

# 535 NORTH ST. CLAIR

STREETERVILLE | CHICAGO

NORTHEAST CORNER OF GRAND AND ST. CLAIR





## 535 N. ST. CLAIR

is a new construction mixed-use development, designed by Norr, consisting of 248 luxury residential units, 39,310 RSF of office space, 7,630 SF of ground floor retail and 3 levels of parking.

Located at the northeast corner of St. Clair and Grand Avenue just east of Michigan Avenue in Streeterville.

Streeterville is a densely developed residential, commercial and entertainment neighborhood that is located between two of Chicago's top tourist destinations, The Magnificent Mile (22 Million visitors per year) and Navy Pier (9 Million visitors per year).

The submarket is home to Northwestern Memorial Hospital and the School of Medicine (+7,000 employees), as well as Ann & Robert H. Lurie Children's Hospital (+4,000 employees), which continue to drive a strong daytime population.

# SCENARIO 1: RETAIL & OFFICE OCCUPIER

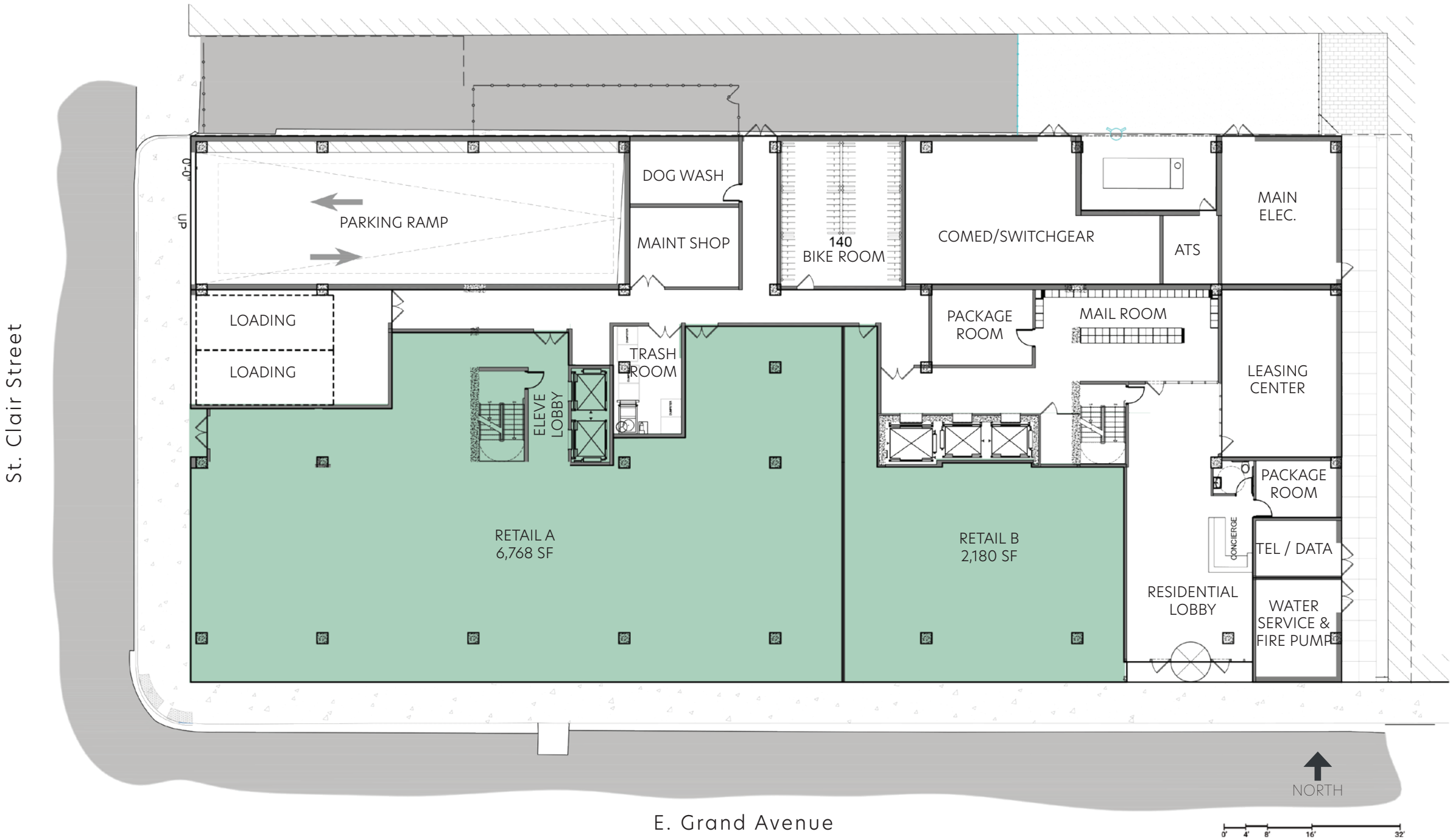
Office/Medical

8,948 SF  
Ground Floor

40' 6" Frontage  
St. Clair Street

164' Frontage  
E. Grand Avenue

Private elevators to the office space



# SCENARIO 2: RETAIL SPACE & SEPARATE PRIVATE OFFICE LOBBY

Retail / Restaurant

7,642 SF  
Ground Floor - Divisible

38' Frontage  
St. Clair Street

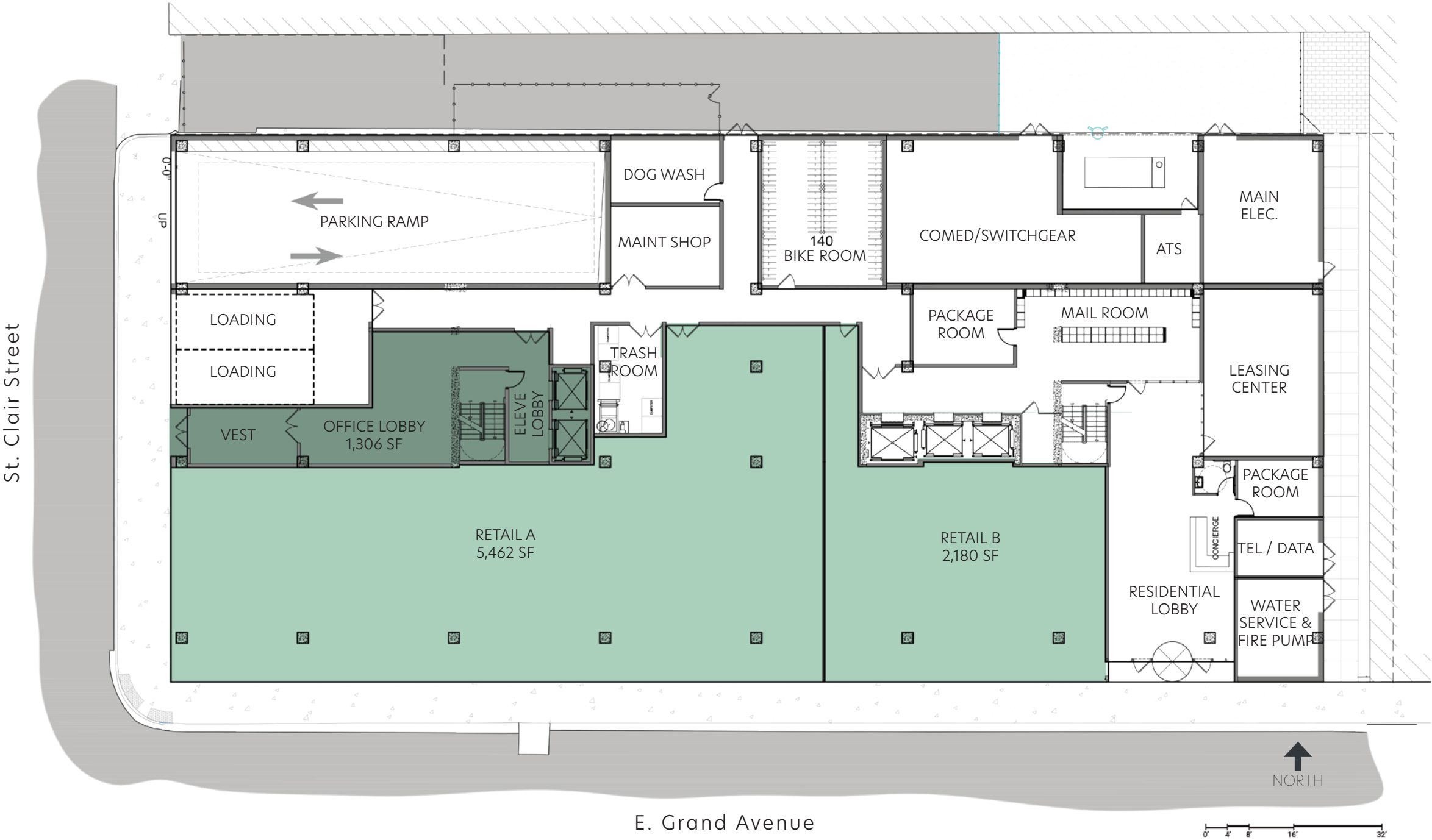
164' Frontage  
E. Grand Avenue

Office

1,306 SF  
Ground Floor - Dedicated Office Entrance

19,655 SF  
Floors 4 & 5

11' 6" Frontage  
St. Clair Street

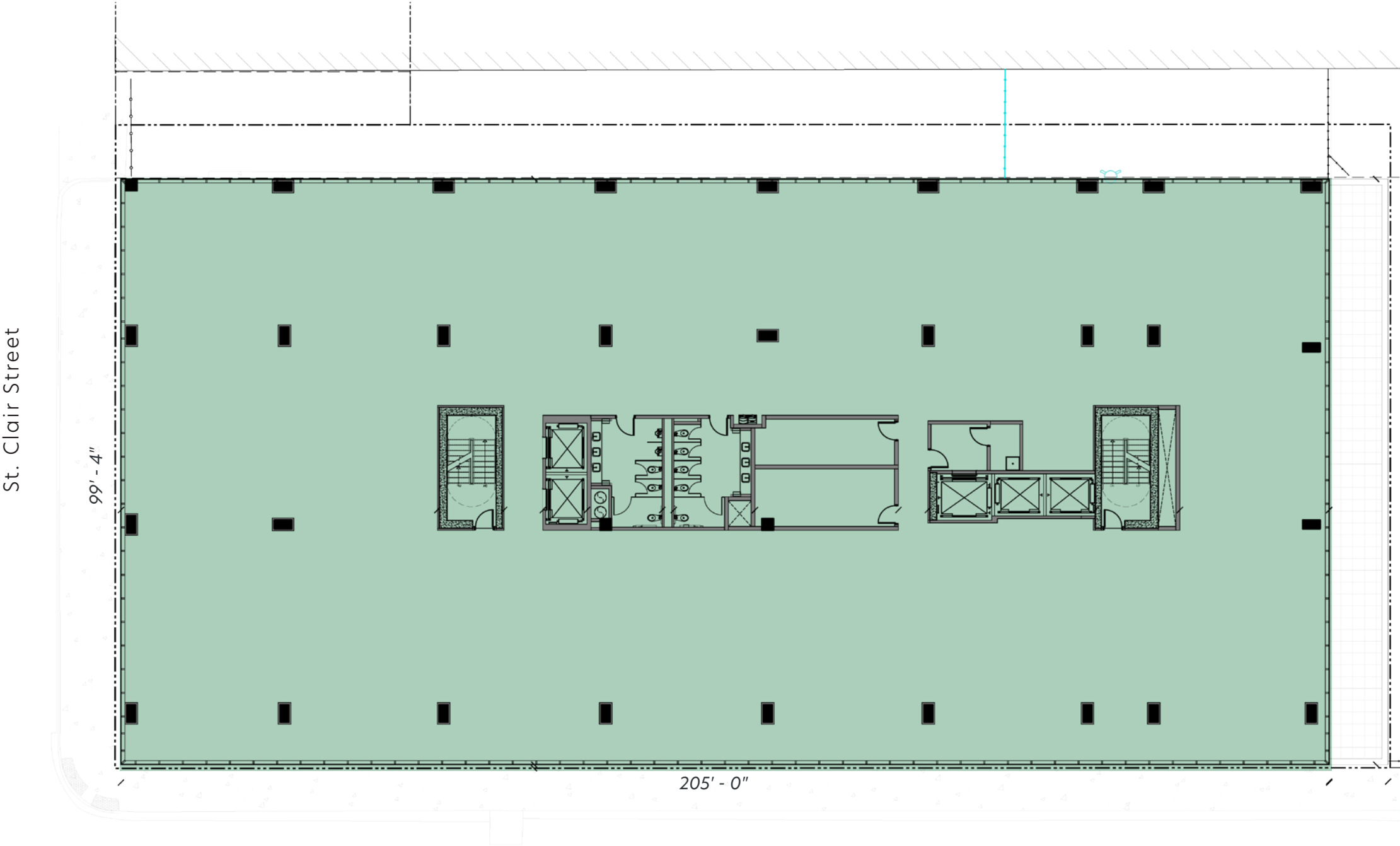


# OFFICE FLOOR PLAN

19,655 SF  
Floors 4 & 5

39,310 RSF contiguous vacancy

Private elevators exclusive to  
office occupants



# MEDICAL FLOOR PLAN

19,655 SF  
Floors 4 & 5

39,310 RSF contiguous vacancy

Private elevators exclusive to  
office occupants

24 exam rooms

4 executive offices

2 conference rooms

4 consult rooms

2 operating rooms

2 x-ray rooms

3 nurses stations

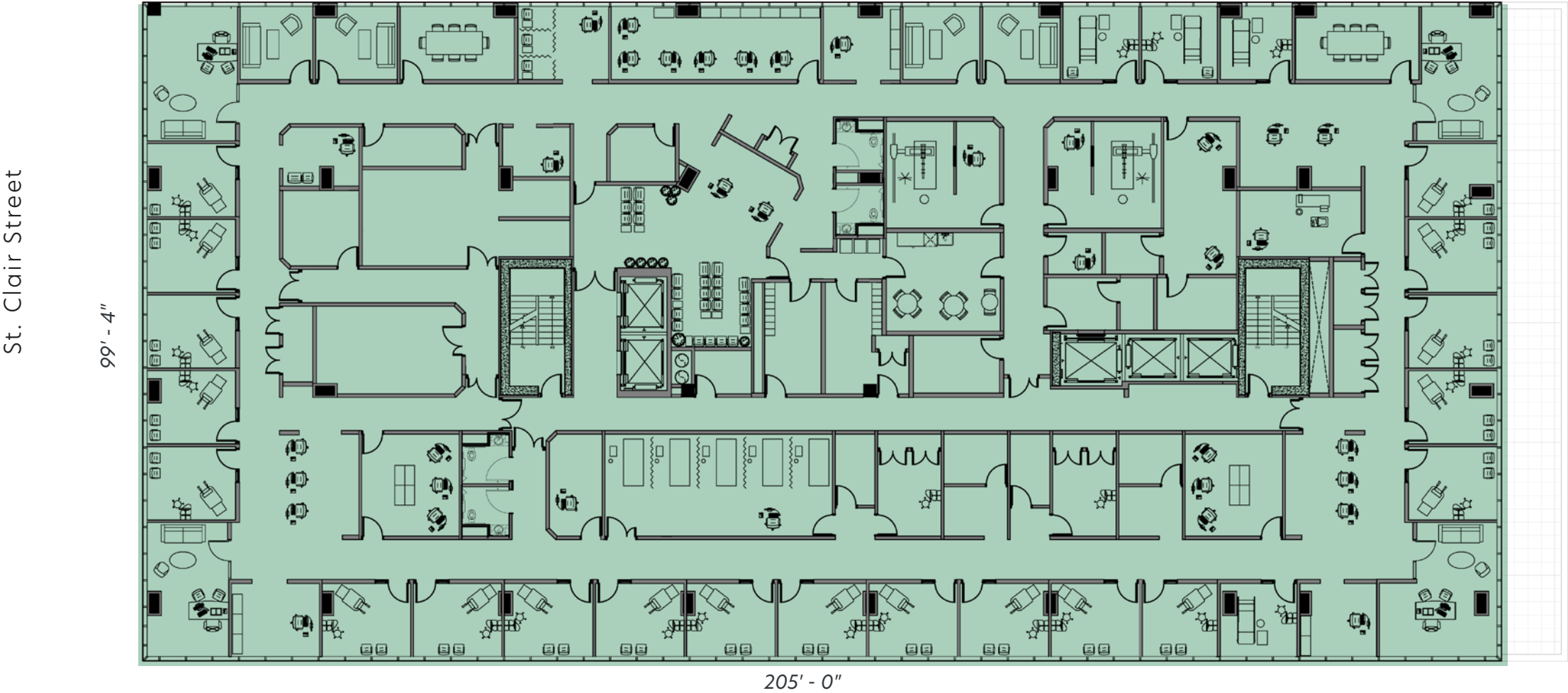
Ample support staff space

Reception

Waiting room

Employee break room

Private terrace access



# OFFICE FLOOR PLAN

19,655 SF  
Floors 4 & 5

39,310 RSF contiguous vacancy

Private elevators exclusive to  
office occupants

6 private offices

4 conference rooms

2 huddle rooms

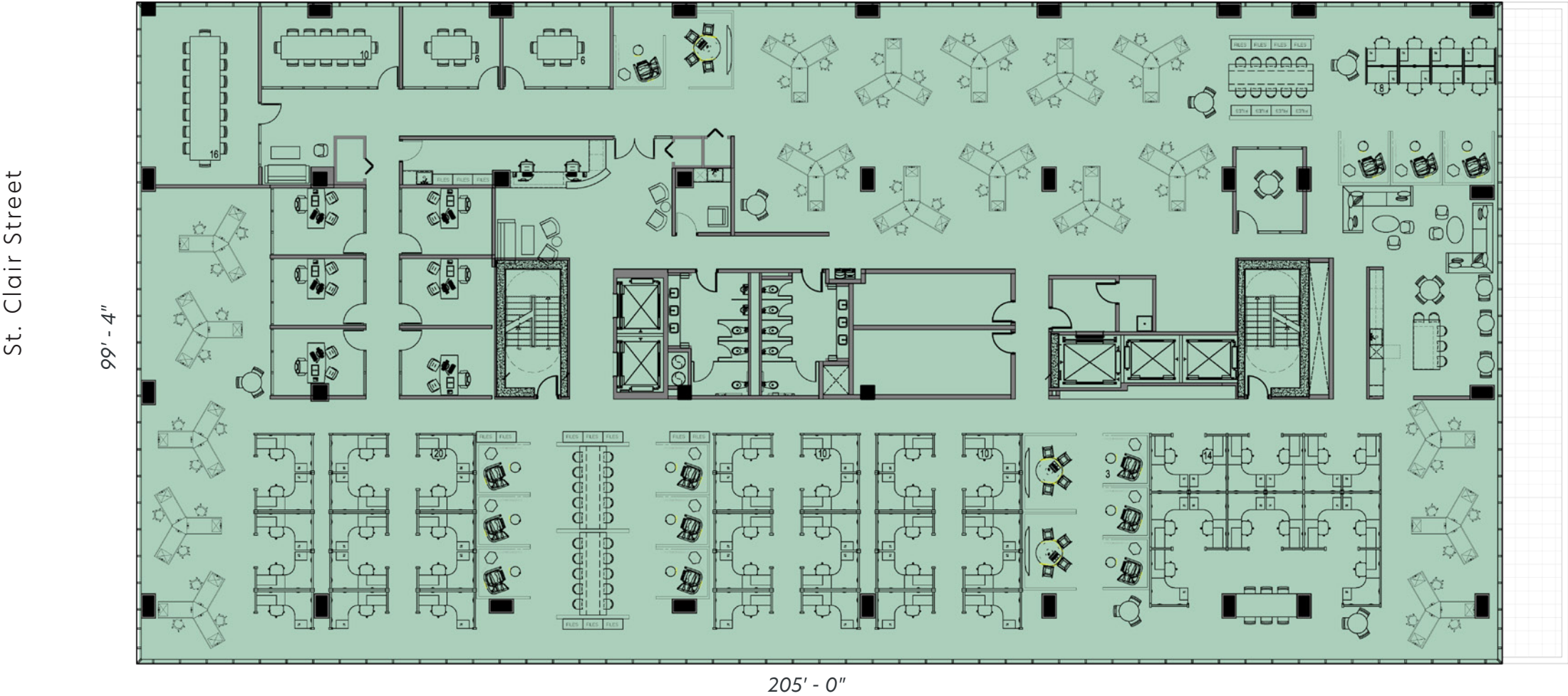
111 workstations

168 RSF per employee

Open soft seating throughout

Large kitchen and social space

Private terrace access



# LEGAL OFFICE FLOOR PLAN

19,655 SF  
Floors 4 & 5

39,310 RSF contiguous vacancy

Private elevators exclusive to  
office occupants

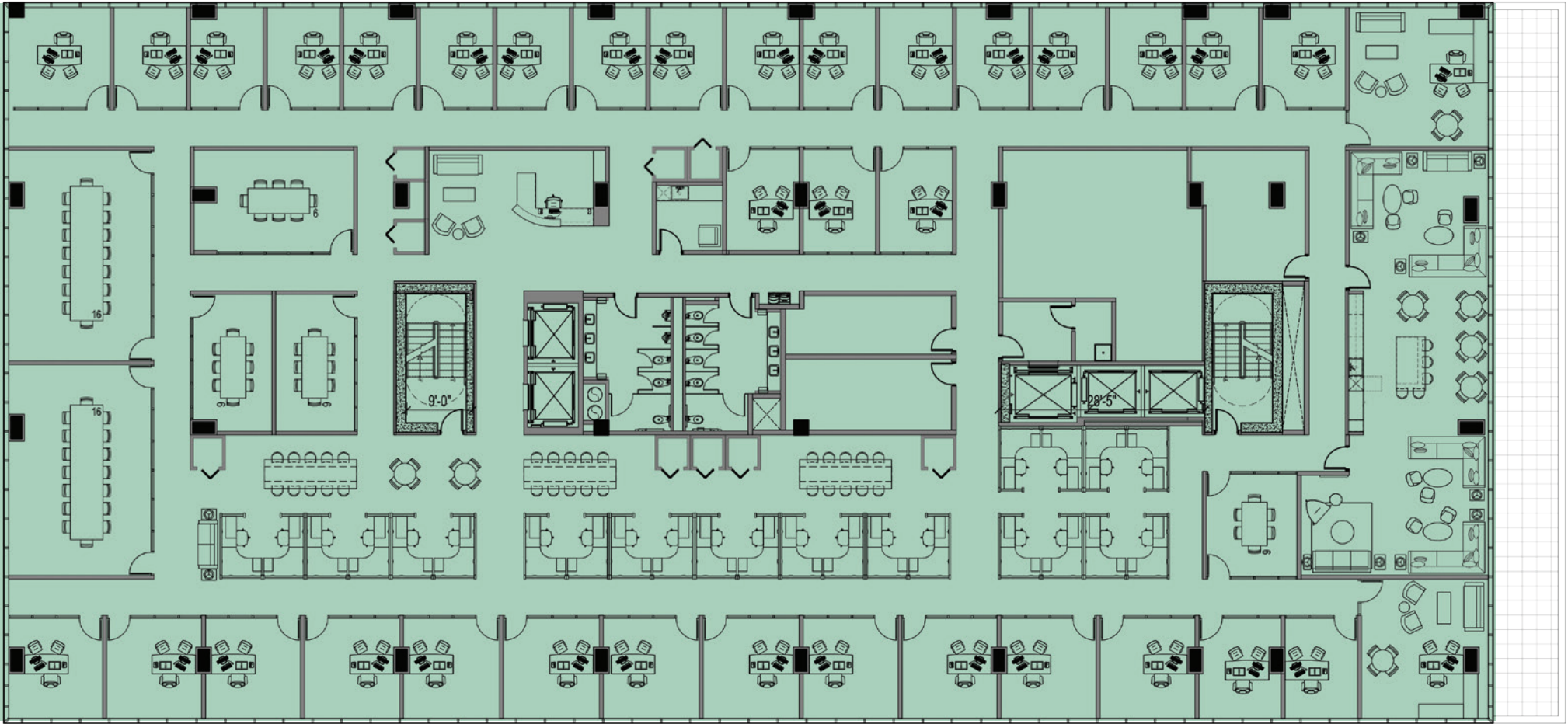
36 private offices

24 workstations

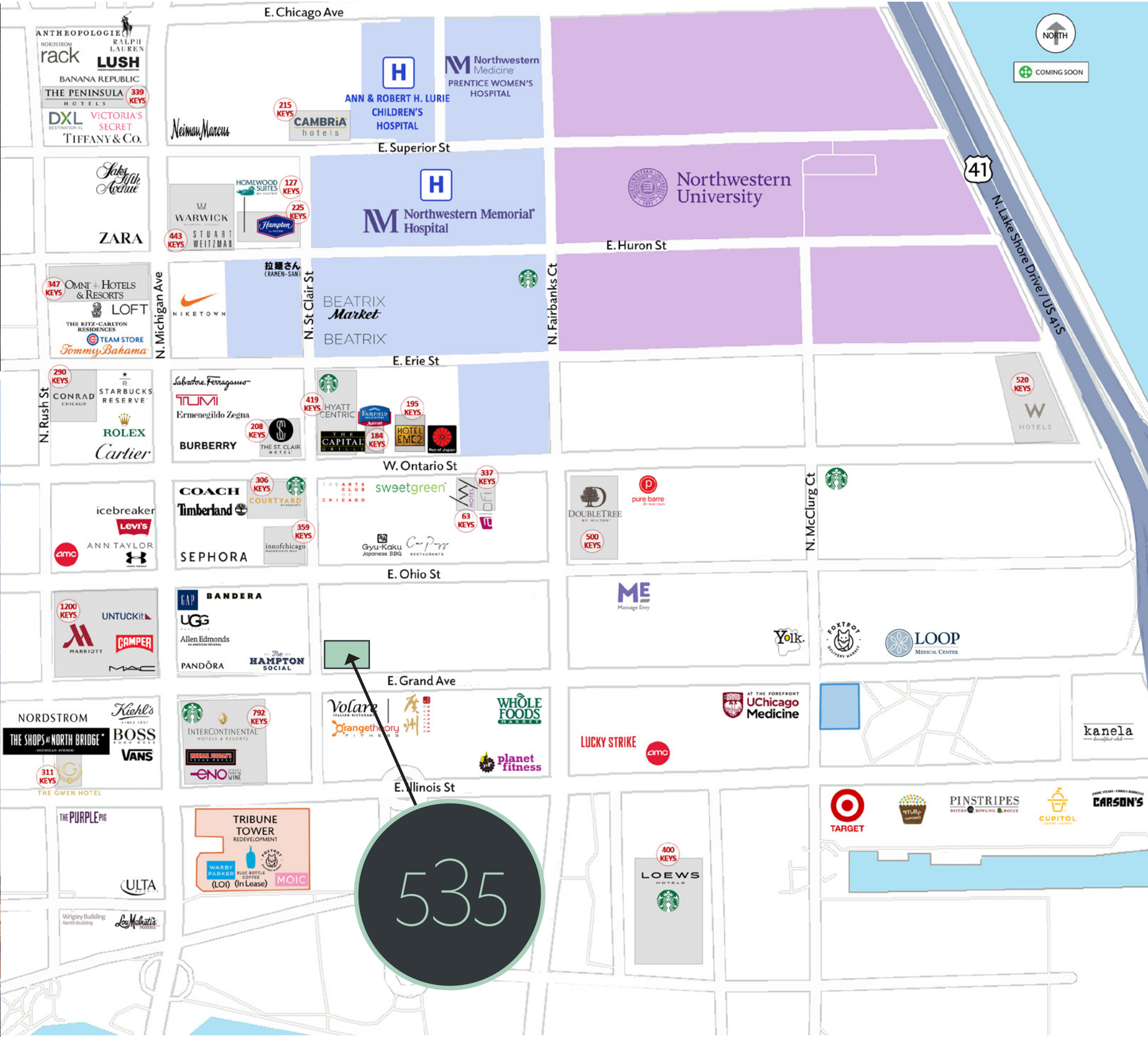
6 conference rooms

Private terrace access

St. Clair Street



# LOCATION



OFFICE INQUIRIES



MADISON  
ROSE

ADAM PINES

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DEVELOPED BY



MAVREK  
DEVELOPMENT

