



7,660 SF flagship RETAIL SPACE FOR LEASE

orth Michigan Avenue is one of the most prestigious retail streets in the world and is often compared to New York's Fifth Avenue, San Francisco's Union Square, London's Bond Street, Beverly Hills' Rodeo Drive, Paris' Champs Elysees and Tokyo's Ginza.

Home to Chicago's most famous shopping experience and popular tourist destination, North Michigan Avenue's eight blocks contain retail, world-class hotels, regional malls and restaurants. Known as The Magnificent Mile, this mixed-use retail and entertainment corridor extends from the Chicago River north to Oak Street.

940 North Michigan Avenue lies on the northern portion of the Magnificent Mile, along the eastern edge of the Gold Coast. This proximity provides further consumer exposure as the area attracts the world of elite fashion, decadent dining and nightlife. The high luxury presence in The Gold Coast has created a reputation implicitly associated with haute couture.

The combination of upscale boutiques, world-class hotels, universally known brands and large department stores creates the unique synergy of the North Michigan Avenue shopping district.

Anchoring the corner of Michigan Avenue and Walton Street and sharing the intersection with the following Chicago Flagships:





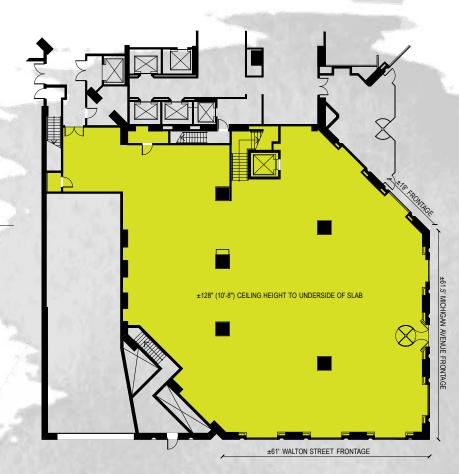






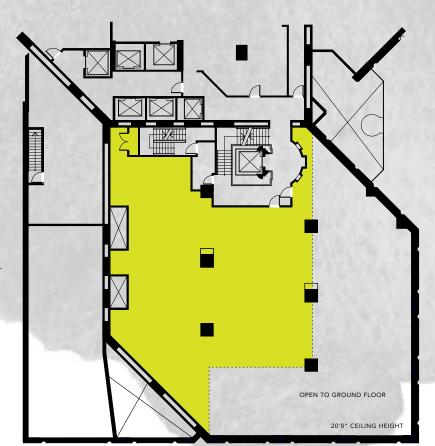
Artist's conceptual rendering



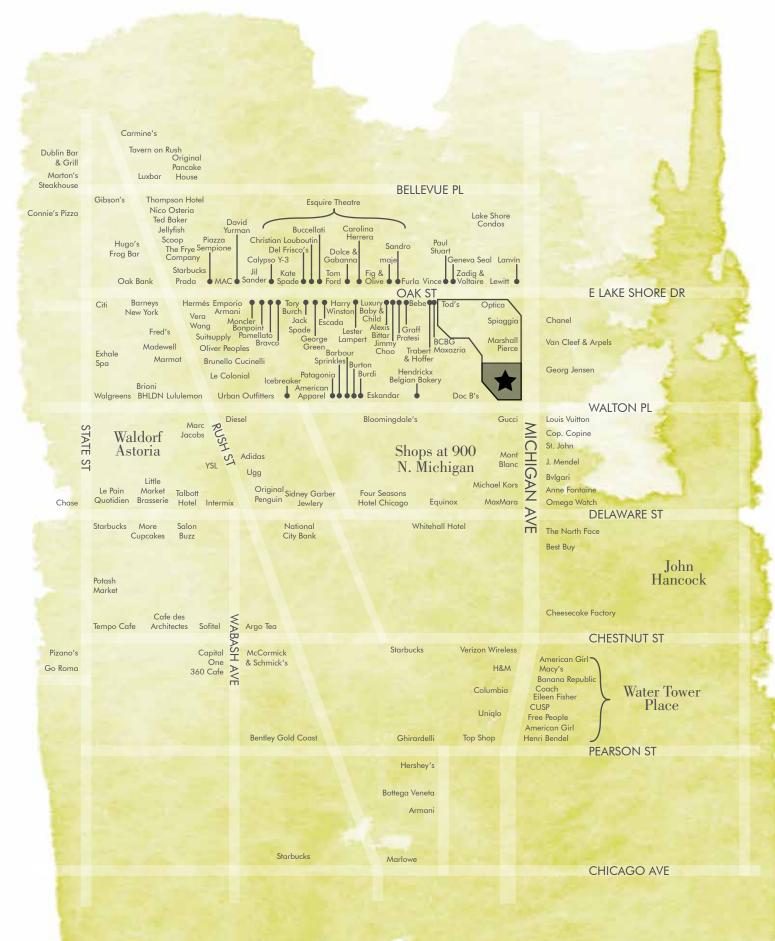


TOTAL | 11,728 SF

GROUND | 7,660 SF



MEZZANINE | 4,068 SF



the high street

NOTABLE CO-TENANTS

• michigan avenue

Chanel | Van Cleef & Arpels | Burberry | Louis Vuitton | Tiffany & Co. | Cartier | H&M |
American Girl | Nike Town | Apple | Bloomingdale's | Neiman Marcus | Nordstrom | Saks
Fifth Avenue | Tumi | La Perla | Stuart Weitzman | The Disney Store | Armani | Bottega Veneta | Ghirardelli Café | The Hershey Store | Crate & Barrel | Banana Republic | Gap | Levi's |
Garmin | Cole Haan | Ferragamo | Zara | Brooks Brothers | Columbia Sportswear | Georg
Jensen | Alice + Olivia | St. John | Top Shop | Michael Kors | Gucci | Mont Blanc | Bylgari

• shopping centers

Water Tower Place

Macy's | American Girl | Lacoste | CUSP | Sephora | Swarovski | Victoria's Secret | Akira | Ann Taylor | Aritzia | Banana Republic | bebe | Free People | Henri Bendel | Bare Minerals | Coach

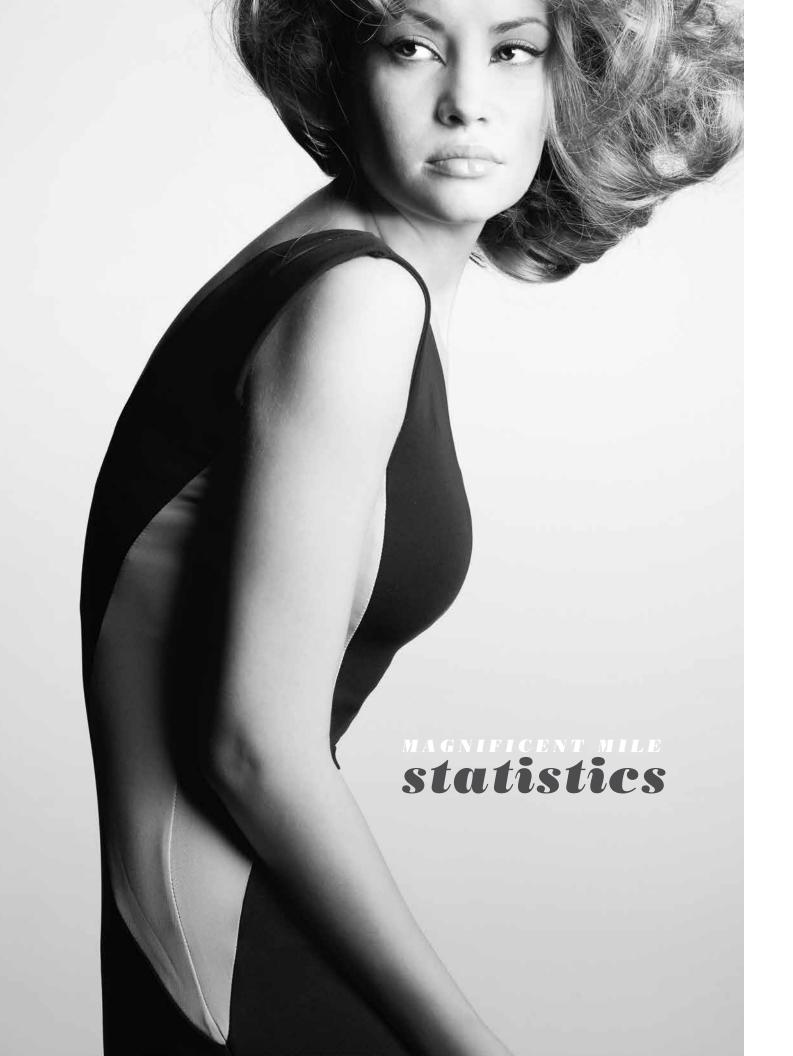
• 900 Shops

Bloomingdale's | Club Monaco | Diesel | Gucci | J. Crew | Kate Spade New York | Caché | lululemon | MaxMara | Michael Kors | Montblanc | Sur La Table | St. Croix | Ugg Australia

The Shops at North Bridge

Nordstrom | Kiehl's | Hugo Boss | Eataly | Forever 21 | Armani Exchange | White House Black Market | Tommy Bahama | Room and Board | Swatch

9



North Michigan Avenue has exceptionally high traffic levels resulting in the street level retail maintaining a sub 4% vacancy rate since 1991.

WITHIN HALF-MILE RADIUS OF ADDRESS

Square Feet of Occupied Office Space

8,740,667

Average Household Income

\$110,000+

Number of Daytime Employees

70,000+

Residents

34,000+

Number of Hotels

35 (9,559 Rooms)

ON NORTH MICHIGAN AVENUE

Annual Retail Sales

\$1.9 Billion

Average Daily Pedestrians

40,000

Square feet of retail space*

3.3 Million

Average daily vehicles

42,000

Annual Visitors to the avenue

30 Million

Number of Flagship & Boutique Stores on NMA

460

Office Buildlings on NMA

144

stincluding the three malls on the avenue





The information contained in this report was supplied by sources deemed to be reliable, or when information was not available, represents CBRE's estimates. No warranty or representation, express or implied, is made by CBRE, its officers, directors, shareholders or agents as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, changes of terms or other conditions. Copyright 2014 CBRE. All rights reserved. Printed in the United States of America. Except as permitted under the United States Copyright Act of 1976, as amended, no part of this report may be reproduced or distributed in any form or by any means, or sored in a database or retrieval system, without the prior written permission of the copyright owner.