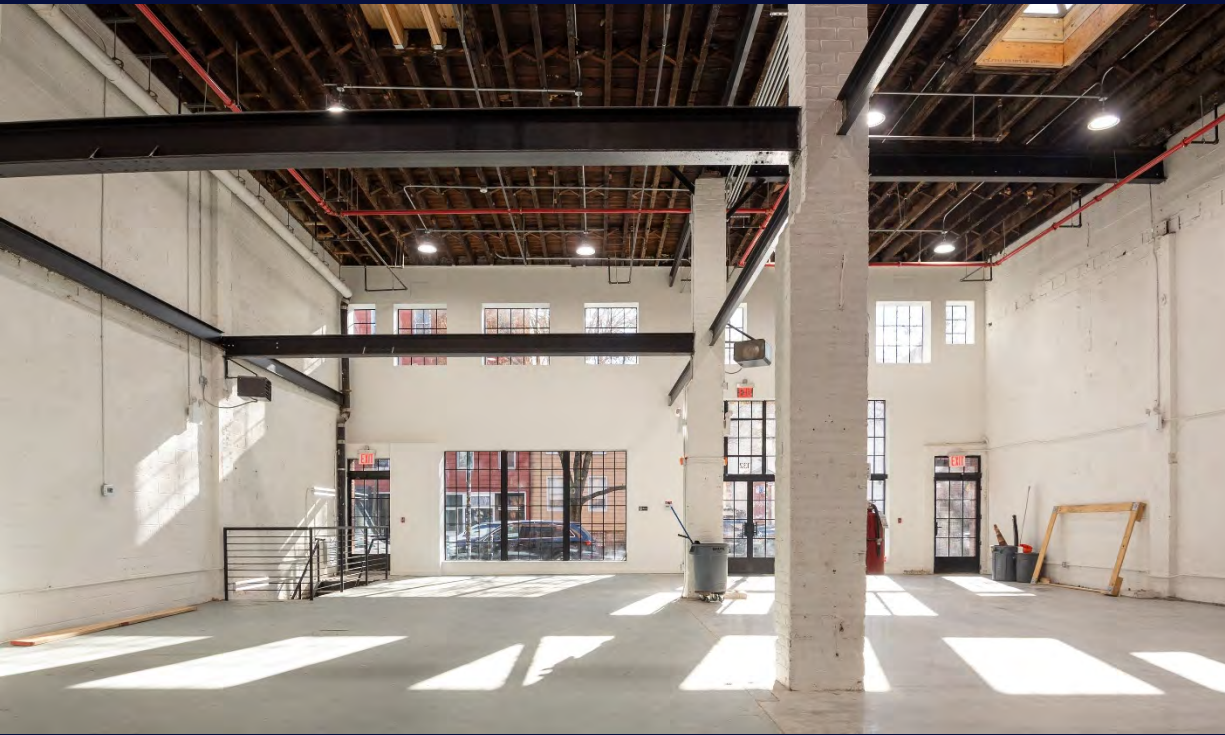


100'





132
BEDFORD
AVENUE



LOCATION

BEDFORD AVE BETWEEN 9TH & 10TH ST

PROJECT OVERVIEW

NEWLY REDEVELOPED ADAPTIVE REUSE OF EXISTING, 2-STORY BUILDING INTO A SINGLE-STORY RETAIL BUILDING WITH DOUBLE HEIGHT CEILINGS.

AVAILABLE NOW

SINGLE OR MULTI-TENANT USE

SIZE AVAILABLE

TOTAL: 5,268 SF

G | 3,833 SF

LL | 1,435 SF

FRONTAGE

50' ON BEDFORD AVE

CEILING HEIGHTS

24' 10"

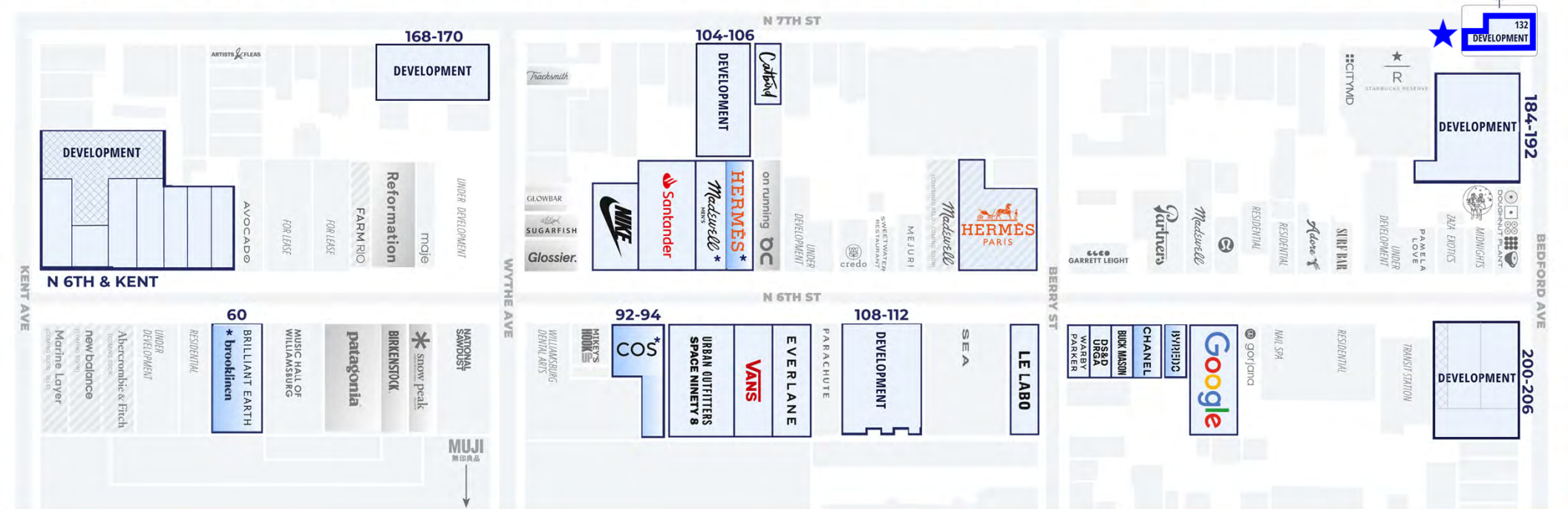
THE WILLIAMSBURG COLLECTION

132
BEDFORD
AVENUE

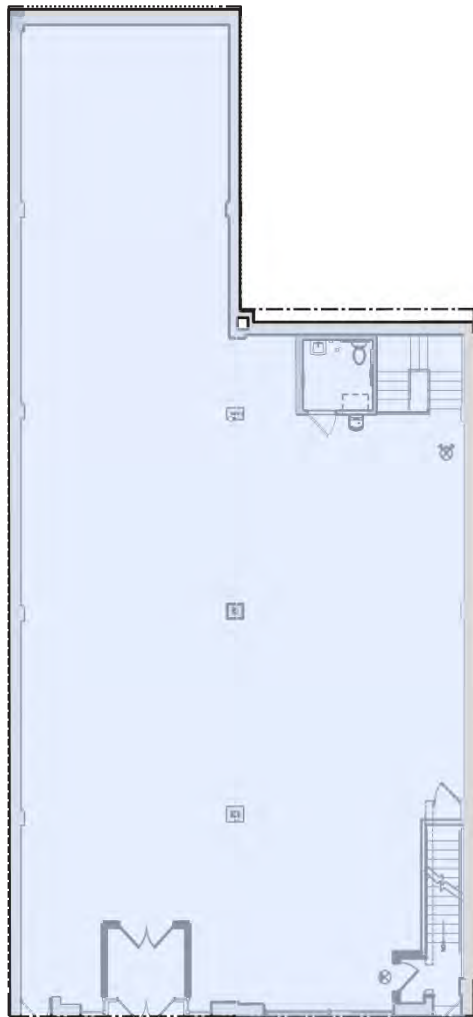
N 6TH & KENT DEVELOPMENT Ground . . . 14,100 SF Cellar . . . 6,600 SF	60 N 6TH Ground . . . 4,500 SF Second . . . 6,850 SF	168-170 WYTHE REDEVELOPMENT Ground . . . 5,000 SF Second . . . 5,000 SF	104-106 N 7TH DEVELOPMENT Ground . . . 3,546 SF Second . . . 3,845 SF Third . . . 1,762 SF	92-94 N 6TH Ground . . . 3,700 SF Second . . . 3,700 SF Cellar . . . 3,050 SF	108-112 N 6TH DEVELOPMENT Ground . . . 5,890 SF Second . . . 6,330 SF Terrace . . . 4,110 SF Cellar . . . 3,220 SF	132 BEDFORD DEVELOPMENT Ground . . . 3,833 SF	184-192 BEDFORD DEVELOPMENT Ground . . . 7,060 SF Terrace . . . 4,350 SF Cellar . . . 5,159 SF	200-206 BEDFORD DEVELOPMENT Ground . . . 6,052 SF Second . . . 5,409 SF Terrace . . . 4,845 SF Cellar . . . 3,316 SF
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■ IMMEDIATE AVAILABILITY
 □ OCCUPIED: LEASED/LEASE OUT
 * LONG-TERM AVAILABILITY

L3 Capital

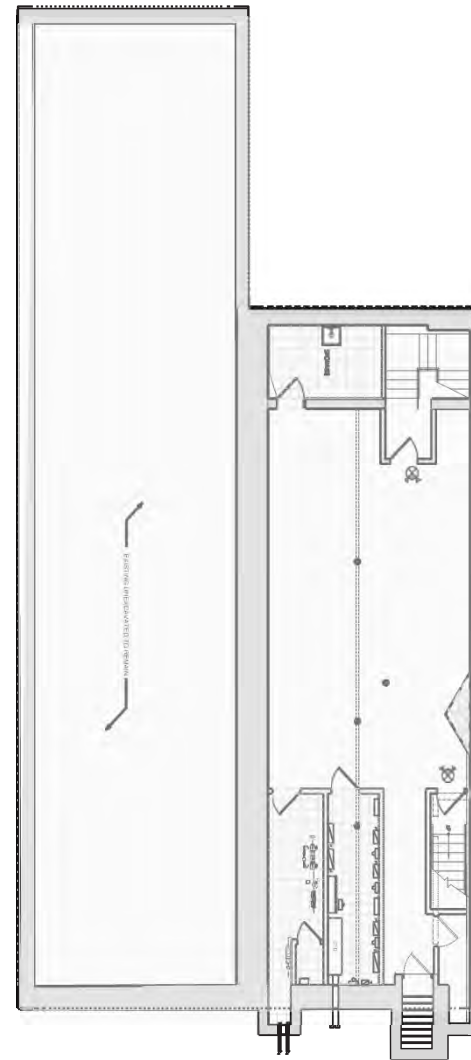


GROUND
3,833 SF



50'

CELLAR
1,435 SF



BEDFORD AVE

An aerial photograph of the Chicago skyline at dusk, with a blue and purple sky and the city lights beginning to glow. The image is framed by a thin white border. Overlaid on the image are several text elements: a large 'CHICAGO' title, a smaller 'AVAILABLE' subtitle, and five white-outlined boxes containing neighborhood names: 'FULTON MARKET', 'GOLD COAST', 'LINCOLN PARK', 'LOOP', and 'MAG MILE'.

CHICAGO

AVAILABLE

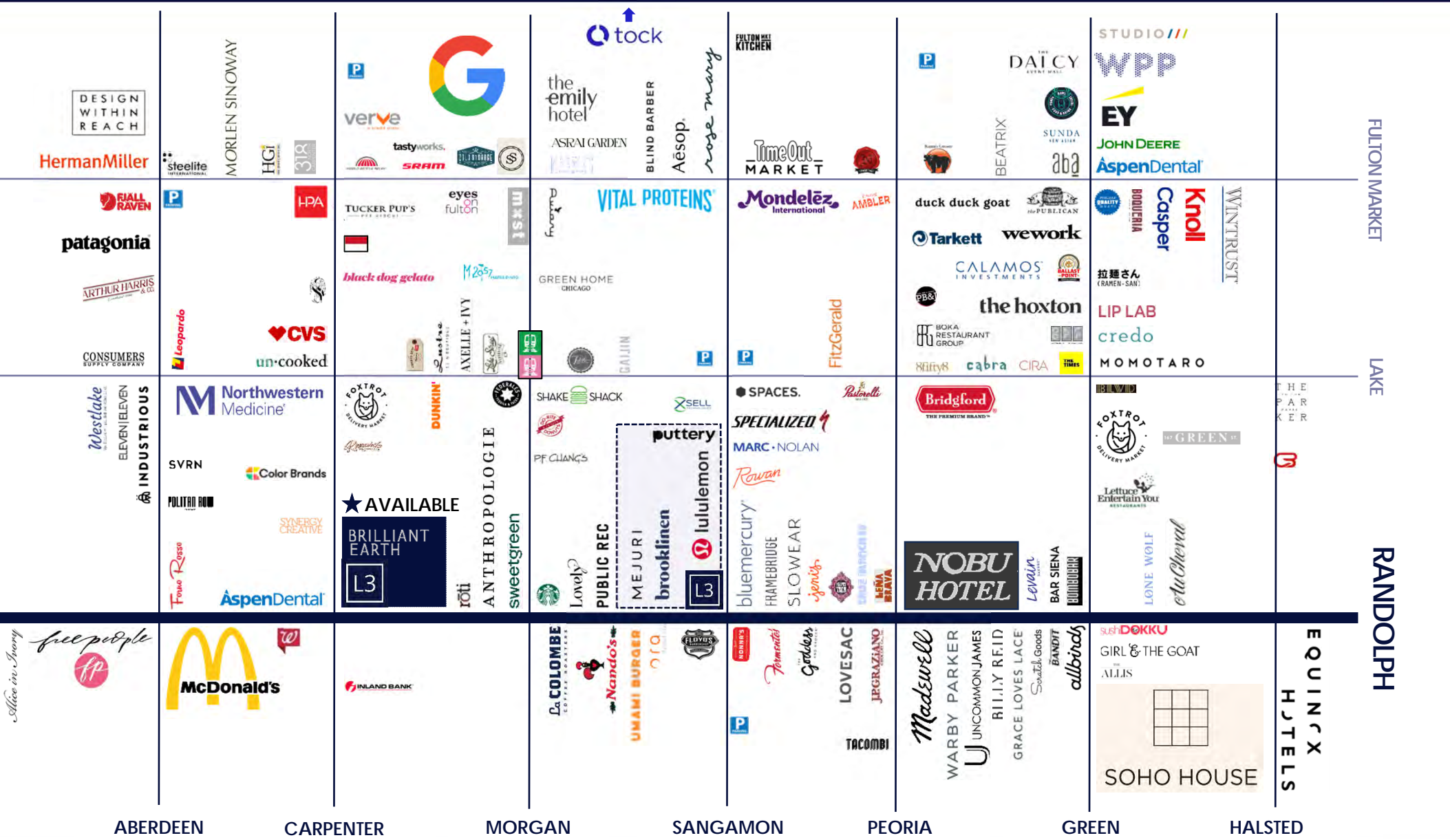
FULTON MARKET

GOLD COAST

LINCOLN PARK

LOOP

MAG MILE



FULTON MARKET NEIGHBORHOOD

WALK TIME	POPULATION	MEDIAN HH INCOME
10 MIN.	14,312	\$161,805
15 MIN.	31,698	\$148,219
20 MIN.	50,298	\$140,981

932
W RANDOLPH
STREET



1020

W RANDOLPH
STREET





NEW DEVELOPMENT

5-STORY MIXED-USE RETAIL + OFFICE DEVELOPMENT

LOCATION

CORNER OF RANDOLPH ST AND CARPENTER ST

SIZE AVAILABLE

G: 2,775 SF ADJACENT TO BRILLIANT EARTH

FRONTAGE

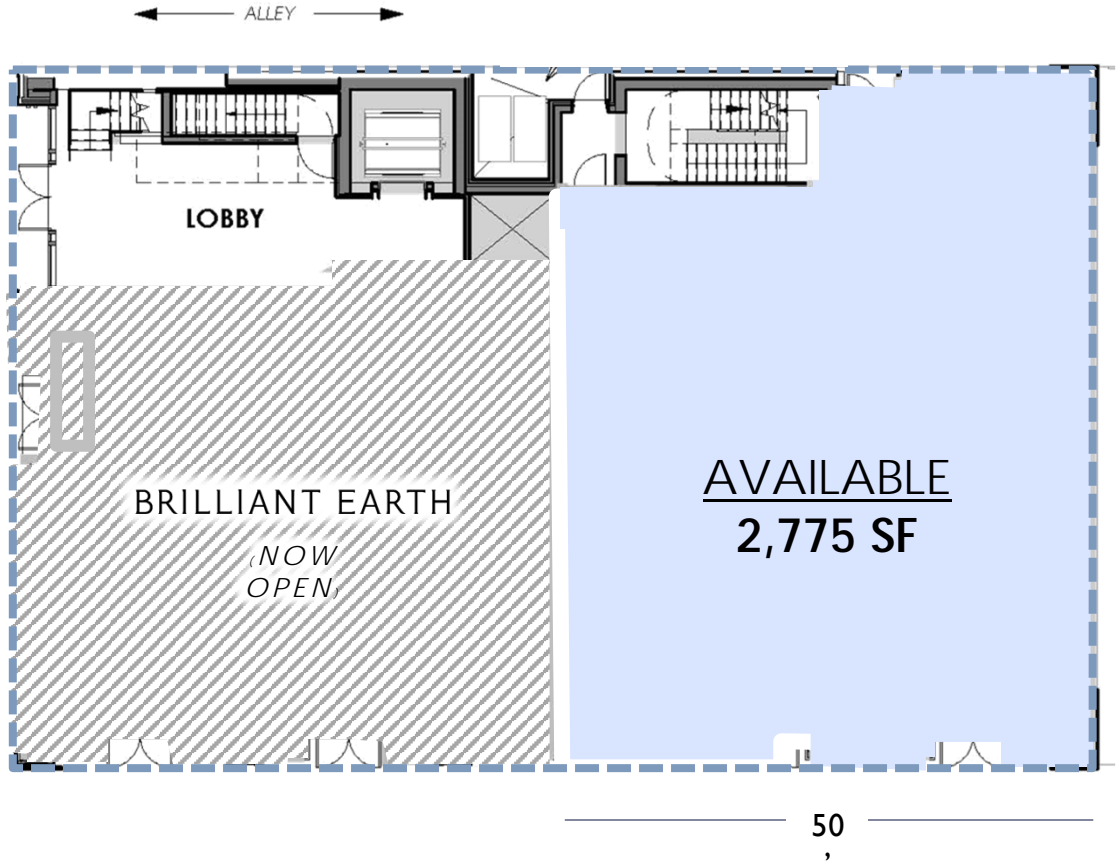
50' ALONG W RANDOLPH ST

CEILING HEIGHT

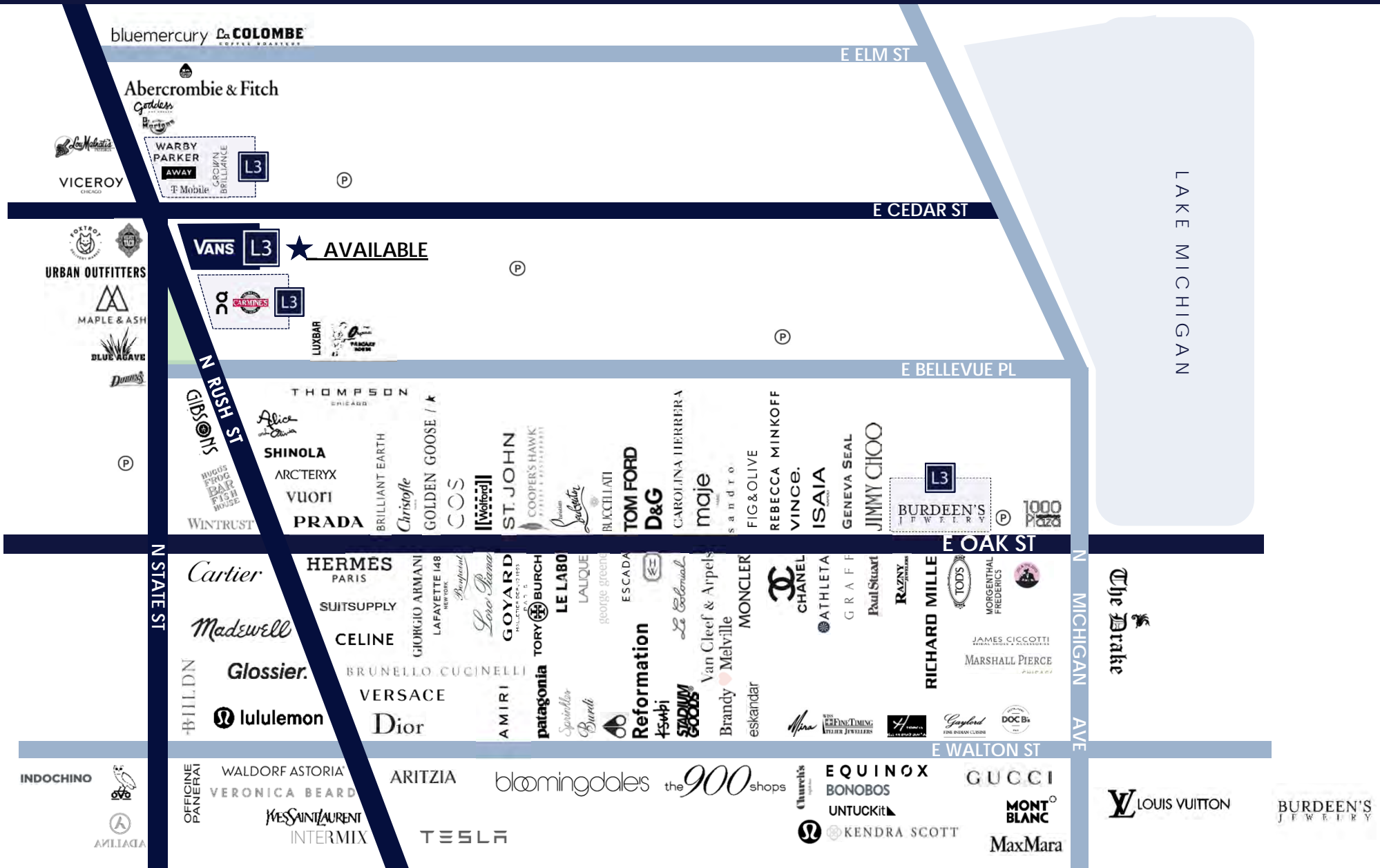
16'



CARPENTER ST. (TWO-WAY TRAFFIC)



RANDOLPH ST. (ONE-WAY TRAFFIC)



**GOLD COAST
NEIGHBORHOOD**

WALK TIME	POPULATION	MEDIAN HH INCOME
5 min	7,899	+\$151,580
10 min	32,243	+\$110,990
15 min	57,377	+\$112,400



1051
N RUSH
STREET



LOCATION

INTERSECTION OF RUSH, STATE, &
CEDAR STREETS

CURRENTLY OCCUPIED BY VANS

ACROSS FROM AWAY, WARBY
PARKER, T-MOBILE, GROWN
BRILLIANCE

SIZE AVAILABLE

G - 2,319 SF

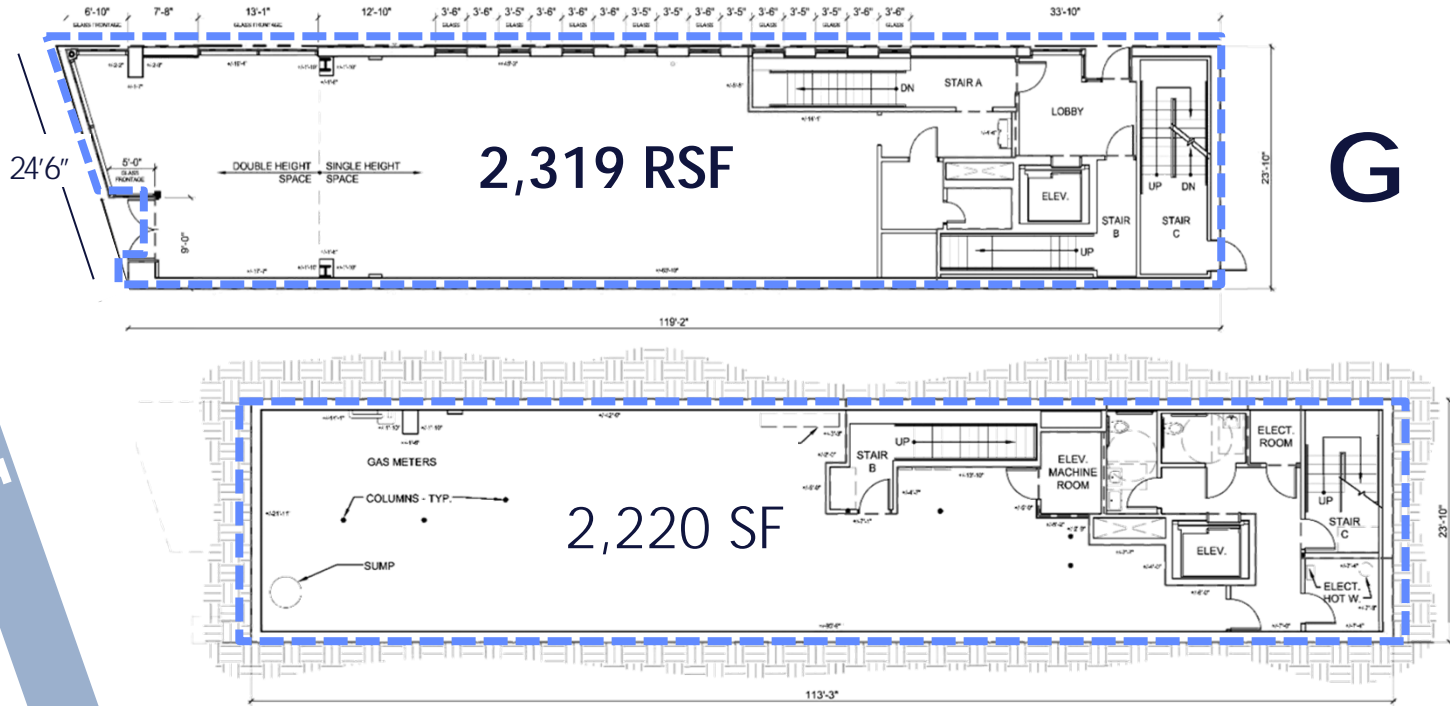
LL - 2,220 SF

FRONTAGE

Up to 24'6" ON N RUSH ST
+ 6' ALONG E CEDAR ST.

E CEDAR ST

N RUSH ST



G

LL



1125
N STATE
STREET





1043
N RUSH
STREET



120
E OAK
STREET



LINCOLN PARK NEIGHBORHOOD

WALK TIME	POPULATION	MEDIAN HH INCOME
5-MIN.	1,190	+\$123,570
10-MIN.	4,353	+\$142,510
15-MIN.	14,086	+\$151,440



1504
N FREMONT
STREET



LOCATION

CORNER OF N FREMONT & BLACKHAWK

SIZE AVAILABLE

TOTAL - 13,633 SF

TENANT 1 - 4,606 SF

TENANT 2 - 4,884 SF

TENANT 3 (CORNER) - 4,143 SF

FRONTAGE

36' to +124' ON N FREMONT ST

+57' ON BLACKHAWK ST

FEATURES

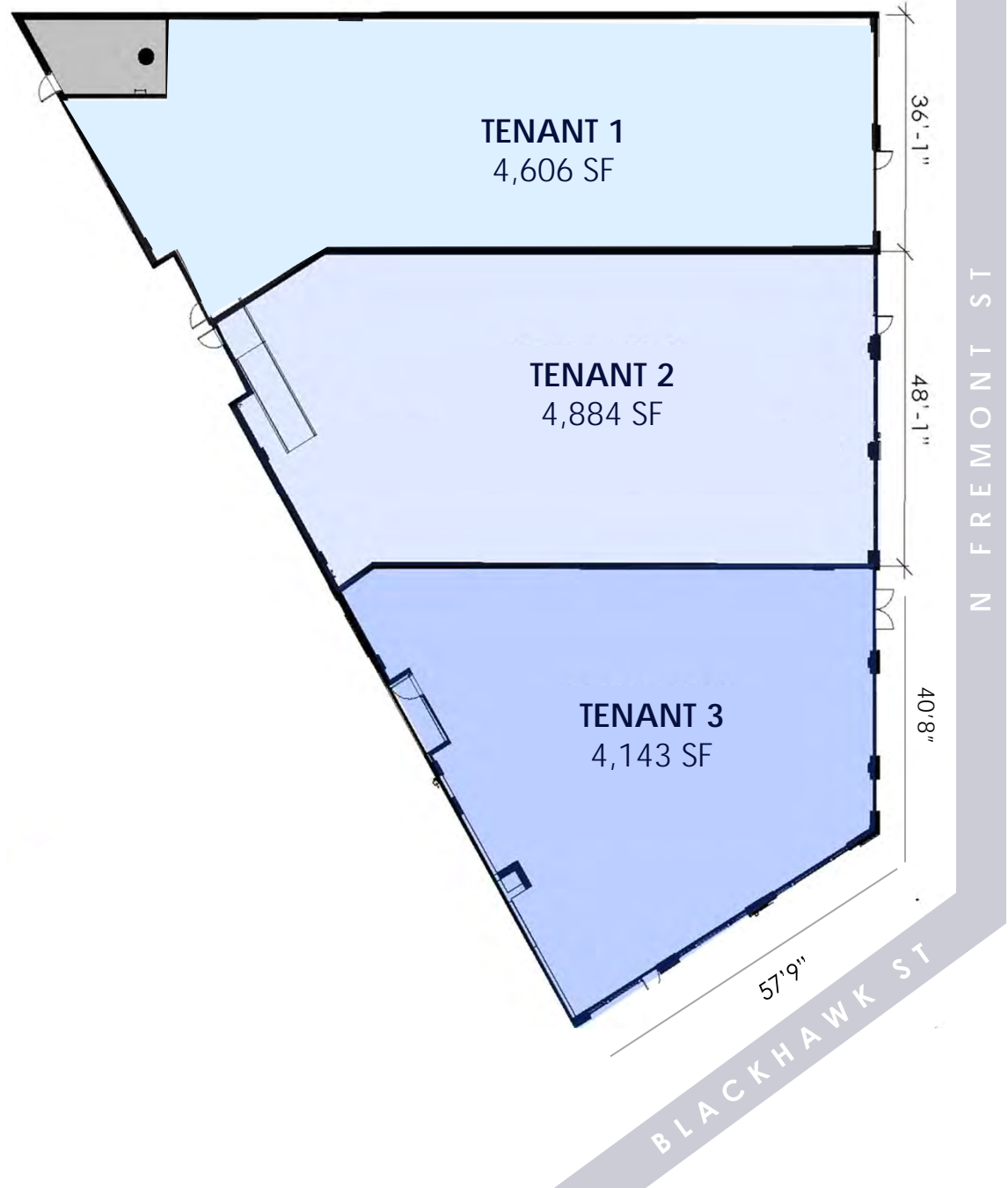
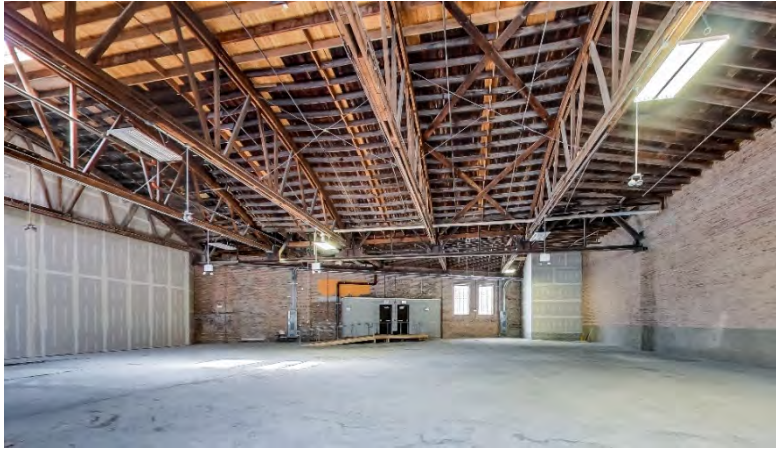
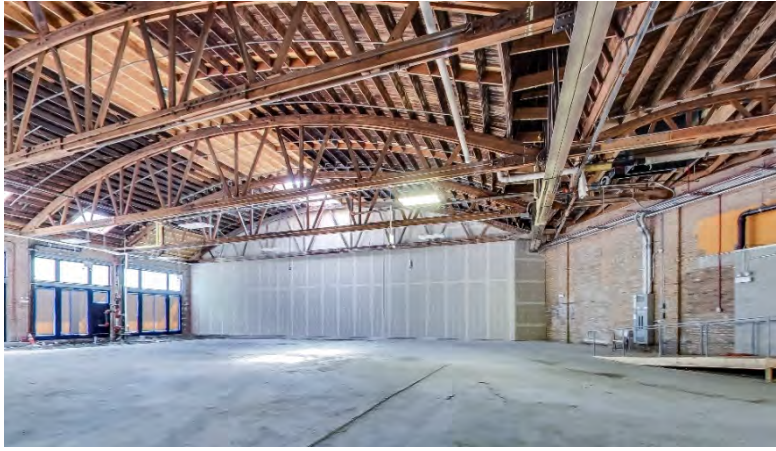
LOFTY, BOWTRUSS CEILINGS

LARGE, GLASS WINDOWS

AMPLE NATURAL LIGHT

[VIRTUAL TOUR](#)







940
W WEED
STREET

CHICAGO RIVERWALK



25M ANNUAL VISITORS



1.5M ANNUAL VISITORS

N MICHIGAN AVE

ST. JANE CHICAGO
MILA
FREE REIN
P
VIRGINIA HOTELS

AMERICAN WRITERS WORKSHOP
HOTEL JULIAN
sweetgreen
PASTORAL
ELEPHANT & CASTLE

chicago cultural center
SUBWAY
McDonald's
F Mobile
LAIFITNESS
STAPLES

REMINGTON'S
Downtown Dental
AYOSUSHI
PITTSFIELD APARTMENTS SUITES
DUNKIN'
MON AMI JEWELRY
THE CLASSIC CEM

CHICAGO ATHLETIC
SHAKE SHACK
Kendall College NATIONAL LOUIS UNIVERSITY
FAIRGROUNDS
SILVERSMITH HOTEL
PIZANO'S PIZZERIA PANA
Gardies

PRITZKER MILITARY
1,210+ students
Regus
CVS
FedEx
NATIONAL LOUIS UNIVERSITY
NILLY CAFE CHICAGO

CHICAGO SYMPHONY ORCHESTRA
\$23.3M Annual ticket sales
BYE BYE
P

WABASH AVE

EMERALD COFFEE
CITY COLLIERIE W CHICAGO
Starbucks
McS
CAFFE CAFE
financial bank
theWit
STATE LAKE

ROSS DRESS FOR LESS
DUNKIN'
JOFFREY * BALLET
Chab-flo
THE CHICAGO THEATRE
fresh

macys

DUNKIN'
RECKLESS RECORDS
usbank
PRIMARK
Durlington
TJ-maxx
EXPRESS
SALLY BEAUTY
Garrett

3,680+ students
SAIC
WORLD TRADE CENTER CHICAGO
39 S. STATE STREET
TARGET

MILLER'S PUB
PALMERHOUSE
133 S. STATE STREET
Lids
cross

WINTRUST
VIVI BUBBLE TEA
BRIGHTWOK
dunkin' BR Robbing
TWENTYS TAVERN
9,372+ students Loop Campus
DePAUL UNIVERSITY

S ST / T / STR / / T

WACKER

LAKE

RANDOLPH

WASHINGTON

MADISON

MONROE

ADAMS

JACKSON

RENAISSANCE HOTELS
RAISED
CATCH 35
CHASE

6.6M CTA riders per year
BLICK art materials
abc NEWS
CAMBRIA hotels

ZARA
SEPHORA
ANTHROPOLOGIE
BANANA REPUBLIC
AKIRA FACTORY
FLOCCIANE
Krispy Kreme
AMC
FIRST ASCENT CLIMBING & FITNESS
CHICAGO PEDWAY 9M patrons per year

rack
UNIQLO
AT&T
DOS EPOS
citibank
ADLER UNIVERSITY
sweetgreen

zumez
five BELOW
JD
Foot Locker
verizon
NBC Theatre
Hampson's Tea

3.1M CTA riders per year
Capital One
CHAMPS
BURGER KING
CITADEL
wework
HANNAH'S BRETZEL

2.7M CTA riders per year
Adams Street

THE LOOP

RADIUS	POPULATION	MEDIAN HH INCOME
1 mi.	74,512	+\$115,234
3 mi.	335,696	+\$95,610
5 mi.	770,307	+\$78,221





POSSESSION

2024

SIZE AVAILABLE

TOTAL: 29,588 SF

G - 5,930 SF

2nd - 5,932 SF

3rd - 5,940 SF

4th - 5,831 SF

LL - 5,955 SF

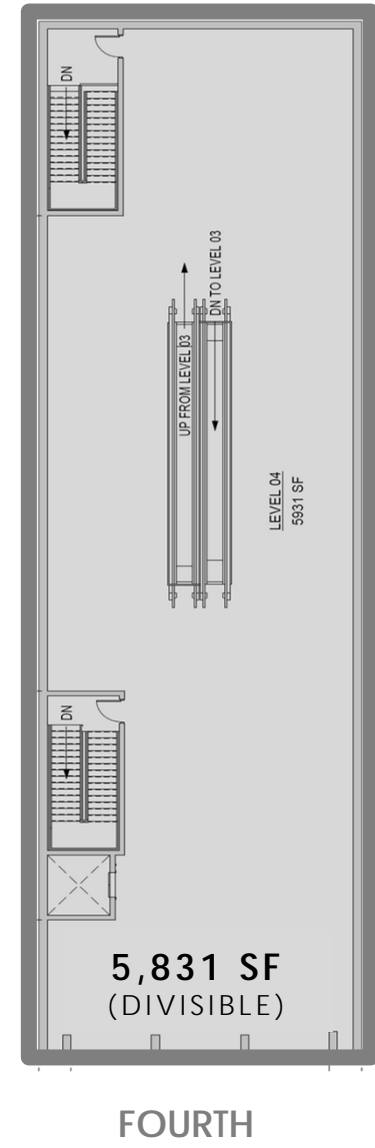
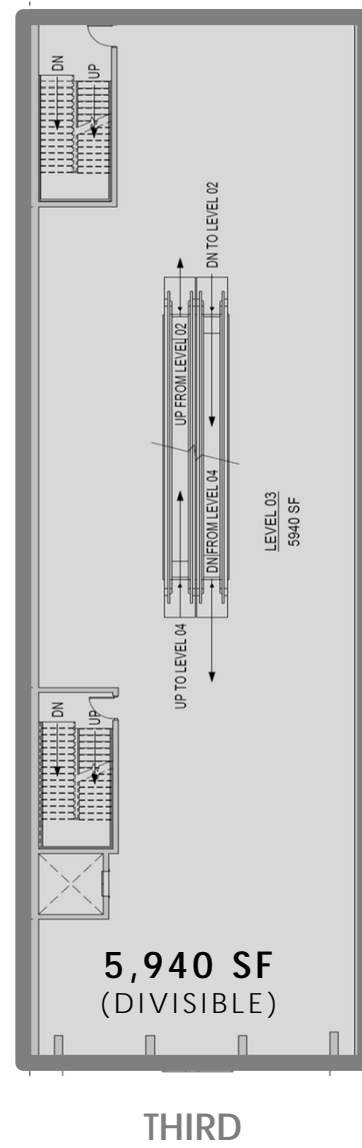
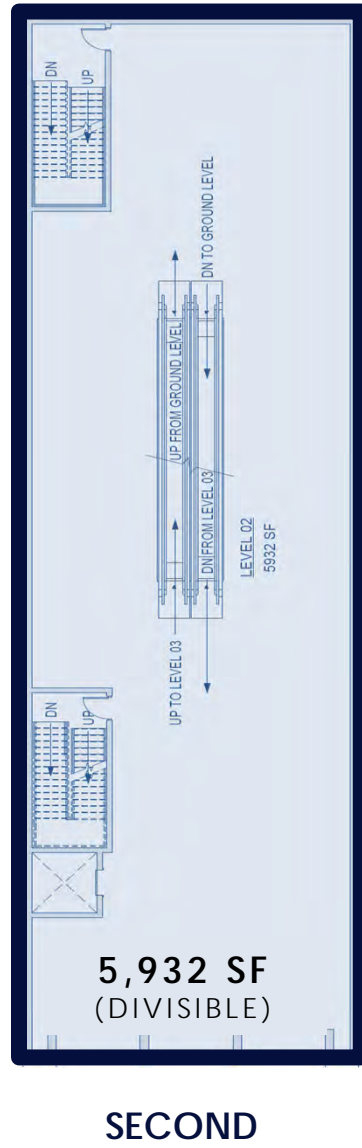
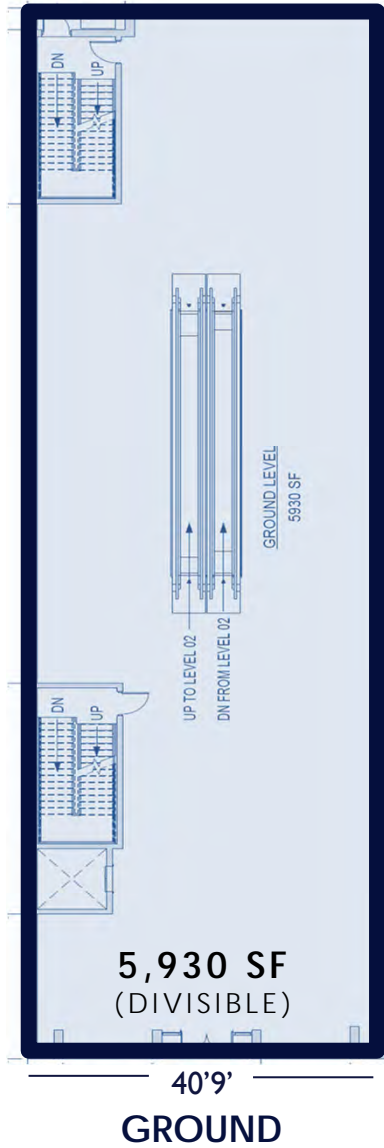
FLEXIBLE SIZING

SINGLE OR MULTI-TENANT

LAYOUTS AVAILABLE

FRONTAGE

+40' ON S STATE ST





39
S STATE
STREET



POSSESSION

Q1 2024

SIZE AVAILABLE

TOTAL: 6,814 SF

G - 2,425 SF

2nd - 3,071 SF

LL - 1,318 SF

FRONTAGE

46' ON S STATE ST

60' ON MONROE ST



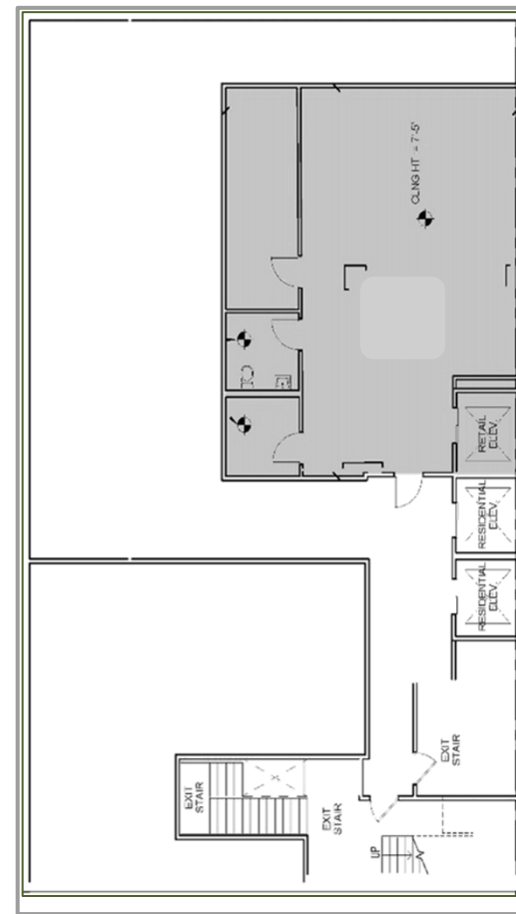
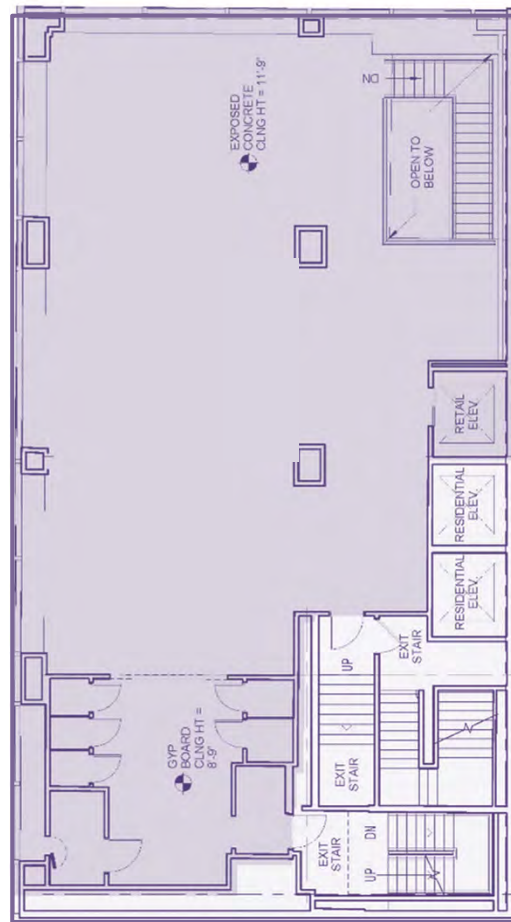
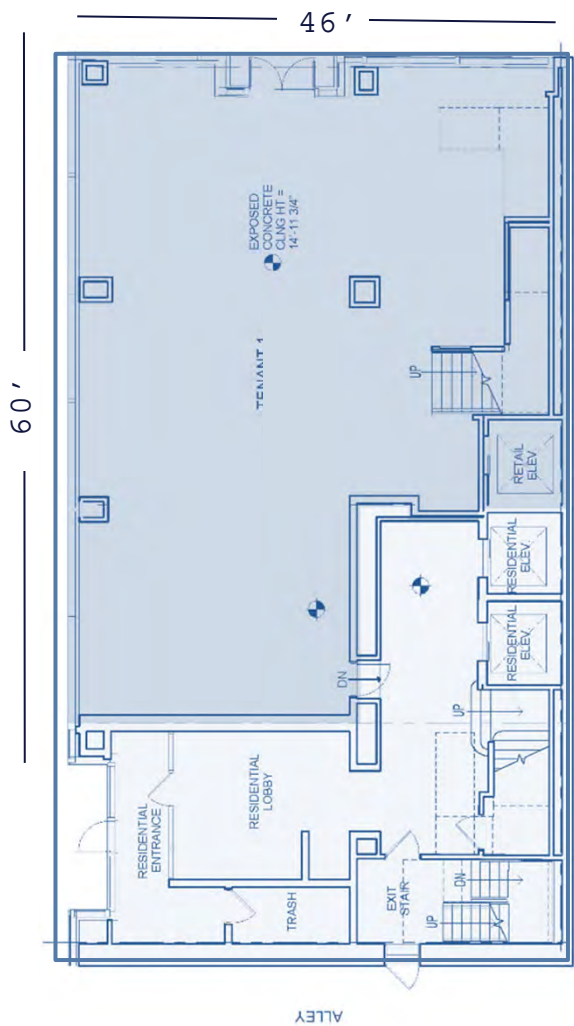
G | 2,425 SF

2ND | 3,071 SF

LL | 1,318 SF

E MONROE ST.

S STATE ST.



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

5M SF OFFICE

+2M SF OFFICE

Millennium Park
25M ANN'L VISITORS

1.6M ANN'L VISITORS

ART INSTITUTE CHICAGO

N MICHIGAN AVE

THE SHOPS AT NORTH BRIDGE
HORDSTROM - 50 STORES - 30 RESTAURANTS

THE WRIGLEY BUILDING

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

174 N MICHIGAN AVENUE
L3 Capital

MILLENNIUM STATION
chicago cultural center

REMITON'S

CHICAGO ATHLETIC
EST. ASSOC. 1976

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 TIME	POPULATION	MEDIAN HH INCOME
5 MIN	5,639	+\$141,150
10 MIN	27,455	+\$140,767
15 MIN	48,336	+\$143,545

174

N MICHIGAN
AVENUE





SIZE AVAILABLE

TOTAL: 21,646 SF

LL - 5,158

G - 4,572 SF

2nd - 5,954 SF

3rd - 5,962 SF + ROOFTOP PATIO

MULTIPLE CONFIGURATIONS AVAILABLE

FRONTAGE

+48 FT. ALONG N MICHIGAN AVE

POSSESSION

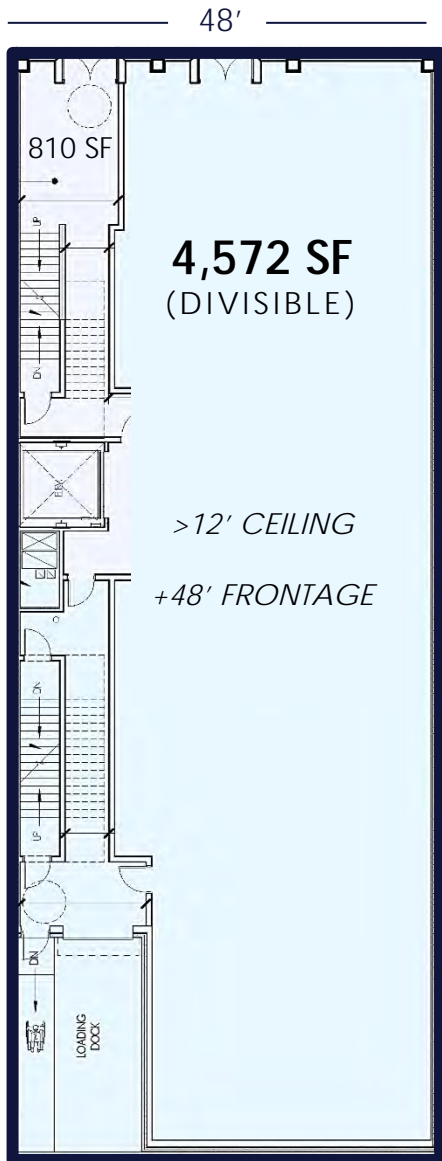
18 MO. AFTER LEASE EXECUTION

PRIVATE ROOF TERRACE

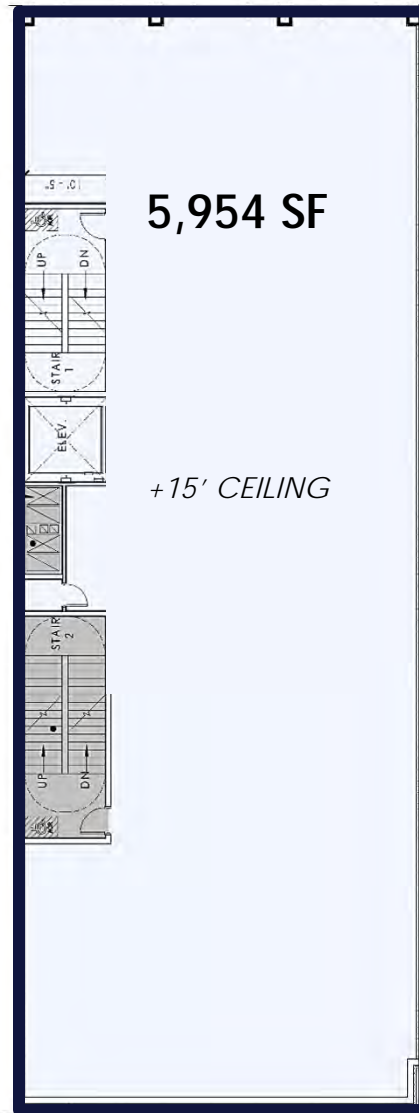
OVERLOOKING MILLENNIUM PARK
(25M ANN'L VISITORS)

N MICHIGAN AVE

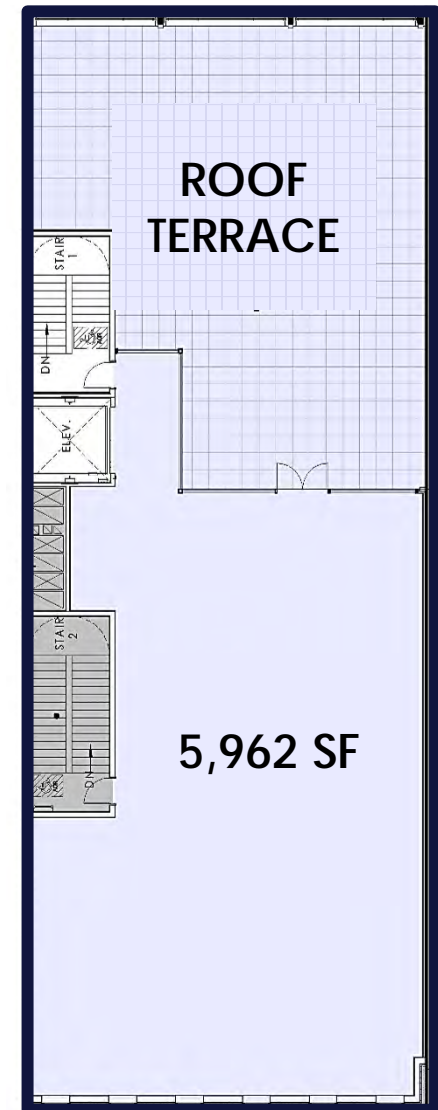
GROUND



SECOND



THIRD



LOS ANGELES

LEASED

WEST HOLLYWOOD

8420
MELROSE
AVENUE





MANHATTAN

AVAILABLE

SOHO

UNION SQUARE



SOHO

	<u>WALK TIME</u>	<u>DAYTIME POP.</u>	<u>MEDIAN HH INCOME</u>
	5 - min	26,001	\$104,902
	10 - min	78,589	\$100,020
	15 - min	169,462	\$100,021



61-63

CROSBY
STREET



LOCATION

CROSBY ST – BETWEEN SPRING & BROOME

POSSESSION

IMMEDIATE

SIZE AVAILABLE

TOTAL : **61 CROSBY** – 4,900 SF | **63 CROSBY** – 3,200 SF

G : **61 CROSBY** – 2,800 SF | **63 CROSBY** – 1,900 SF

LL : **61 CROSBY** – 2,100 SF | **63 CROSBY** – 1,300 SF

FEATURES (BOTH 61 & 63)

TOWNHOUSE SPACES

SKYLIGHTS IN REAR

POTENTIAL FOR MULTI-LEVEL BUILD OUT

FRONTAGE

50' ON CROSBY ST

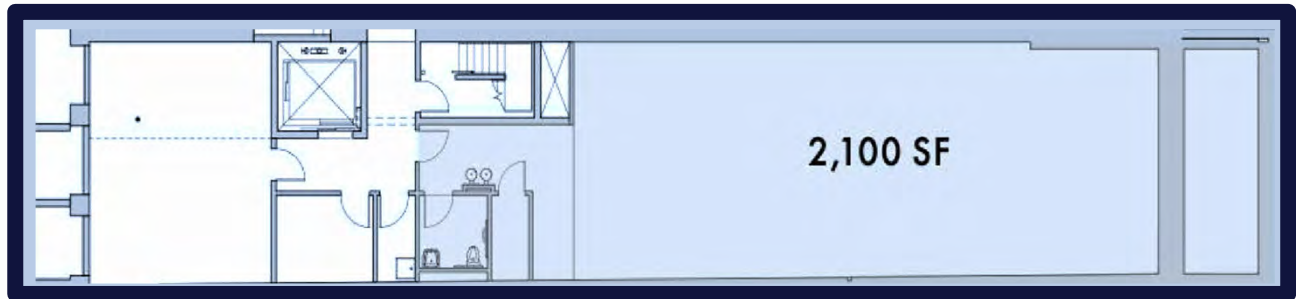
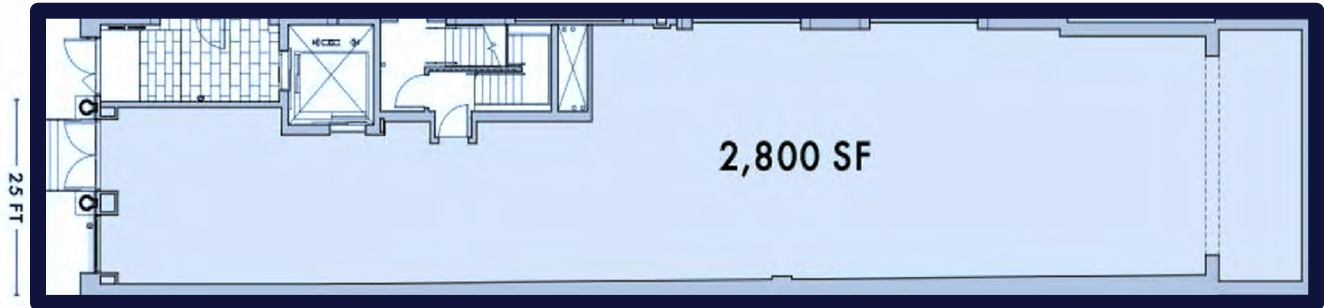
CEILING HEIGHTS

G: 14'

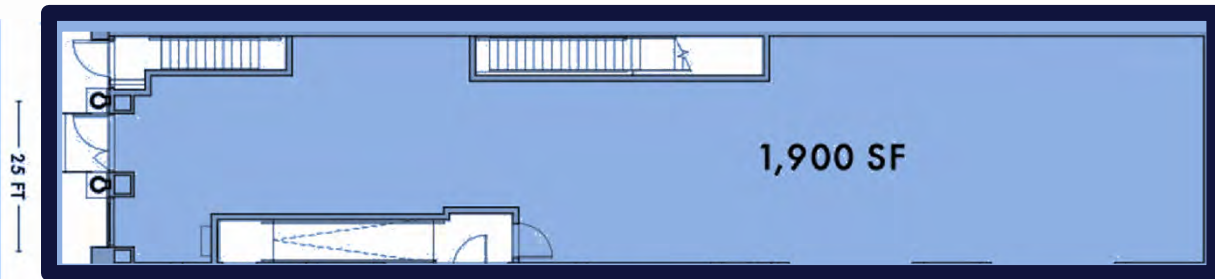


61 CROSBYST

CROSBY ST



CROSBY ST



63 CROSBYST



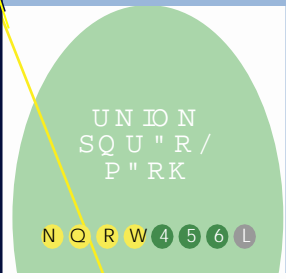


5TH AVE

BROADWAY

Union Square | NYC

	RADIUS	POPULATION	MEDIAN HH INCOME
1 mi.		+284,500	+\$112,800
3 mi.		+1,168,000	+\$110,400



THE VITAMIN SHOPPE



862

BROADWAY



LOCATION
BROADWAY & 17TH ST

BUILDING
2 LEVELS + BASEMENT
RENOVATED 2018

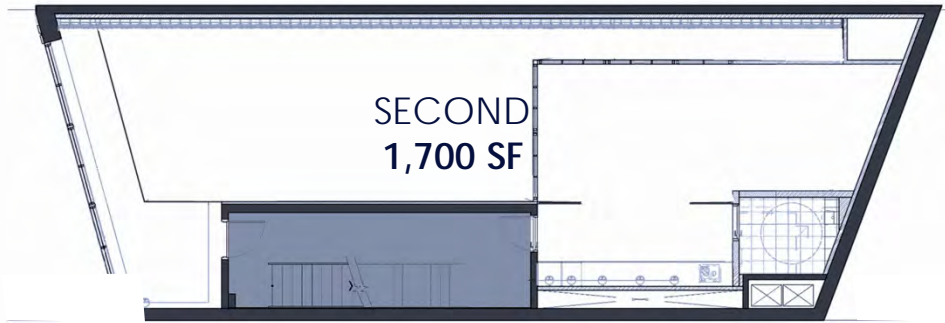
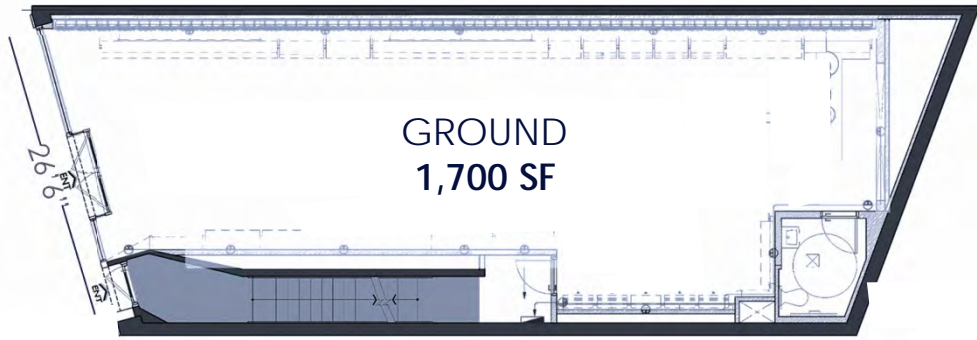
POSSESSION
IMMEDIATE

SIZE AVAILABLE
TOTAL: 5,100 SF
G: 1,700 SF
2: 1,700 SF
LL: 1,700 SF

FRONTAGE
27' ON BROADWAY

CEILING HEIGHTS
G: 11'8"
2: 9'5"
LL: 8'0"

B R O A D W A Y



A wide-angle photograph of the Miami skyline at dusk. The sky is a deep, dark blue, and the city lights are beginning to glow. Numerous high-rise buildings are visible, some with their windows illuminated. In the foreground, the water of a bay or harbor is visible, with several small buoys or markers. The overall atmosphere is serene and modern.

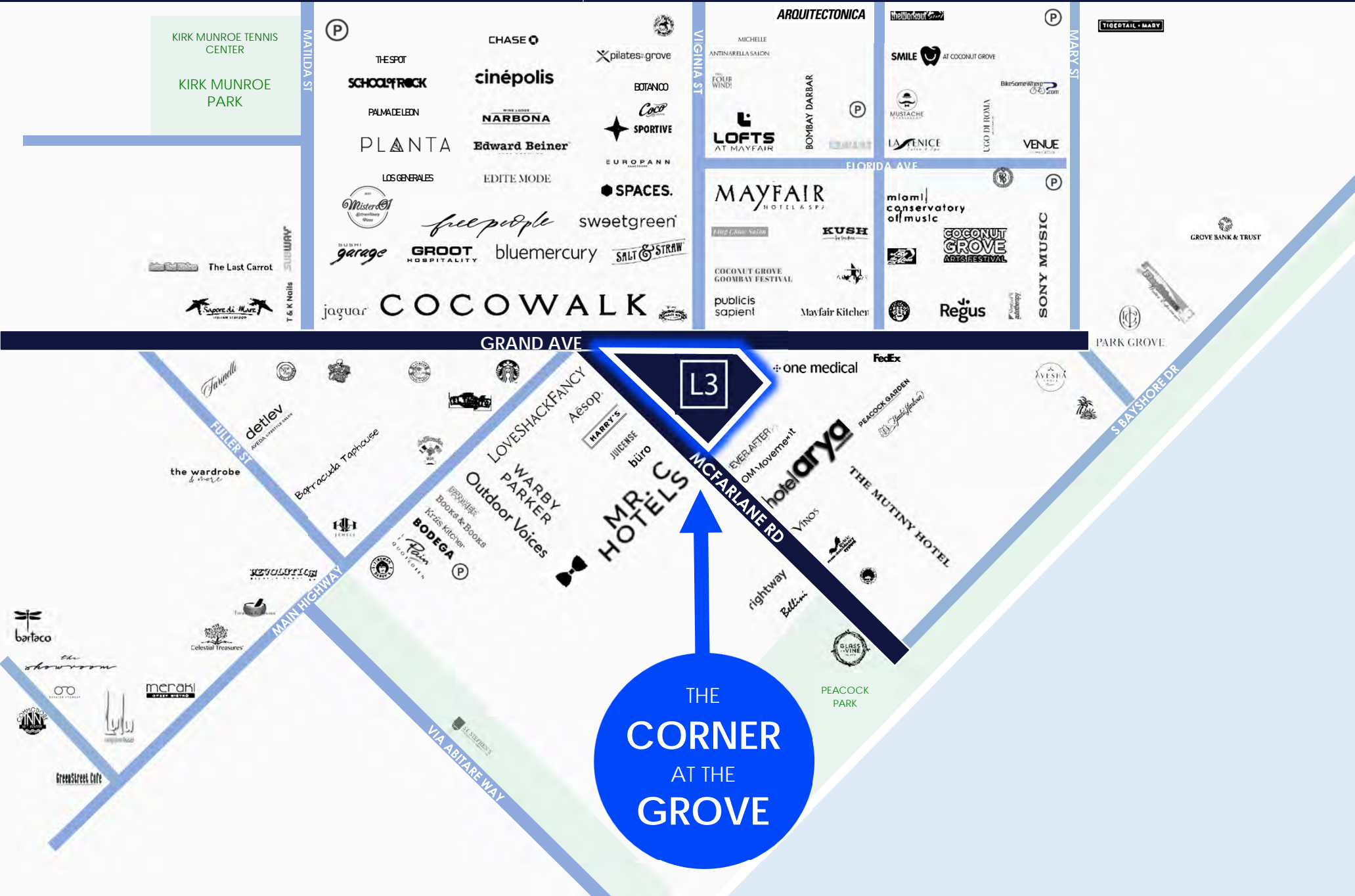
MIAMI

AVAILABLE

COCONUT GROVE

COCONUT GROVE NEIGHBORHOOD

RADIUS	POPULATION	MEDIAN HH INCOME
1 mi.	+ 19,000	+ \$ 78,300
3 mi.	+ 147,000	+ \$ 63,700
5 mi.	+ 440,000	+ \$ 51,690



THE
CORNER
AT THE
GROVE





**NEW CONSTRUCTION
AVAILABLE NOW**

LOCATION
PRIME CORNER
MCFARLANE RD & GRAND AVE
BETWEEN MR. C HOTEL & COCOWALK

SIZE AVAILABLE
1,644 SF ON MCFARLANE

FRONTAGE
28'2' ON MCFARLANE





MACFARLANE RD.



CHICAGO (HQ)

1 S WACKER
SUITE 3210
CHICAGO, IL 60606
(312) 878-4848

NEW YORK

79 MADISON AVE
NEW YORK, NY 10016
(312) 878-4848

LOS ANGELES

716 YARMOUTH RD
PALOS VERDES ESTATES, CA 90274
(312) 878-4855

L3CAPITAL.COM

