



NORTH DEARBORN





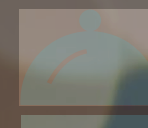


Retail Trade Area  
**\$1,000,000,000**

Annually Spent On....



Food  
**\$146,400,000**



Hotel Rooms  
**9,300**



# of Bank Deposits  
**+3 BILLION**



**25,000** Daily Pedestrians Along Dearborn



**9,200,000** CTA Ridership  
(Blue Line - Dearborn Subway 2015 Total)

## AREA PROFILE

Steps away from the heart of the city, One North Dearborn features prominent corner visibility coupled with high vehicular traffic counts. In addition, Dearborn's dedicated bike path and Madison's newly opened Loop Link bus system drive high volumes of commuters to this intersection. A brand new Walgreen's occupying the former Sears at State and Madison will also contribute substantially to daily consumer traffic in the trade area.

With banks represented heavily and a conspicuous lack of restaurants/cafes, One North Dearborn offers 10,000 SF of retail capable of meeting the CBD's ever increasing demand for quick-service dining options and service-based amenities.





TRADE AREA

188,500  
OFFICE EMPLOYEES

1/4 Mile  
Radius

Approximately  
2,000 people  
walk past  
each day

WACKER DR

LAKE ST



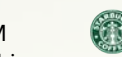
GOODMAN



RANDOLPH ST

Blue Line 3.4M  
Annual Ridership

WASHINGTON ST



MADISON ST



1 N. DEARBORN 2 N. STATE

MONROE ST



Blue Line 2.1M  
Annual Ridership



ADAMS ST



Blue Line 2.4M  
Annual Ridership

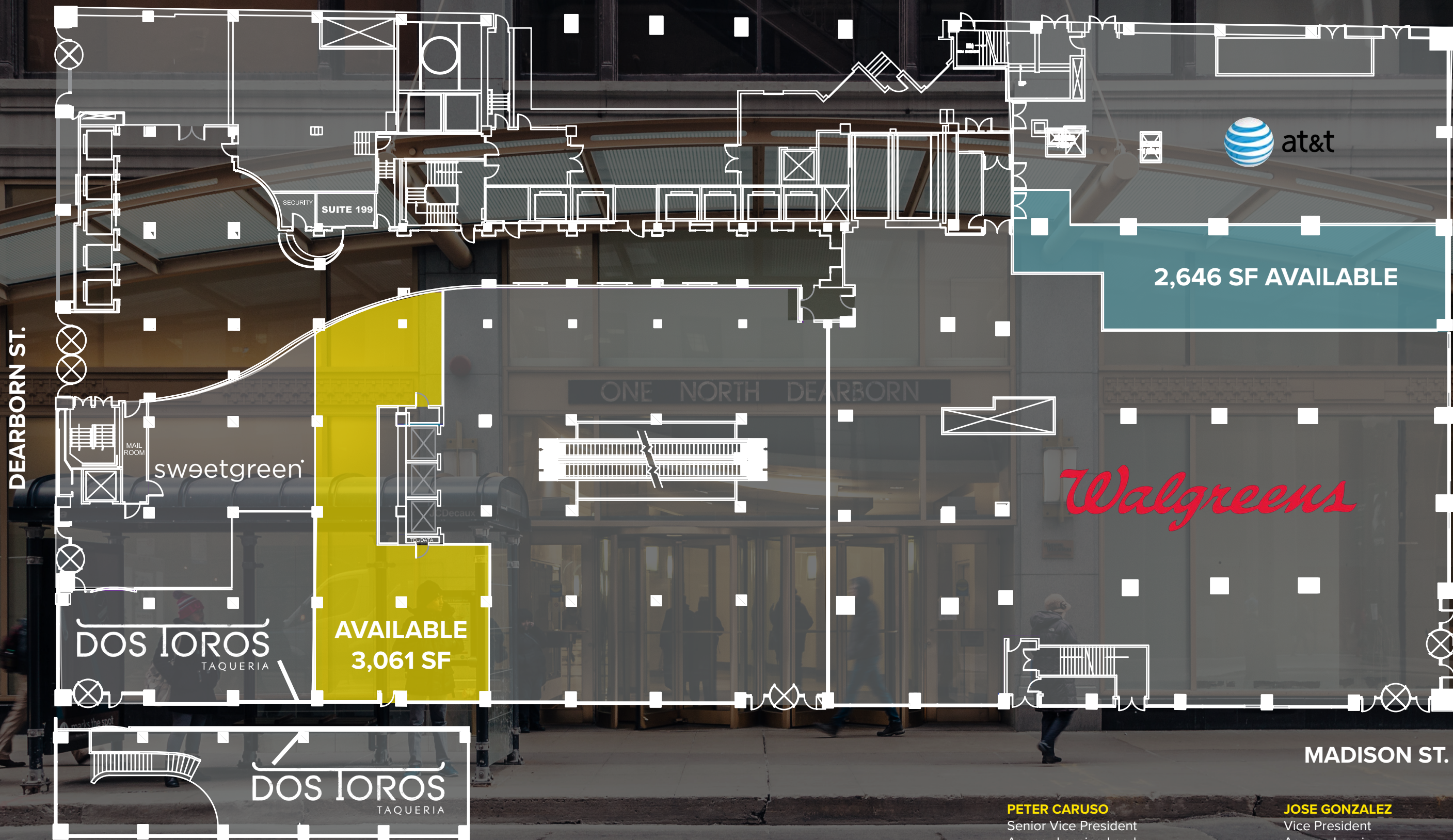
JACKSON ST



VAN BUREN ST







**PETER CARUSO**  
Senior Vice President  
Agency Leasing Lead  
Chicago/Midwest  
+1 312 228 2926  
peter.caruso@am.jll.com

**JOSE GONZALEZ**  
Vice President  
Agency Leasing  
Chicago/Midwest  
+1 312 228 2155  
jose.o.gonzalez@am.jll.com



TRADE AREA





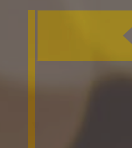


Retail Trade Area  
**\$1,000,000,000**

Annually Spent On....



Retail  
**\$401,000,000**



Flagship/boutique  
stores along State

**+60**



SF of State Retail  
**2,000,000**



**27,000**

Daily  
Pedestrians  
Along State



Office GLA  
**108,000,000**

## AREA PROFILE

Known as Chicago's original Miracle Mile, State Street continues to thrive as one of the city's primary retail destinations, offering a healthy mix of high-end and bargain shopping. The corridor's proximity to major tourist attractions (including Millennium Park, Maggie Daley Park, and the Art Institute of Chicago) ensures a captive weekend audience in addition to its Mon-Fri business population.

Two North State occupies the northwest quadrant of State & Madison, an intersection through which an average of 70,000 people pass through per day. With nearly unrivaled pedestrian traffic and prime location, Two North State offers first-class visibility to prospective retail tenants. Its position at the heart of the city and along several key corridors offer the ultimate convenience for downtown office workers and weekend shoppers.





NORTH STATE

