



# VISTA PROPERTY

435 North LaSalle



THE BUILDING

435 N LaSalle is a 50,000 RSF authentic brick and timber loft asset in the heart of Chicago's River North neighborhood.







Surrounded by everyday essentials from a variety of retailers, world famous restaurants, nearby transportation, residential developments and local attractions.

Unmatched branding and visibility opportunity with building top signage



LOCATION

One Mile Radius/Demographics

|   |                  |   |
|---|------------------|---|
|    | <b>139</b>       | Wealth Index against National Average       |
|    | <b>126,300</b>   | Total Population                            |
|   | <b>\$182,668</b> | Average Household Income (\$127,278 median) |
|  | <b>36.5</b>      | Median Age                                  |
|  | <b>\$533,431</b> | Median Home Value                           |
|  | <b>84%</b>       | Education of Bachelors Degree or Higher     |



# Building Features

## LASALLE & HUBBARD STREET

Eyebrow signage opportunity

## BUILT IN 1906

Authentic brick + timber  
construction

## EFFICIENT SPACE

10,000 SF floor plates and  
sideloaded core

## DINING

Nearby restaurants and retail

## LOGISTICS

Loading dock and freight  
elevator access

## CEILING HEIGHTS

12' slab to slab

## PUBLIC TRANSIT

Nearby CTA rail at Clark/Lake +  
Merchandise Mart stop

## HIGHWAY ACCESS

4 blocks from Ohio Street feeder  
ramp

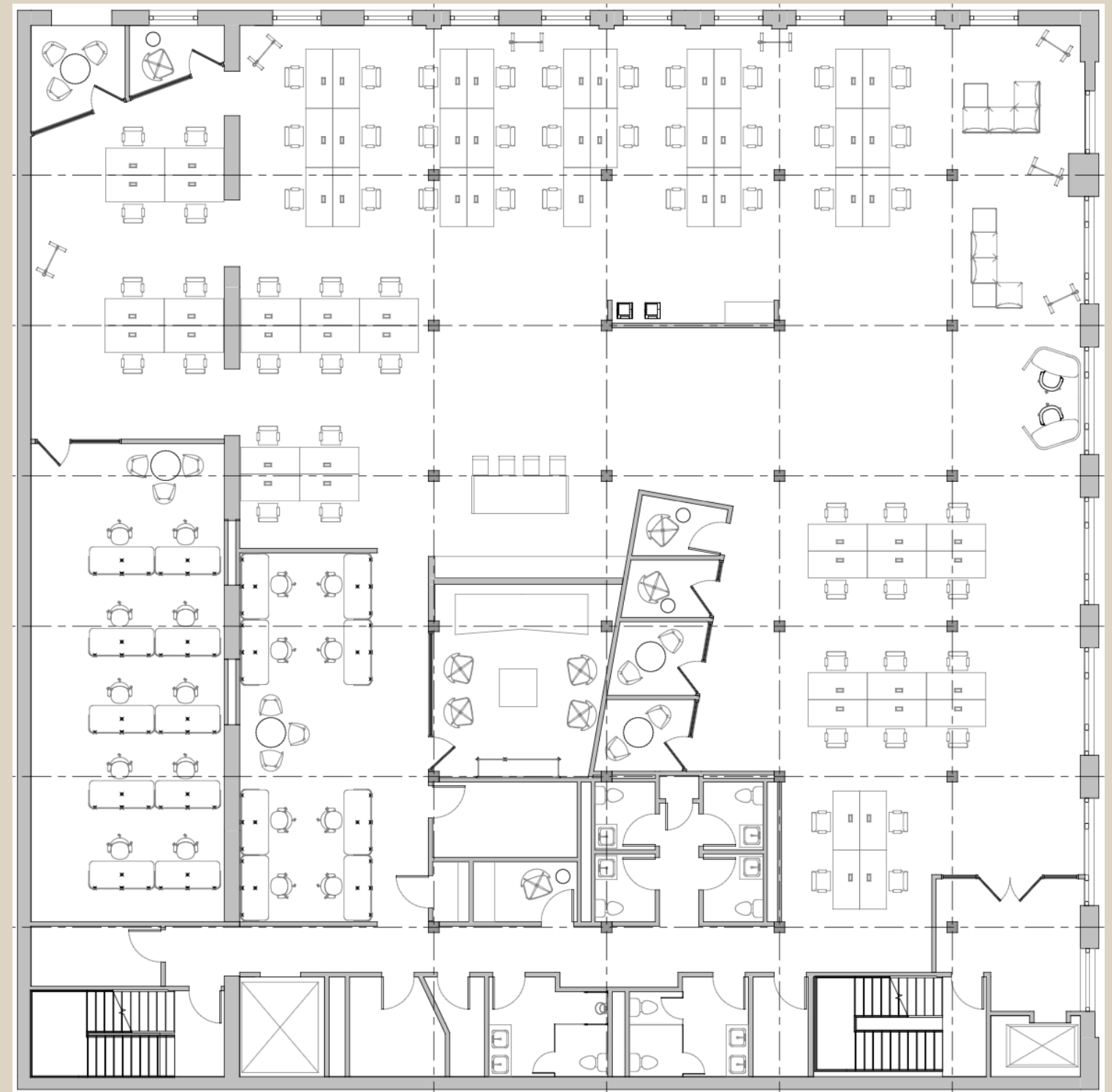
## LIVING

Surrounded by residential  
developments

# Third Floor 10,053 RSF

## SPACE FEATURES

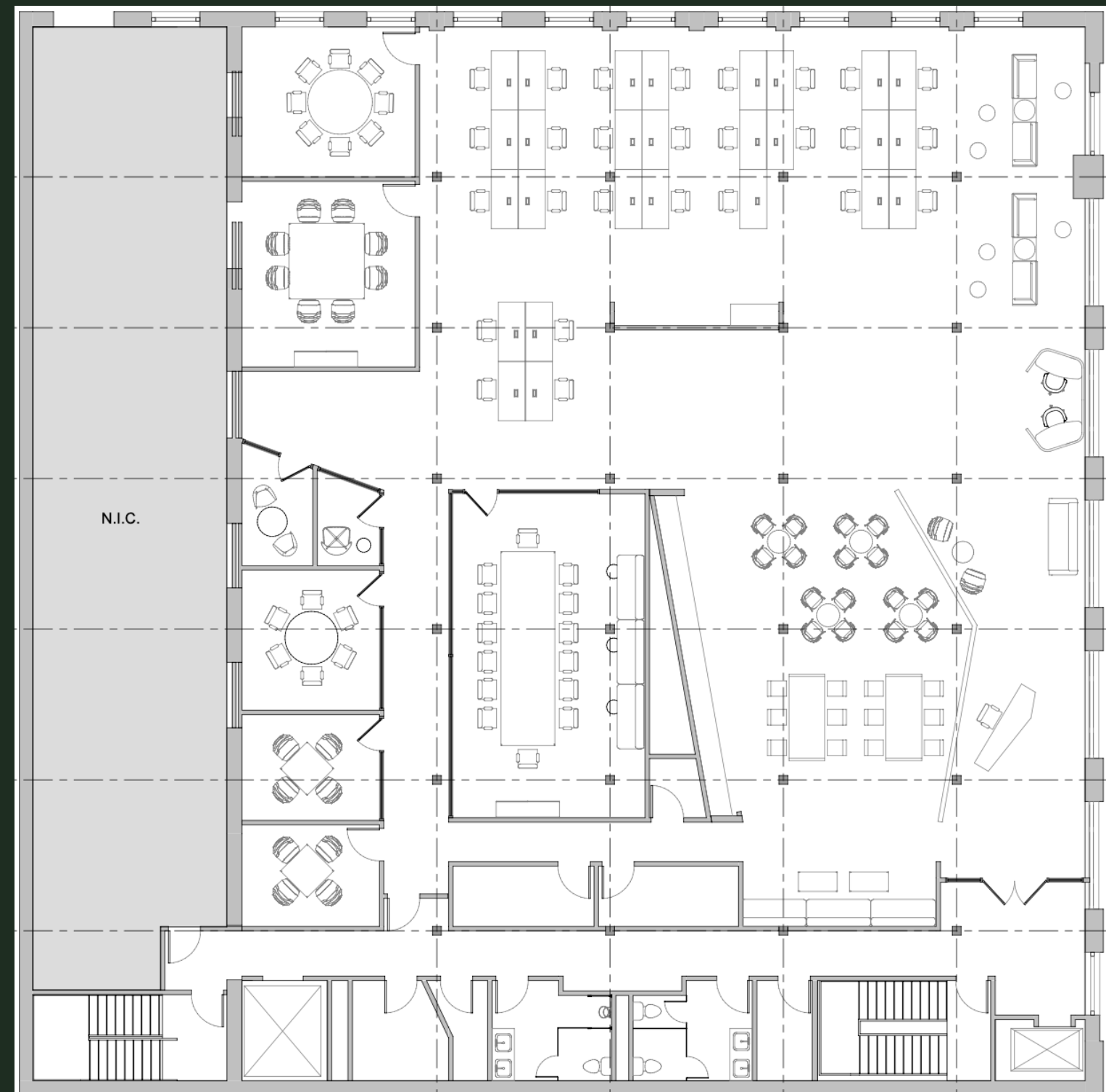
- 81 workstations
- 7 phone rooms
- Open collaboration
- Lounge + cafe



# Fourth Floor

## SPACE FEATURES

- 27 workstations
- 2, 4-person huddle rooms
- 3, medium conference rooms
- 1 large, 14-person board room
- Dedicated reception
- Open collaboration/townhall space











RETAIL ENTRANCE

**THE SHOP**

CONTEMPORARY ARTS CENTER

NEW ORLEANS





LOFT BUILDING PRECEDENT



MADISON ROSE 12



MADISON  
ROSE

CONTACT

Matt Pistorio

847.924.3952

[Matt@mad-rose.com](mailto:Matt@mad-rose.com)

Adam Pines

847. 814.1049

[Adam@mad-rose.com](mailto:Adam@mad-rose.com)

Abby McFadyen

312.316.1583

[Abby@mad-rose.com](mailto:Abby@mad-rose.com)