

Neiman Marcus



Neiman Marcus

195,500
SF

737 N MICHIGAN AVE, CHICAGO, IL 60611
ADDRESS

1.22
ACRES

4
STORIES

100%
OCCUPANCY

NEIMAN MARCUS
TENANT

ZONING
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 218

1983
YEAR BUILT

PARCELS

PIN: 17-10-200-084-0000
PIN: 17-10-200-086-0000



CAMBRIDGE

Neiman Marcus

Neiman Marcus

INVESTMENT HIGHLIGHTS

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INVESTMENT HIGHLIGHTS



1 ENDURING MICHIGAN AVENUE ANCHOR -

- Neiman Marcus has been in continuous operation at this location for over 38 years since opening in 1983

2 IRREPLICABLE BASIS -

- Basis at nearly 25% of historical trades provides tremendous long-term flexibility and downside protection

3 SCARCITY OF MICHIGAN AVENUE OFFERINGS -

- Only 7 Michigan Avenue trades in the last 10 years
- 1st time to market in 23 Years

4 TREMENDOUS SALE CONSISTENCY & GROWTH

- 144% YOY Sales Growth and Annualized 2021 Sales of \$123 Million
- 2021 YTD sales are up 5% compared to the same time period in 2019
- 2nd most profitable location in chain





5
BELOW MARKET LEASE
WITH IRREPLACEABLE
COST STRUCTURE



6
FREE & CLEAR OFFERING



7
OVER 200 FEET OF
MICHIGAN AVENUE
FRONTAGE ON
HARD CORNER

- Freestanding building on a hard corner
- Exceptional visibility, branding and marketing
- Includes the largest contiguous frontage on Michigan Avenue for a single tenant



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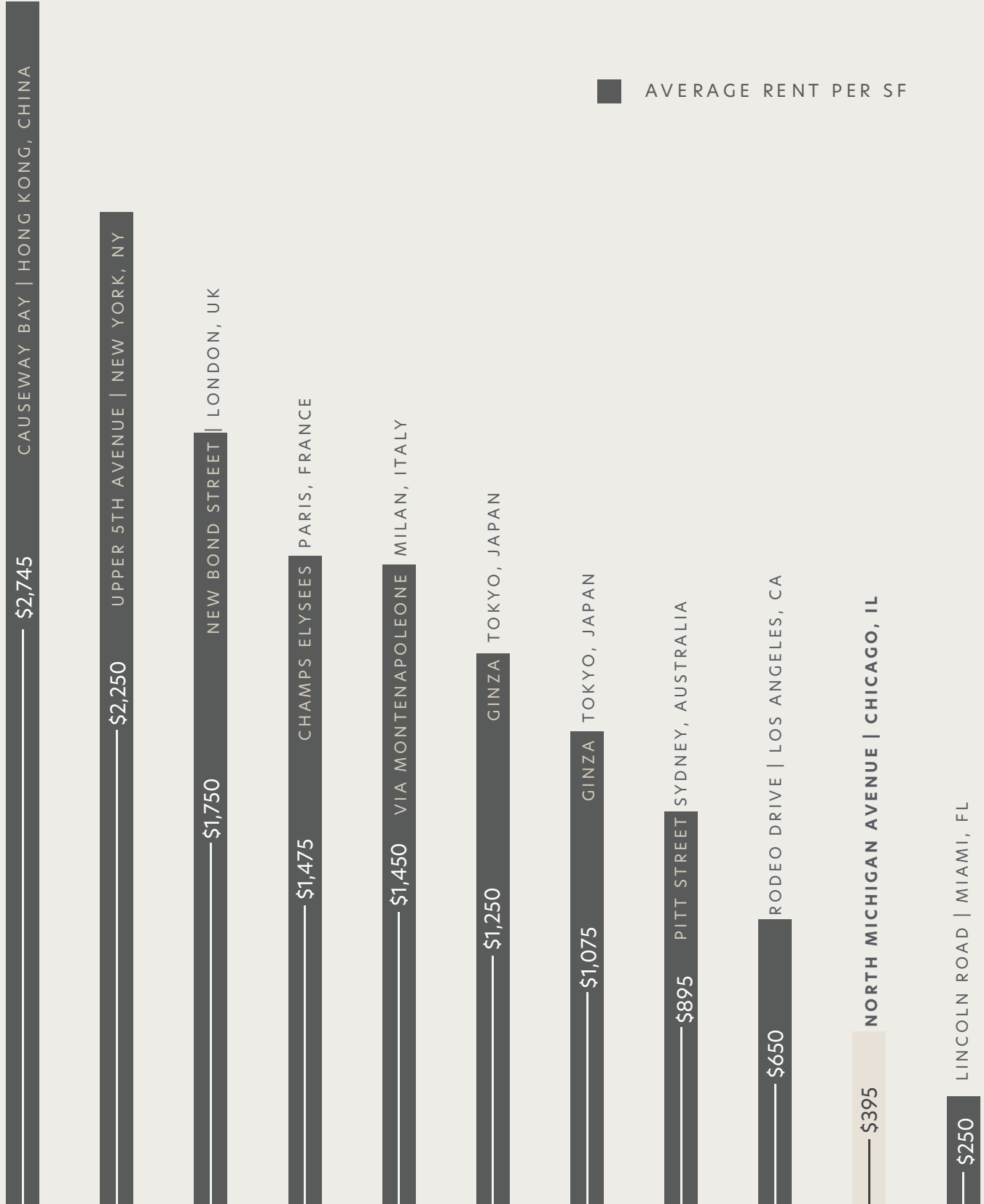


UNPRECEDENTED CONSUMER DEMAND -

- 3rd Largest MSA in the Country
- 58 million annual tourists visit Chicago
- 30 million annual shoppers on Michigan Avenue
- Michigan Ave ranks 2nd in tourism behind New York City's "high streets"



INCREDIBLY AFFORDABLE COST OF OCCUPANCY RELATIVE TO OTHER NATIONAL & INTERNATIONAL HIGH-STREET DISTRICTS





REGUS
FORMER JOHN
HANCOCK CENTER

THE DRAKE
HOTEL

WATERTOWN
PLACE TOWER

1M VISITORS

900 N
MICHIGAN
AVENUE

CHICAGO MUSEUM OF
CONTEMPORARY ART

LOUIS VUITTON

TIFFANY & Co.
RALPH LAUREN
VICTORIA'S SECRET

WATER TOWER PLACE MALL

ZARA

Neiman Marcus

WATER TOWER PLACE MALL

STARBUCKS RESERVE ROASTERY

CHICAGO

TRIBUNE TOWER

BURBERRY

Cartier

COACH

ROLEX

1.8M VISITORS

SHOPS AT
NORTH BRIDGE

TRUMP INTERNATIONAL
HOTEL & TOWER

MICHIGAN AVENUE

MAGNIFICENT MILE STATS

30 MILLION ANNUAL VISITORS

- 80% of foot traffic comes from an extremely wide trade area of nearly 400 miles
- 40% of visitors come from more than 50 miles away
- 35% of visitors come from more than 100 miles away
- Traffic has spiked since summertime 2020 and has seen an 86% increase in visits in terms of customers
- Neiman Marcus on Michigan Avenue outperforms nearly every Nordstrom and Macy locations in Chicagoland area

Source: Placer AI

SKY DECK ANNUAL VISITORS: 1.7 MILLION

NUMBER 1 RANKED HOSPITAL IN ILLINOIS
AND NUMBER 10 IN THE NATION

NORTHWESTERN
MEMORIAL HOSPITAL

2.5M VISITORS

\$150,000,000 MIXED USE REDEVELOPMENT
WITH 162 CONDOMINIUMS

CHICAGO ARCHITECTURE FOUNDATION -
MORE THAN 400,000 ANNUAL VISITORS ON
CHICAGO ARCHITECTURE BOAT TOURS

APPLE FLAGSHIP STORES TOTAL
OVER 365 MILLION VISITORS

ICONIC CHICAGO RIVER

Neiman Marcus

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