# 10 N. Dearborn Street

SECOND GENERATION RESTAURANT OPPORTUNITY IN CHICAGO'S LOOP



FOR MORE INFORMATION

**Doug Renner** 312.275.3137 **Mark Fredericks** 312.275.3109

doug.renner@baumrealty.com mark@baumrealty.com





## 10 N. Dearborn Street

- » Rare 4,200 SF second generation restaurant space available on the ground floor
- » Demising options available for multiple tenant categories
- » Additional 6,600 SF second generation restaurant space in the lower level
- » Over 9' ceiling heights in the lower level
- » Located in the heart of the Loop, Chicago's CBD, with approximately 113,017 employees in a ¼ mile
- » Frontage right on the entrance to the CTA Blue Line Washington 'L' Stop (4M annual riders)
- » One Block from the Daley Center, Block 37 and the State Street Shopping Corridor
- » Three blocks from Millennium Park which sees over 25M visitors annually



#### **DEMOGRAPHIC SUMMARY (.25 MILE)**

113,017

3,668

Adj. Daytime Population

**Estimated Population** 

\$141,965

1,685

Average Household Income

Estimated Households

FOR MORE INFORMATION

**Doug Renner** 312.275.3137 **Mark Fredericks** 312.275.3109 doug.renner@baumrealty.com mark@baumrealty.com



# **Ground Floor Site Plan**

4,200 SF

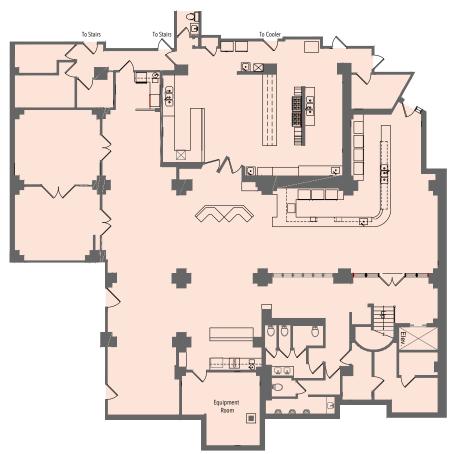
**DEMISING OPTIONS AVAILABLE** 



### Lower Level Site Plan

6,600 SF

9' CEILINGS



FOR MORE INFORMATION

**Doug Renner** 312.275.3137 **Mark Fredericks** 312.275.3109





## 10 N. Dearborn Street

#### SECOND GENERATION RESTAURANT OPPORTUNITY IN CHICAGO'S LOOP



FOR MORE INFORMATION

**Doug Renner** 312.275.3137 **Mark Fredericks** 312.275.3109 doug.renner@baumrealty.com mark@baumrealty.com



WWW.BAUMREALTY.COM

© 2020 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.