



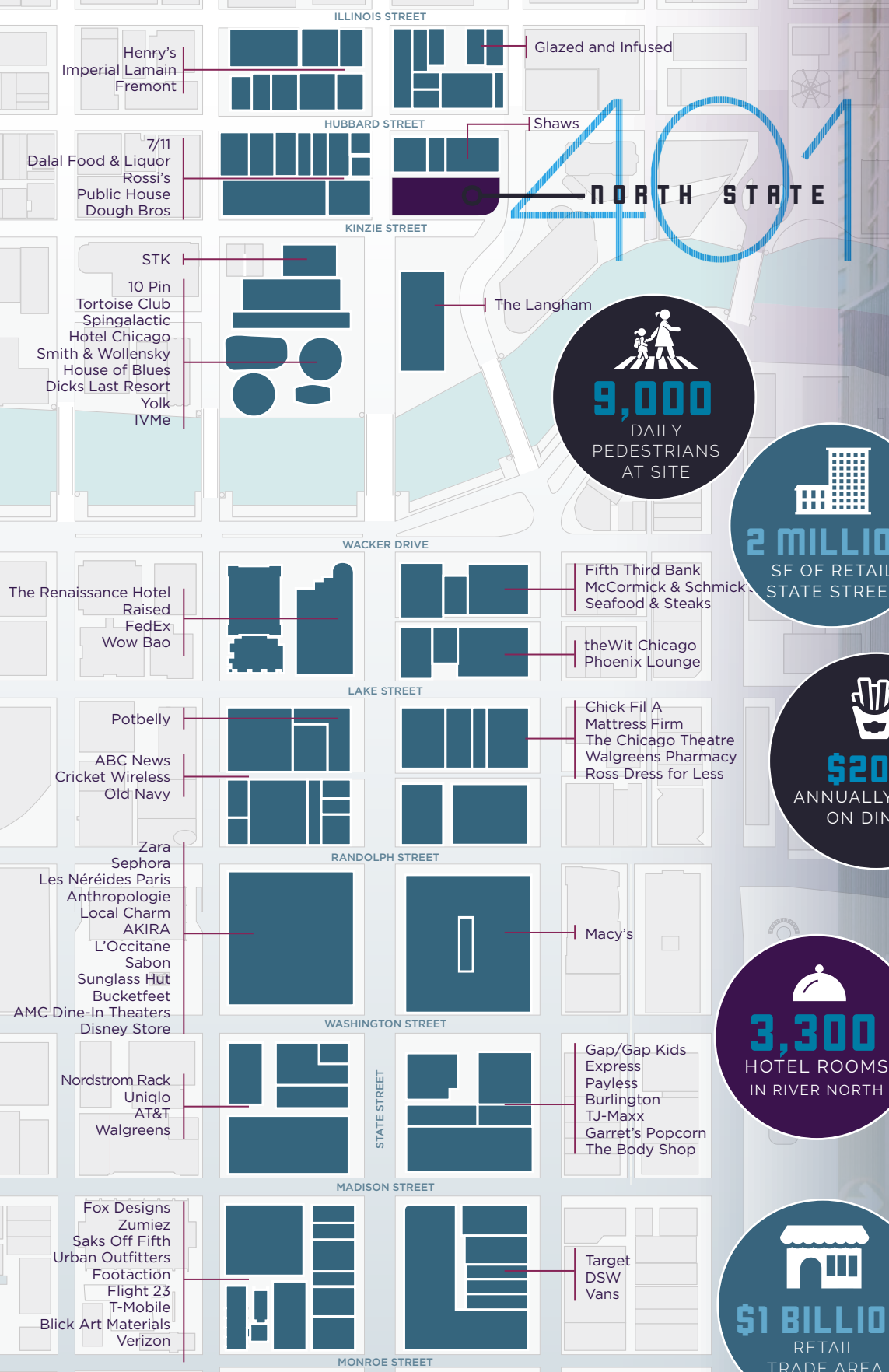
404 NORTH STATE



BEACON
CAPITAL PARTNERS

DISTINCTIVE WORKPLACES
DISTINCTLY CHICAGO

STATE STREET



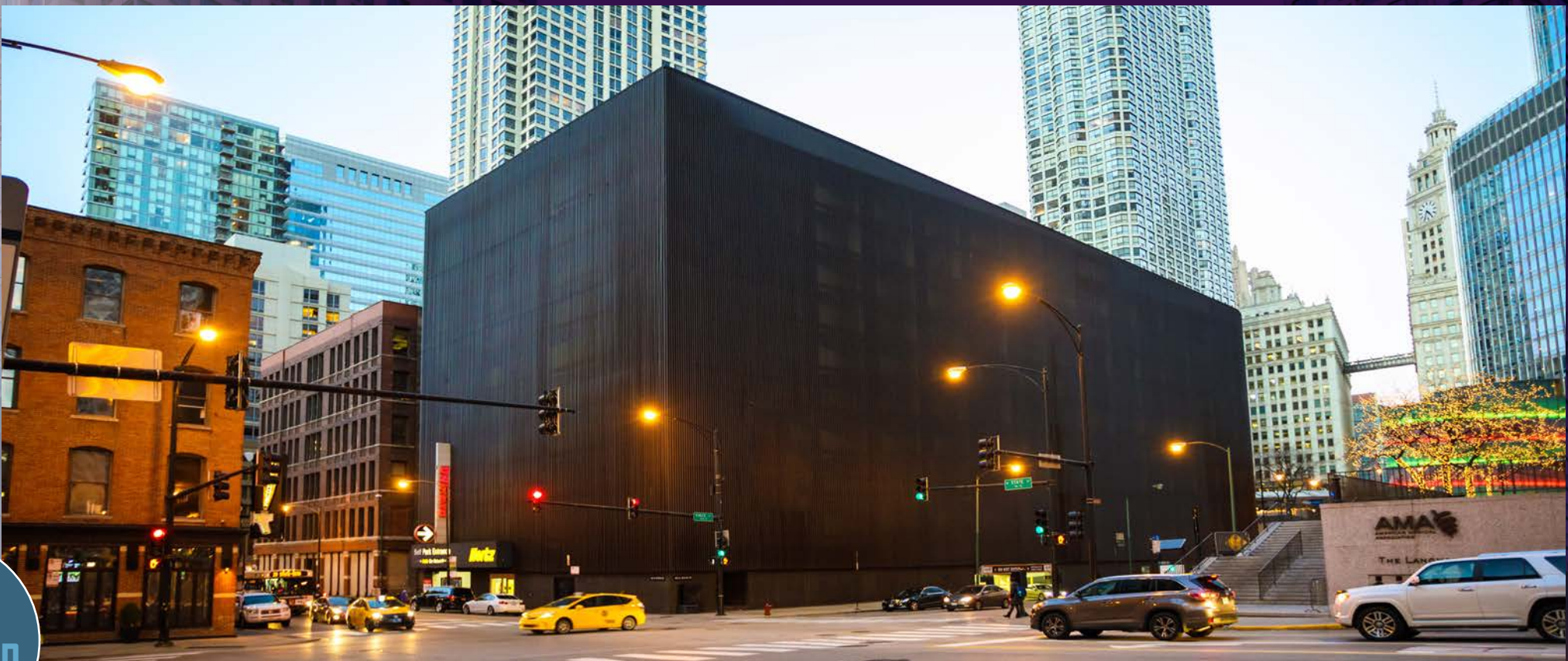
9,000
DAILY
PEDESTRIANS
AT SITE

2 MILLION
SF OF RETAIL
STATE STREET

\$20M
ANNUALLY SPENT
ON DINING

3,300
HOTEL ROOMS
IN RIVER NORTH

\$1 BILLION
RETAIL
TRADE AREA



SITE PLAN



DEMOGRAPHICS

DAYTIME POPULATION 215,800

\$149,500 AVERAGE HOUSEHOLD INCOME

OFFICE SF IN RIVER NORTH 19.2M

16,300 CARS PER DAY (STATE & KINZIE)

*ALL NUMBERS ARE TAKEN FROM ESRI WITHIN .50 MILES

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