

MAGNIFICENT MILE

CIM + *GOLUB* + CBRE

444 N  
M  
A

FLAGSHIP RETAIL OPPORTUNITIES

MAGNIFICENT MILE | CHICAGO, ILLINOIS



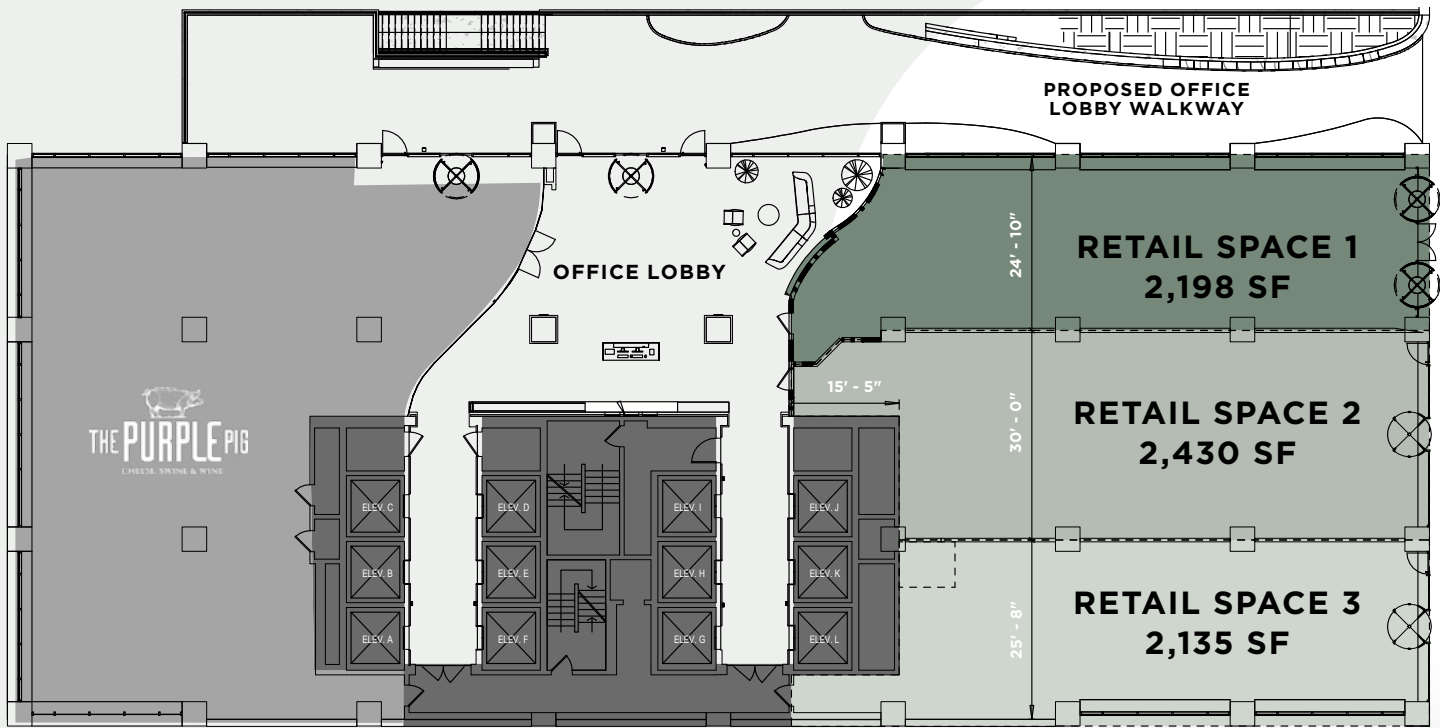
## OPPORTUNITY

444 North Michigan offers unique small shop flagship retail opportunities with multiple configurations available.

Situated at the base of a 518K SF+ Class A office tower, the ground floor is being reconfigured to provide up to 6,763 SF of flexible retail space fronting the Magnificent Mile. Boasting over 80 feet of frontage and the ability for tenant branded storefronts, the prominence and visibility offered at 444 North Michigan Avenue provides an elegant lure to capture consumers from the nearly 30 million visitors who travel Michigan Avenue every year.

Drawing tourists and visitors from the south, office workers and local residents from the east and west as well as the ever-present shopping populations along the avenue, 444 North Michigan Avenue offers an ideal location for small shop retailers looking to cement themselves at the center of Chicago's famed high street.

- + *Small shop **flagship** retail*
- + ***Multiple configurations** available*
- + *Up to **6,763 SF***
- + ***Tenant Branded** Store Fronts*



ARTIST CONCEPTUAL RENDERING



# FLOOR PLANS

## OPTION A | 3 TENANT

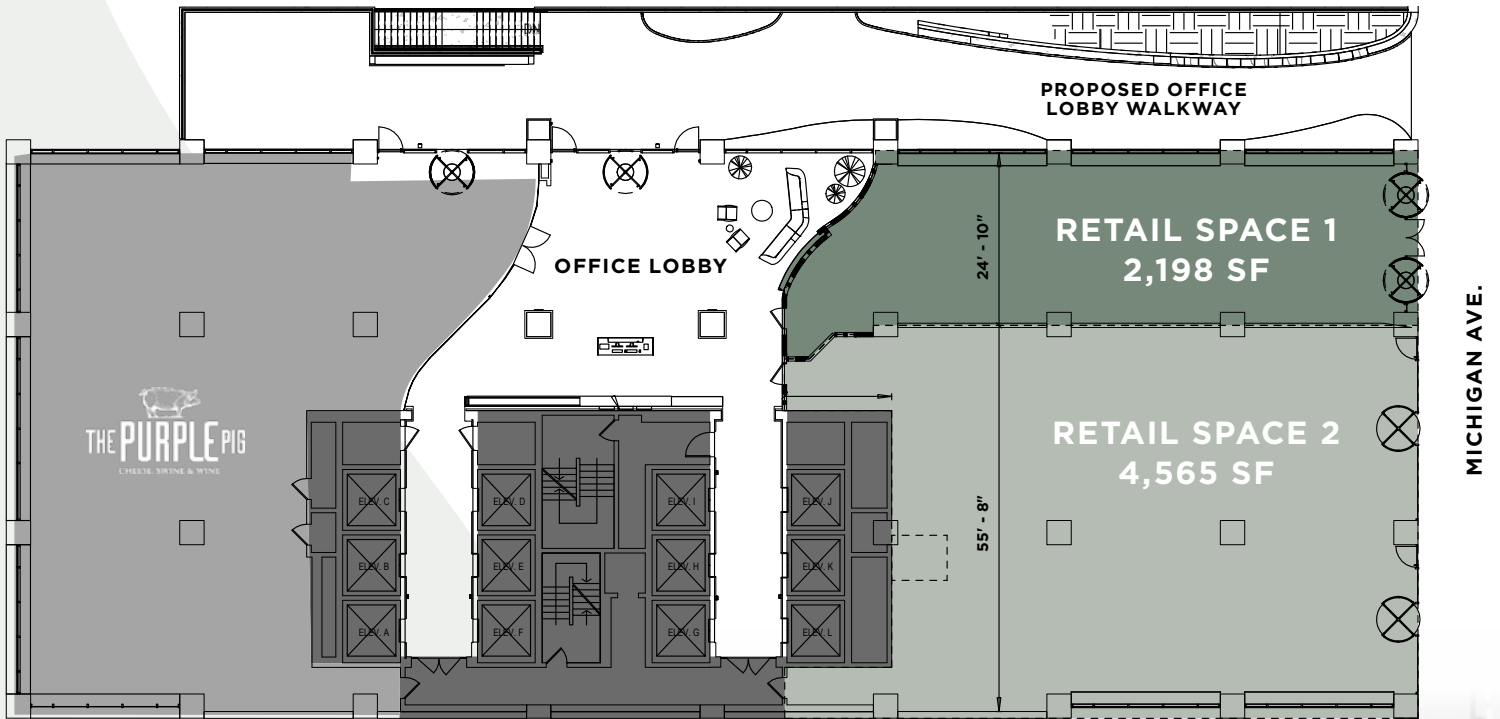
RETAIL SPACE 1 - 2,198 SF

RETAIL SPACE 2 - 2,430 SF

RETAIL SPACE 3 - 2,135 SF



# FLOOR PLANS



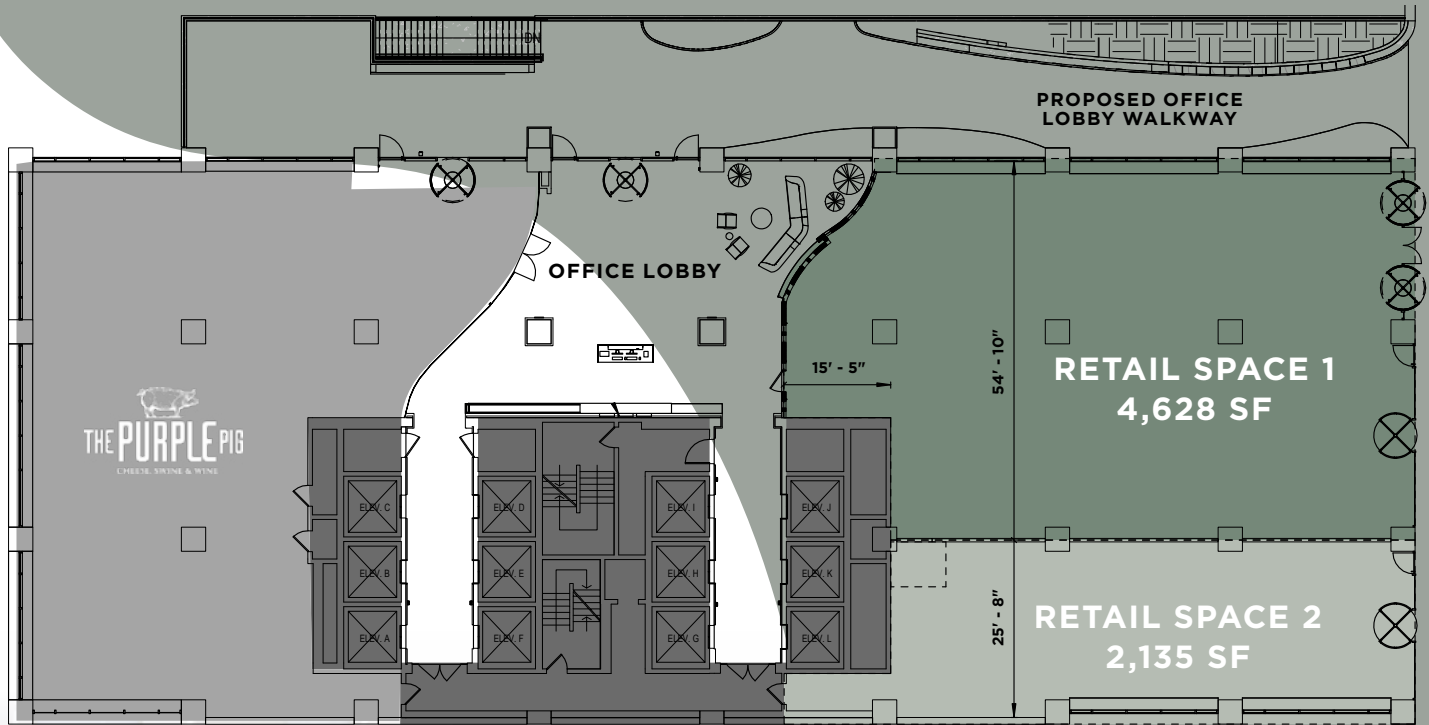
## OPTION B1 | 2 TENANT

RETAIL SPACE 1 - 2,198 SF

RETAIL SPACE 2 - 4,565 SF



ARTIST CONCEPTUAL RENDERING



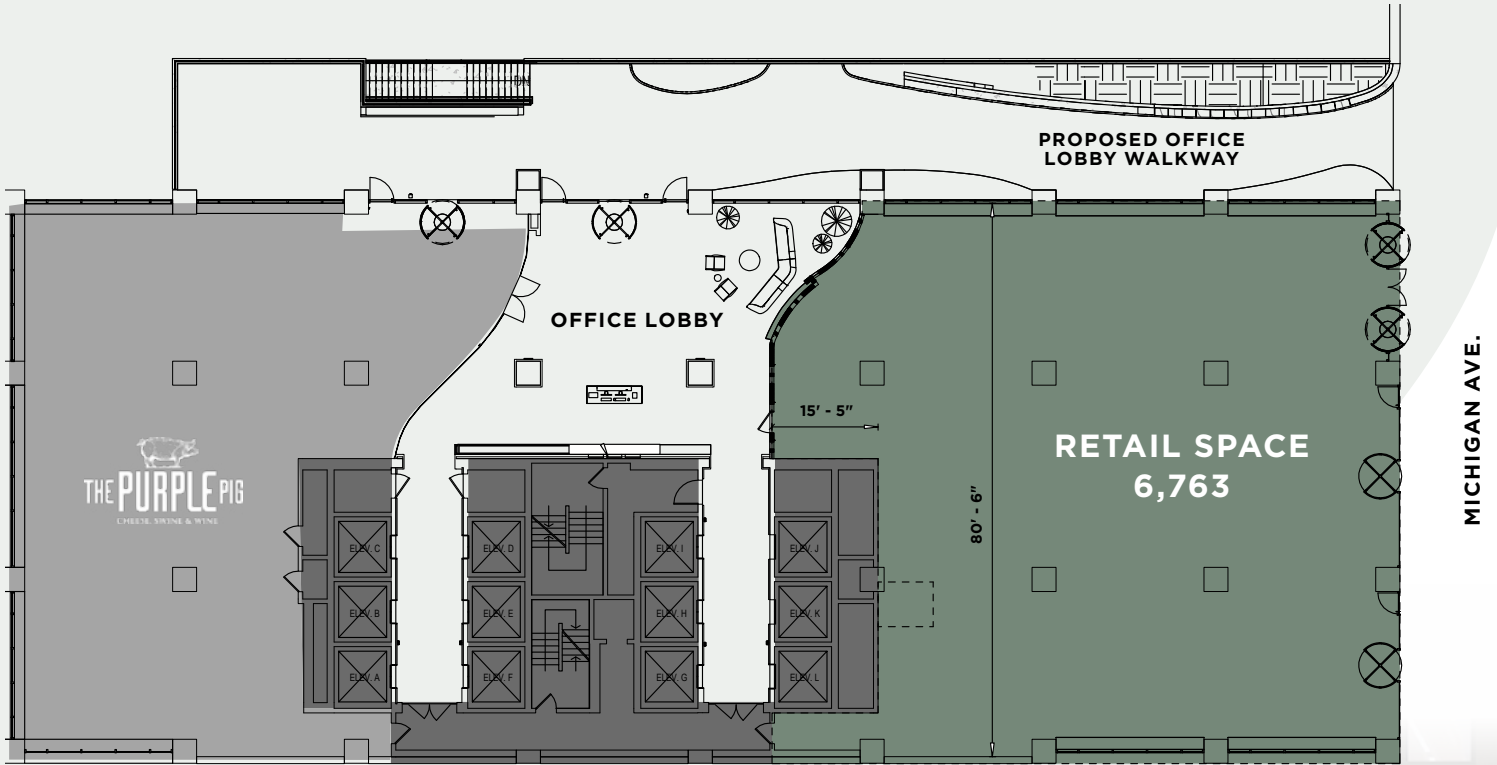
## OPTION B2 | 2 TENANT

RETAIL SPACE 1 - 4,628 SF

RETAIL SPACE 2 - 2,135 SF







ARTIST CONCEPTUAL RENDERING



# FLOOR PLANS

## OPTION C | 1 TENANT

RETAIL SPACE 1 - 6,763 SF





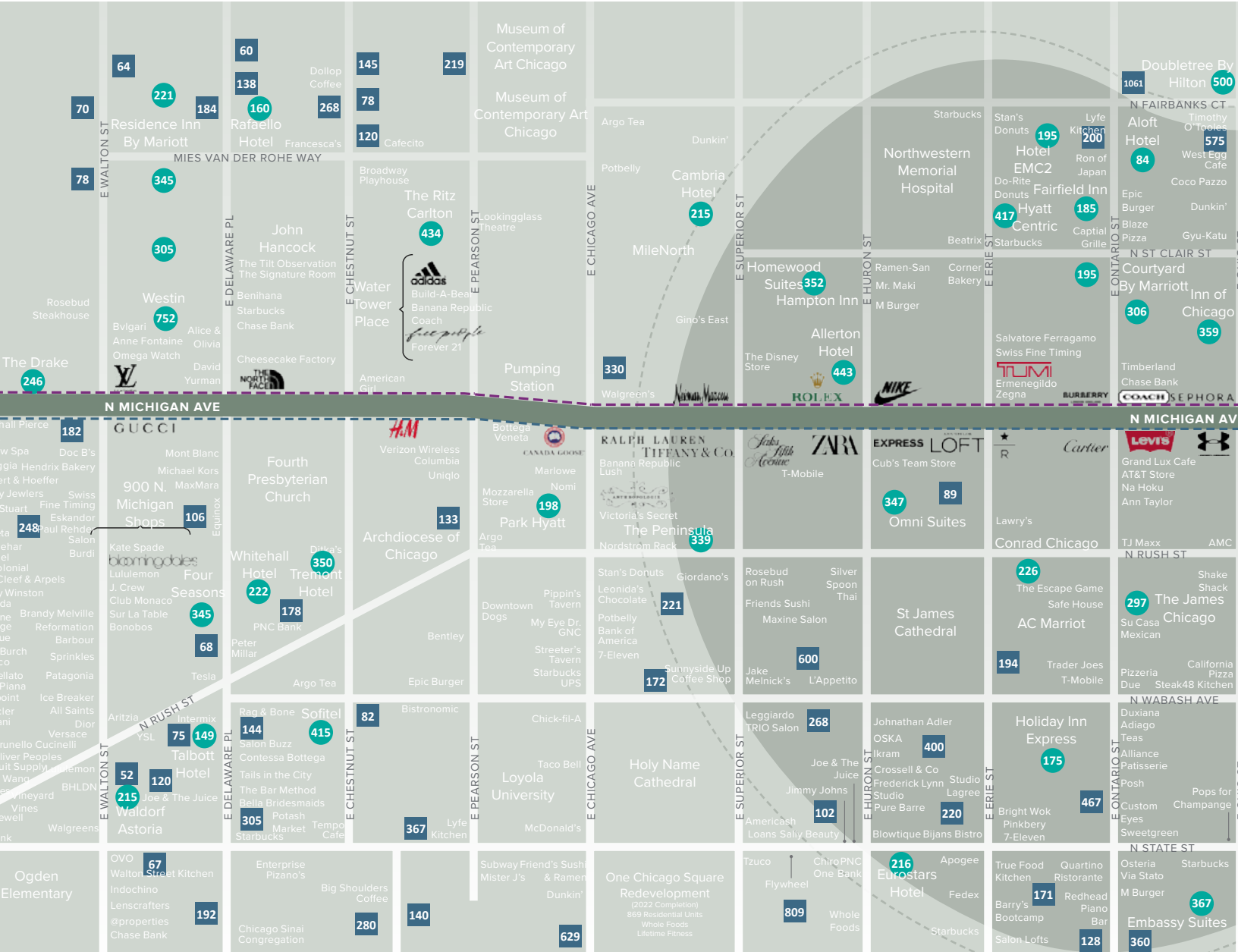
**30M**  
ANNUAL VISITORS TO NMA



**3.3M SF**  
OF RETAIL SPACE ON NMA



**\$15B**  
IN TOURISM GENERATED SPENDING IN ALL OF CHICAGO



**1 MILE RADIUS**



**94,438**  
RESIDENTS



**334,501**  
DAYTIME POPULATION



**156,786**  
AVERAGE HH INCOME



# 42K

## AVERAGE DAILY VEHICLES



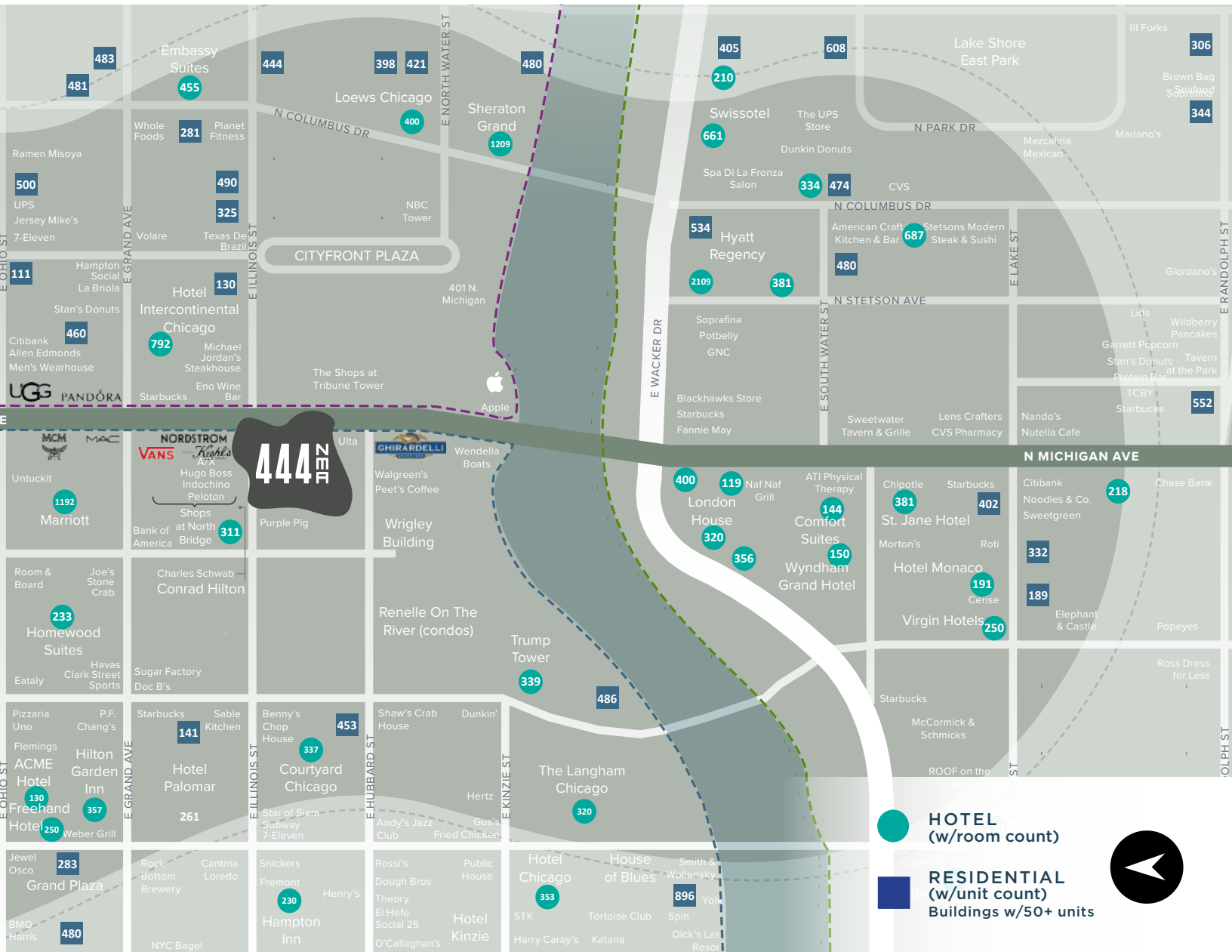
# 55K

## AVERAGE DAILY PEDESTRIANS (WEEKENDS)



# 44K

## AVERAGE DAILY PEDESTRIANS (WEEKDAYS)



# 17.7M SF

OF OFFICE SPACE IN THE NMA SUBMARKET



# 25.1K

HOTEL ROOMS IN THE TRADE AREA



# 444 N m A

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