

BLOCK THIRTY SEVEN

SHOPS ON STATE



FOOD.FASHION.FILMS

HIGHLIGHTS

BLOCK 37 is a five level Lifestyle Center located in the heart of Chicago's Loop. Thanks to increased residential and hotel development, local promotion of iconic culture and tourist attractions, robust Theatre and Business Districts, and a continuously evolving concentration of higher education students and faculty, the Loop is the ideal incubator for business development and professional growth.

The Center is home to premier fashion and lifestyle brands such as ZARA, Sephora, Akira, Francesca's, Banana Republic Factory, Sunglass Hut, Magnolia Bakery, and Starbucks among many others.

Additionally, Block 37 is renowned for its first-class entertainment including an expanded First Ascent Climbing and Fitness, Five Iron Golf - newly opened in the fall of 2021, and AMC Dine-In Theatres.

Visited by 9+ million patrons annually and connected at it's Pedway level to the CTA Red and Blue Lines, Block 37 offers a convenient way to shop, dine and play locally. The Center shares a footprint with Marquee, a 38 story 690-unit residential tower boasting over 1K+ residents.

THE NUMBERS

Five Levels of Prime Retail
275,373 SQ FT

38 Story Luxury Apartment Tower
690 Units

DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	84,691	336,544	781,720
2027 Projected Population	93,171	359,232	808,217
Households	52,418	180,458	366,012
2027 Projected Households	58,002	193,839	380,847
Average Household Income	\$181,307	\$163,195	\$141,460
2027 Projected Average Household Income	\$209,175	\$188,339	\$163,668
Average Age	36	36	37
2027 Projected Average Age	37	37	38

WORKPLACE STATS

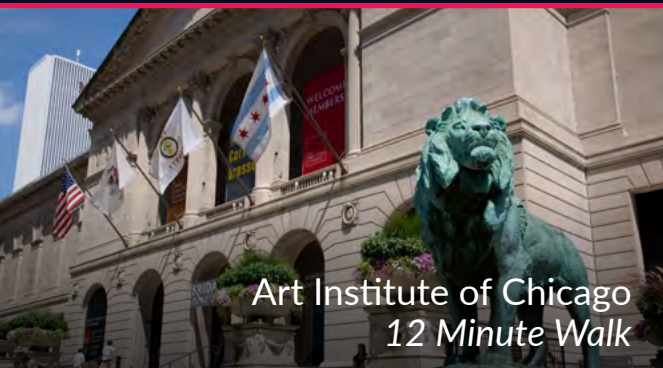
	1 mi	3 mi
Total Businesses	24,881	41,223
Total Employees	448,306	645,410

Sources: Placer AI

LOCAL CONNECTIONS ■ ■ ■



Adler Planetarium
11 Minute Walk



Art Institute of Chicago
12 Minute Walk



Cloud Gate
9 Minute Walk



Field Museum
15 Minute Drive



Crown Fountain
9 Minute Walk



Chicago Cultural Center
7 Minute Walk



Museum of Science & Industry
15 Minute Drive



Millennium Park / Maggie Daley Park
15 Minute Walk



Daley Plaza
1 Minute Walk



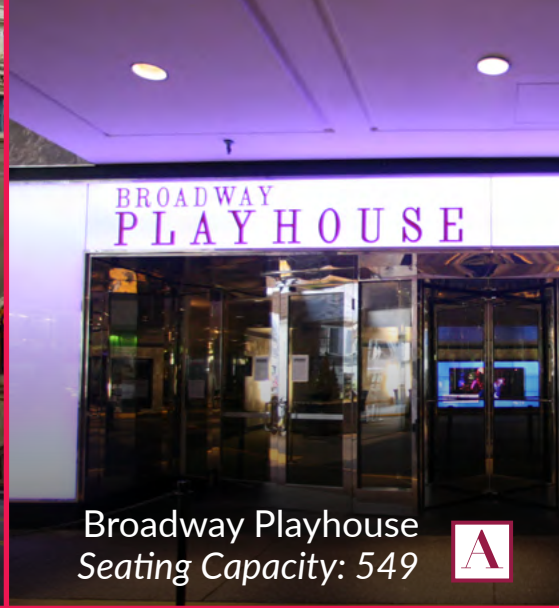
Grant Park
22 Minute Walk

Hotels in the Chicago Loop ¹	37
Average Monthly Hotel Visits In The Chicago Loop ¹	80,357
Block 37 Annual Foot Traffic	9.5 Million
Block 37 Weekly Pedway Foot Traffic	100,000
Average Daily Pedestrians Along State Street ²	20,000
SQ FT of State Street Retail	2 Million
Retail Consumer Spending State Street	\$401 Million (1 mile)
Red Line at Lake Street Ridership ³	2.8 Million
Blue Line at Washington Ridership ³	1.8 Million

Sources: 1) Placer AI. 2) Chicago Loop Alliance via Springboard.
3) 2022 Chicago Transit Authority Ridership Report.

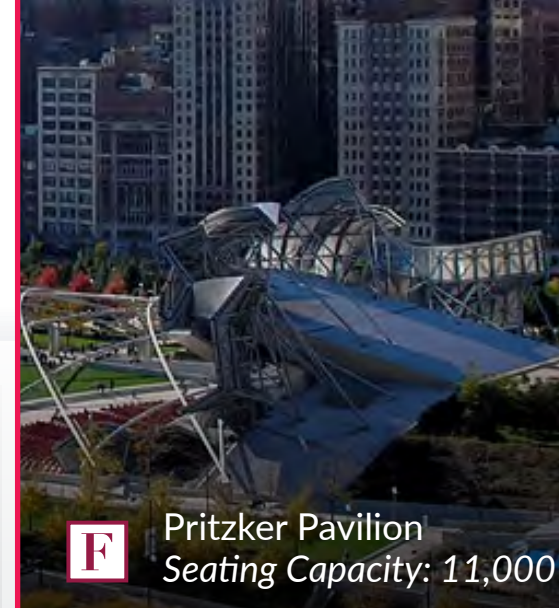
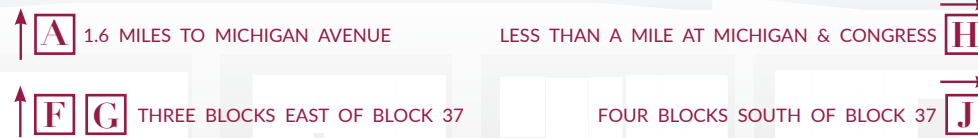


Chicago Theatre
Seating Capacity: 3,600 **B**

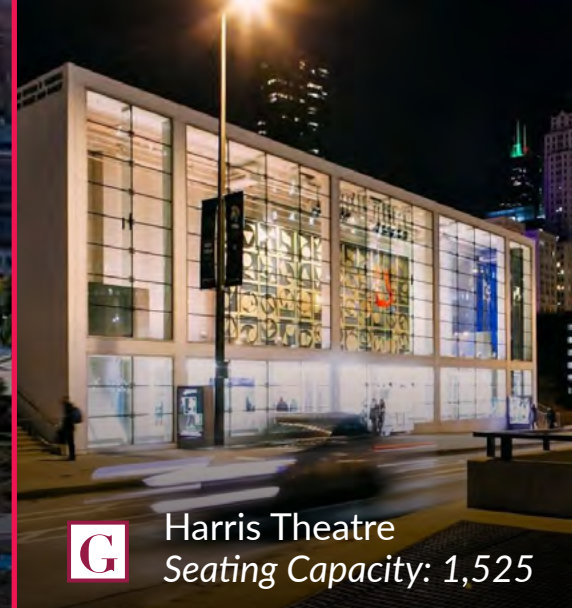


Broadway Playhouse
Seating Capacity: 549 **A**

BLOCK 37 is located in the heart of Chicago's Theatre and Business District, just two Blocks west of Millennium Park, Chicago's Cultural Mile, just across from Daley Plaza.



F Pritzker Pavilion
Seating Capacity: 11,000



G Harris Theatre
Seating Capacity: 1,525



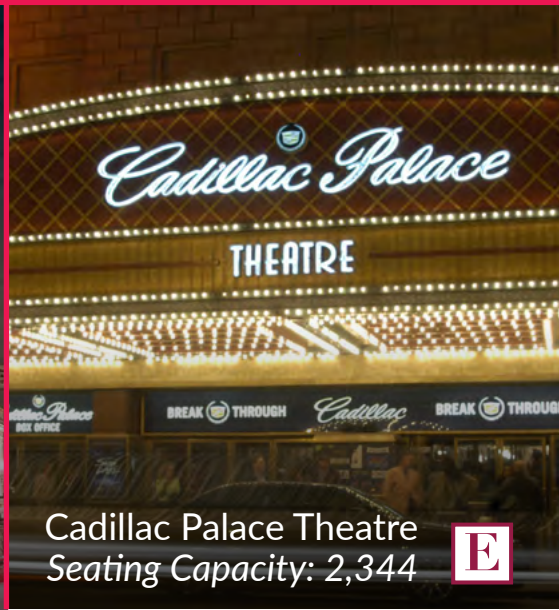
Nederlander Theatre
Seating Capacity: 1,232 **C**



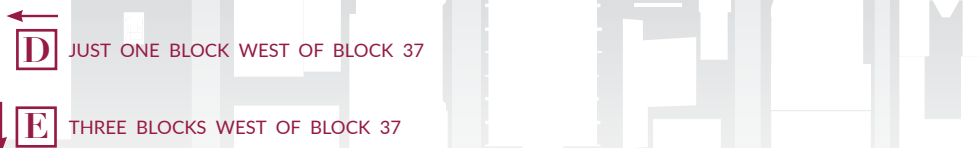
H Auditorium Theatre
Seating Capacity: 3,875



Goodman Theatre
Seating Capacity: 850 **D**



Cadillac Palace Theatre
Seating Capacity: 2,344 **E**



Grow Among **BLOCK 37's**
Exciting Retail Community.



J Chicago Symphony
Seating Capacity: 2,522



I CIBC Theatre
Seating Capacity: 1,800

Sources: Sitewise/CoStar

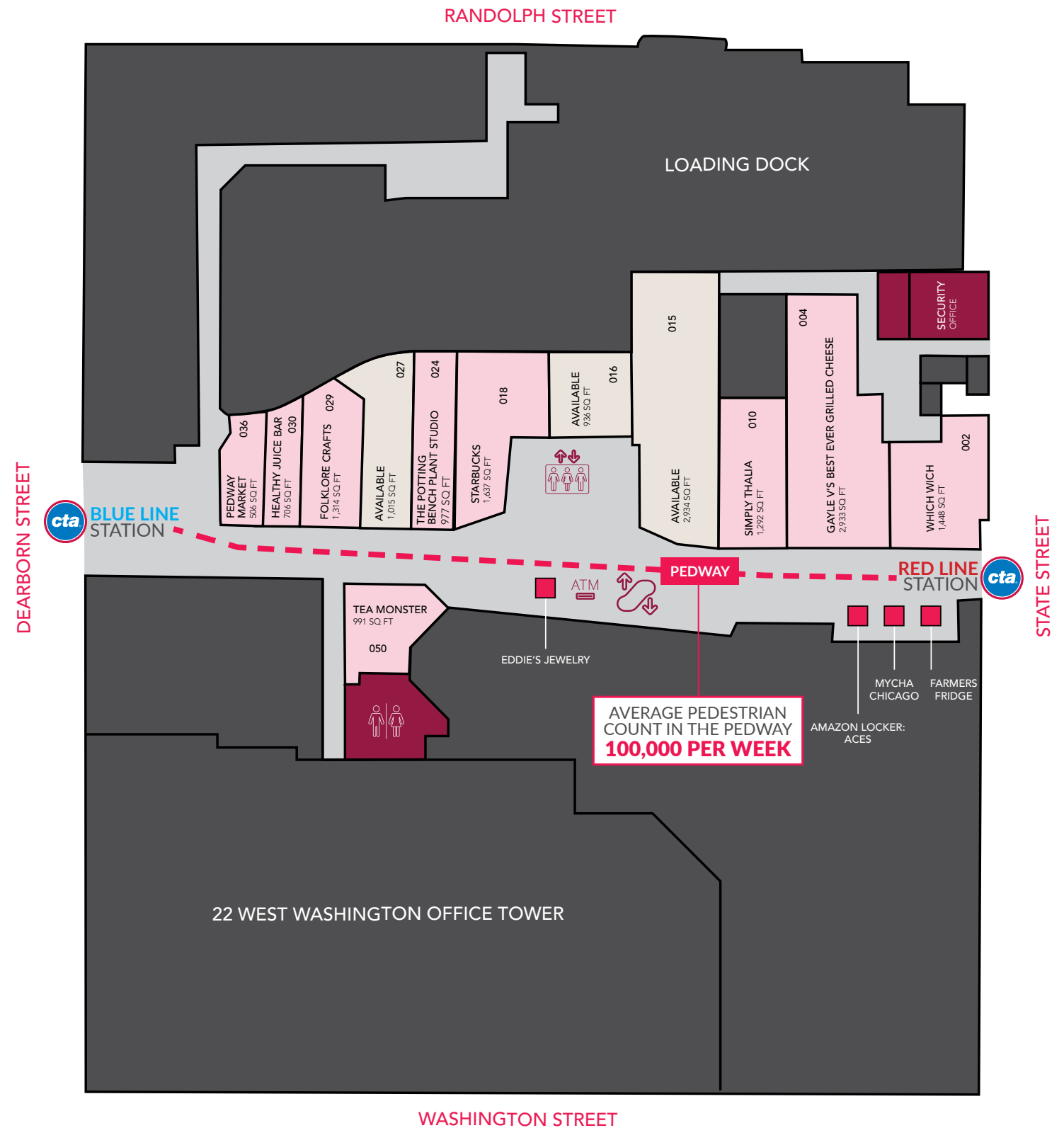
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PEDWAY

002	Which Wich	1,448 sf
004	Gayle V's Best Ever Grilled Cheese	2,933 sf
010	Simply Thalia	1,292 sf
015	Available	2,934 sf
016	Available	936 sf
018	Starbucks	1,637 sf
024	The Potting Bench Plant Studio	977 sf
027	Available	1,015 sf
029	Folklore Crafts	1,314 sf
030	Healthy Juice Bar	706 sf
036	Pedway Market	506 sf
050	Tea Monster	991 sf
	Farmer's Fridge	Vending
	Mycha Chicago	Vending
	Amazon Locker: Aces	Kiosk
	Eddie's Jewelry	Kiosk
	TOTAL	16,689 sf



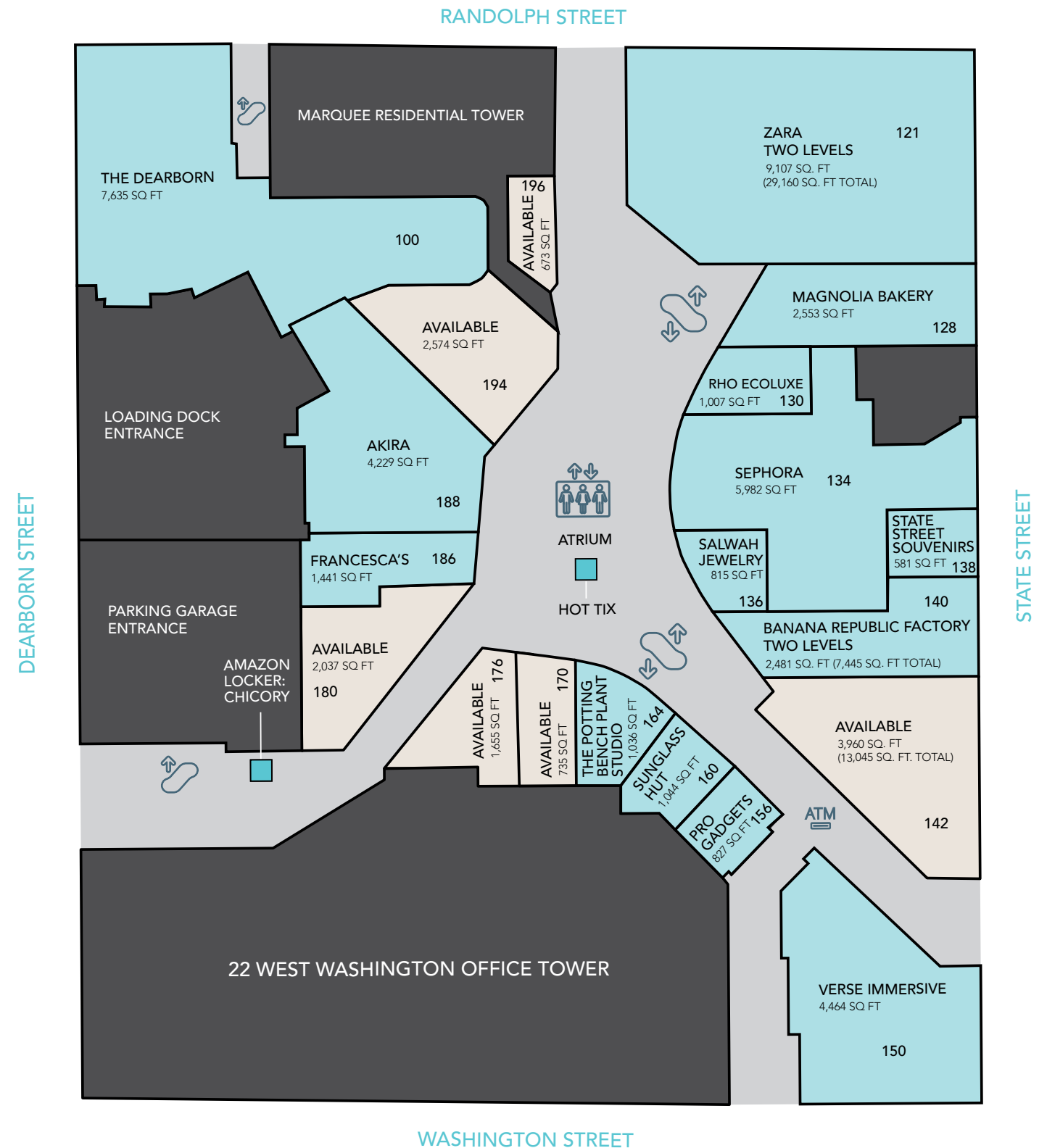
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LEVEL ONE

100	The Dearborn	7,635 sf
121	Zara (Level 1)	9,107 sf
128	Magnolia Bakery	2,553 sf
130	RHO ECOLUXE	1,007 sf
134	Sephora	5,982 sf
136	Salwah Jewelry	815 sf
138	State Street Souvenirs	581 sf
140	Banana Republic Factory (Level 1)	2,481 sf
142	Available	3,960 sf
150	Verse Immersive	4,464 sf
156	Pro Gadgets	827 sf
160	Sunglass Hut	1,044 sf
164	The Potting Bench Plant Studio	1,036 sf
170	Available	735 sf
176	Available	1,655 sf
180	Available	2,037 sf
186	Francesca's	1,441 sf
188	Akira	4,229 sf
194	Available	2,574 sf
196	Available	673 sf
	Amazon Locker: Chicory	Kiosk
	Hot Tix	Kiosk
	TOTAL	54,830 sf



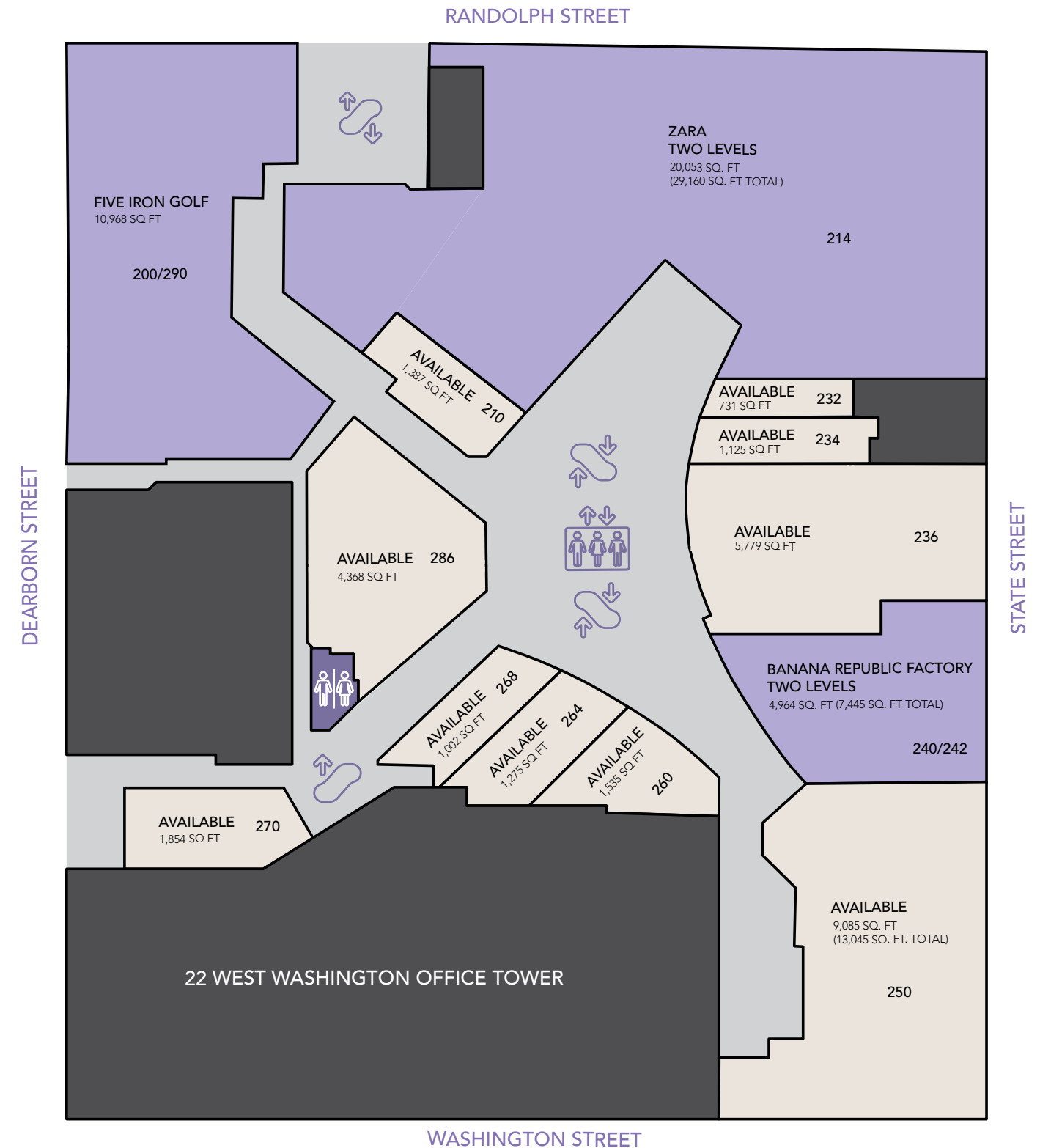
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LEVEL TWO

200/290	Five Iron Golf	10,968 sf
210	Available	1,387 sf
214	Zara (2nd Level)	20,053 sf
232	Available	731 sf
234	Available	1,125 sf
236	Available	5,779 sf
240	Banana Republic Factory (2nd Level)	4,964 sf
250	Available	9,085 sf
260	Available	1,535 sf
264	Available	1,275 sf
268	Available	1,002 sf
270	Available	1,854 sf
286	Available	4,368 sf
TOTAL		57,934 sf



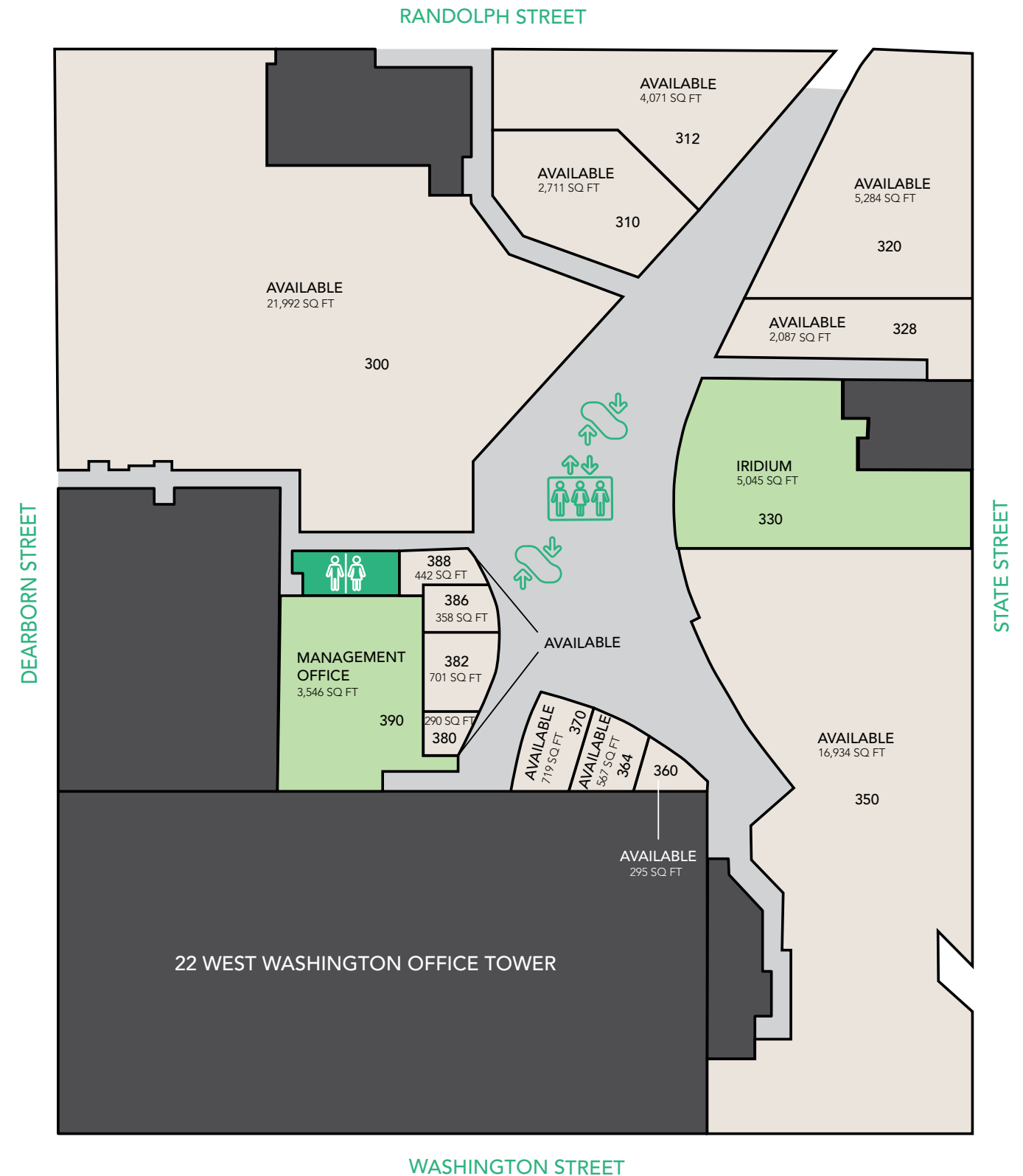
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LEVEL THREE

300	Available	21,992 sf
310	Available	2,711 sf
312	Available	4,071 sf
320	Available	5,284 sf
328	Available	2,087 sf
330	Iridium	5,045 sf
350	Available	16,934 sf
360	Available	295 sf
364	Available	567 sf
370	Available	719 sf
380-388	Available	1,791 sf
390	Management Office	3,546 sf
TOTAL		65,042 sf



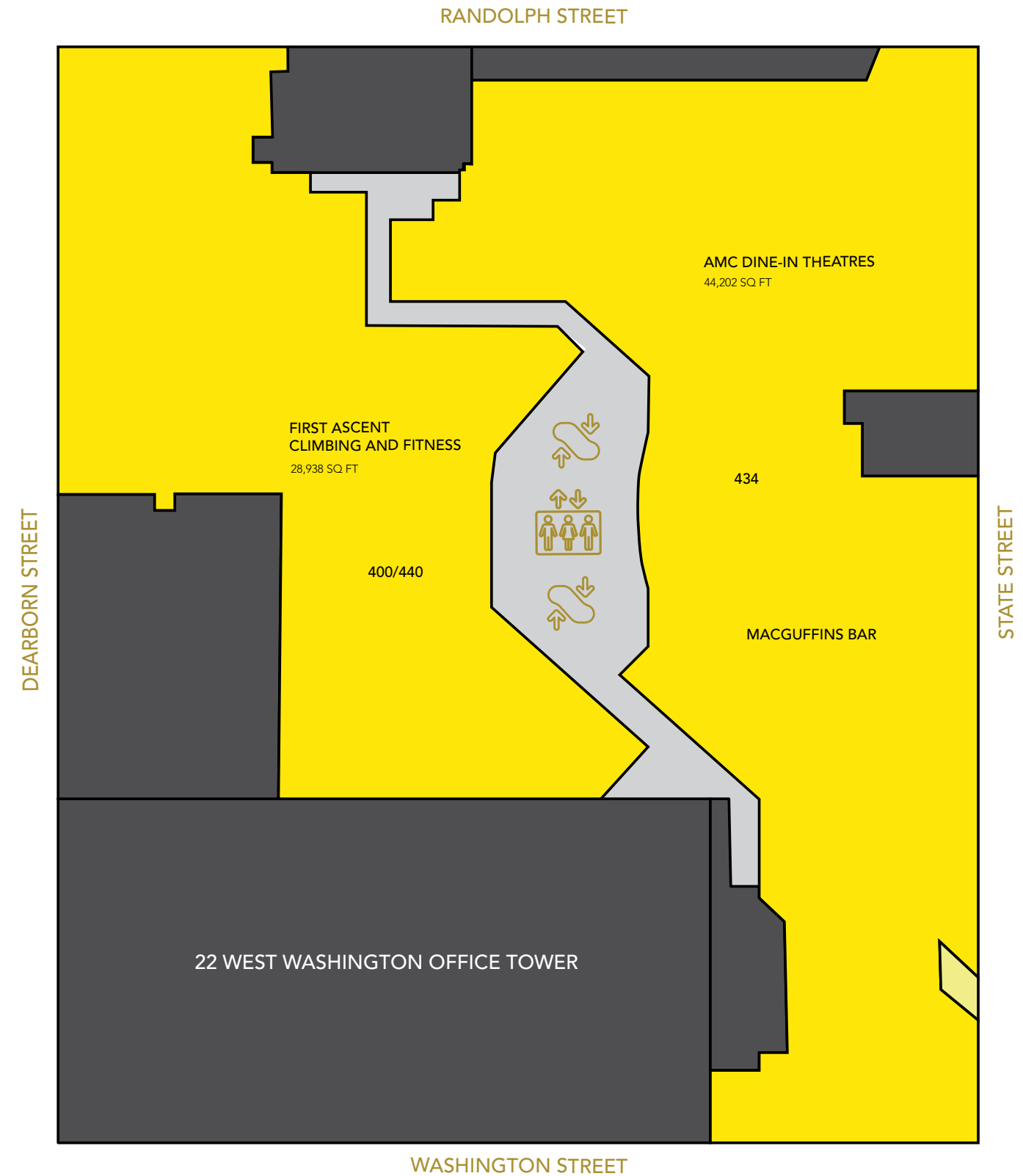
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LEVEL FOUR

400/440	First Ascent Climbing and Fitness	28,938 sf
434	AMC Dine-In Theatres	44,202 sf
434	MacGuffins Bar (Inside AMC Theatres)	
	TOTAL	72,617 sf



For Leasing Opportunities Contact:

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