

# 400 N STATE STREET

RIVER NORTH REDVELOPMENT

**Restaurant Available For Sale or Lease**



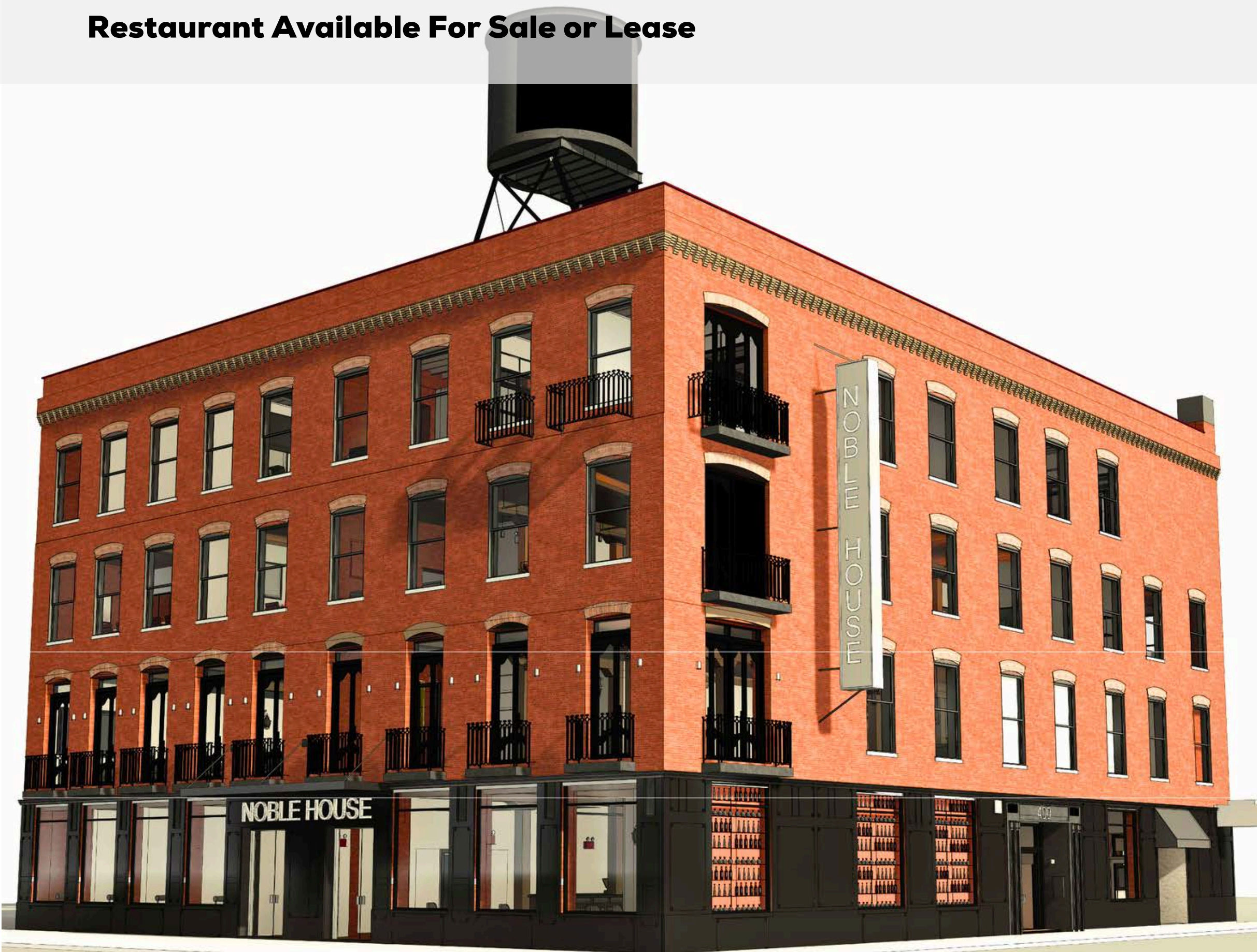
## THE OPPORTUNITY

Positioned at the prominent corner of N State Street and W Kinzie Street in the heart of River North, 400 N State presents a rare opportunity to lease or acquire a significant restaurant and hospitality property currently undergoing redevelopment.

The first and second floors offer approximately 13,000 SF of combined restaurant and entertainment space, with the flexibility to accommodate a single large-format concept or multiple complementary experiences. Plans contemplate multiple bars and dining areas, lounge seating, private dining and event space, and dedicated back-of-house facilities. The Lower Level provides additional space for prep, storage, restrooms and other operational needs.

Ownership has already undertaken substantial redevelopment work, including significant demolition and infrastructure improvements and the creation of new internal connections between the first and second floors. The property offers an operator the opportunity to build upon this work and create a distinctive flagship hospitality destination.

With substantial frontage and visibility along State Street, the property sits within one of River North's most established dining, nightlife and entertainment corridors and offers exceptional flexibility for a restaurant, bar, private club or multi-concept hospitality operation.



SPACE PLANS

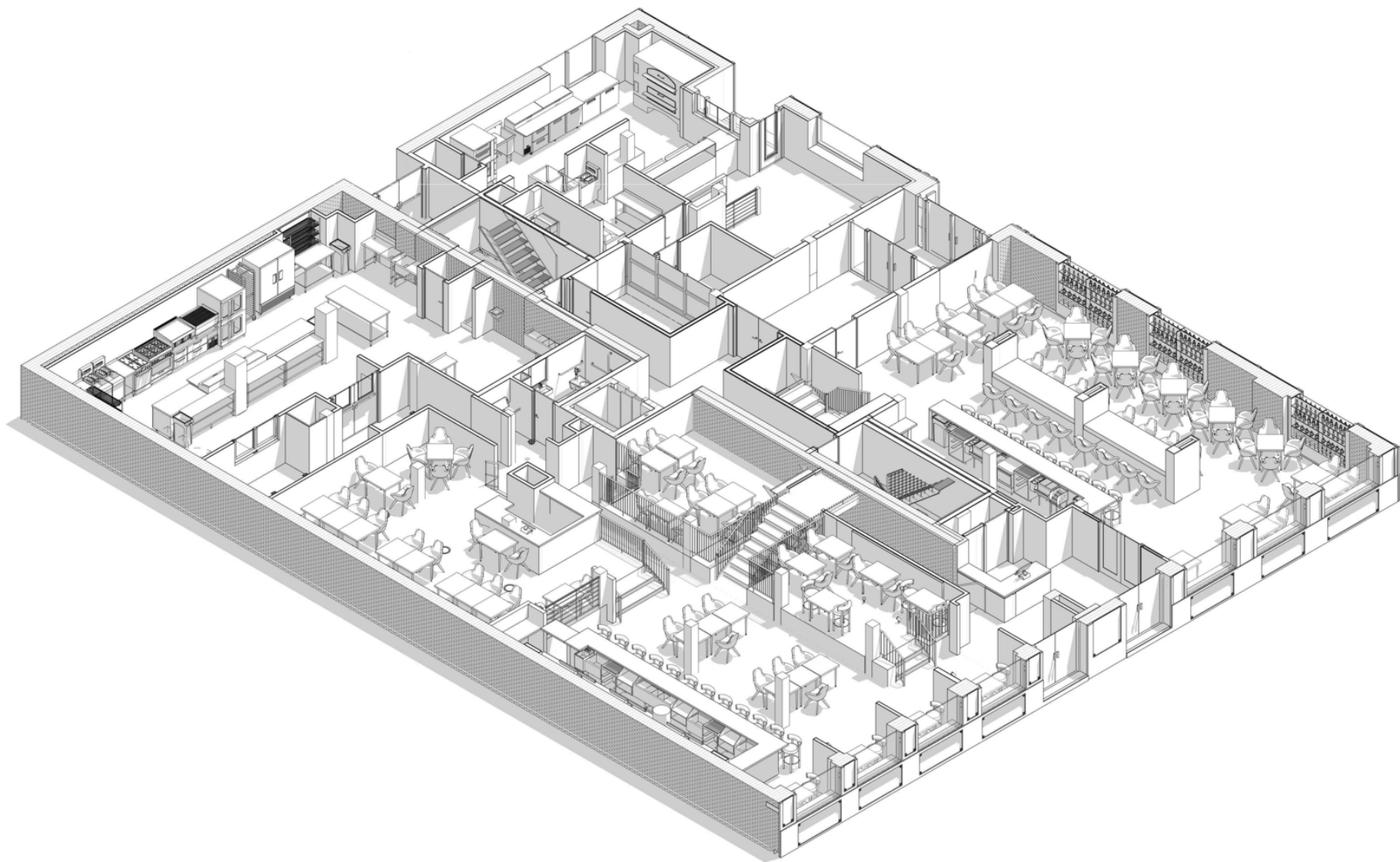
400 N STATE STREET

River North Restaurant Space For Sale or Lease

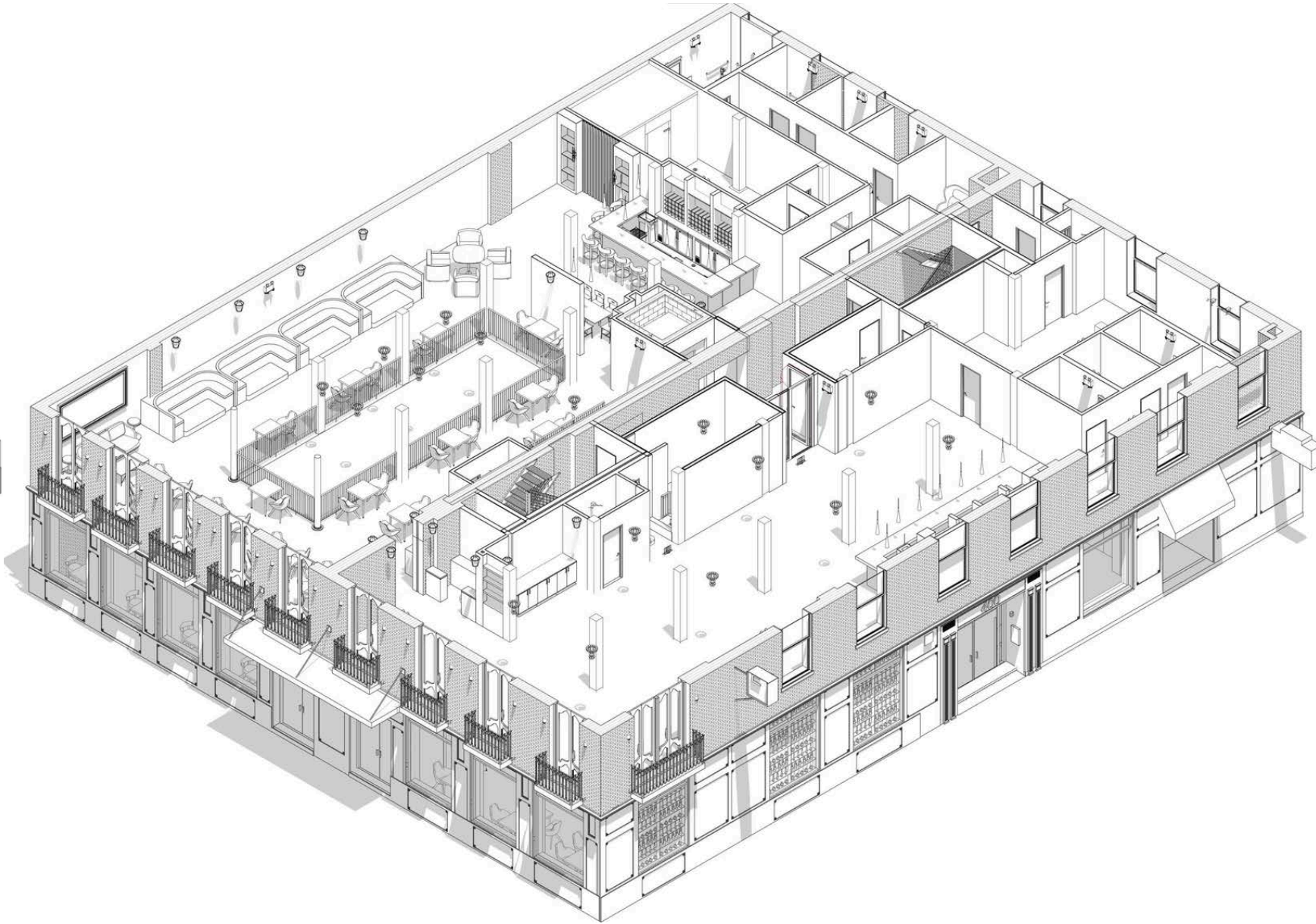


APPROXIMATELY 13,000 SF

1st FLOOR

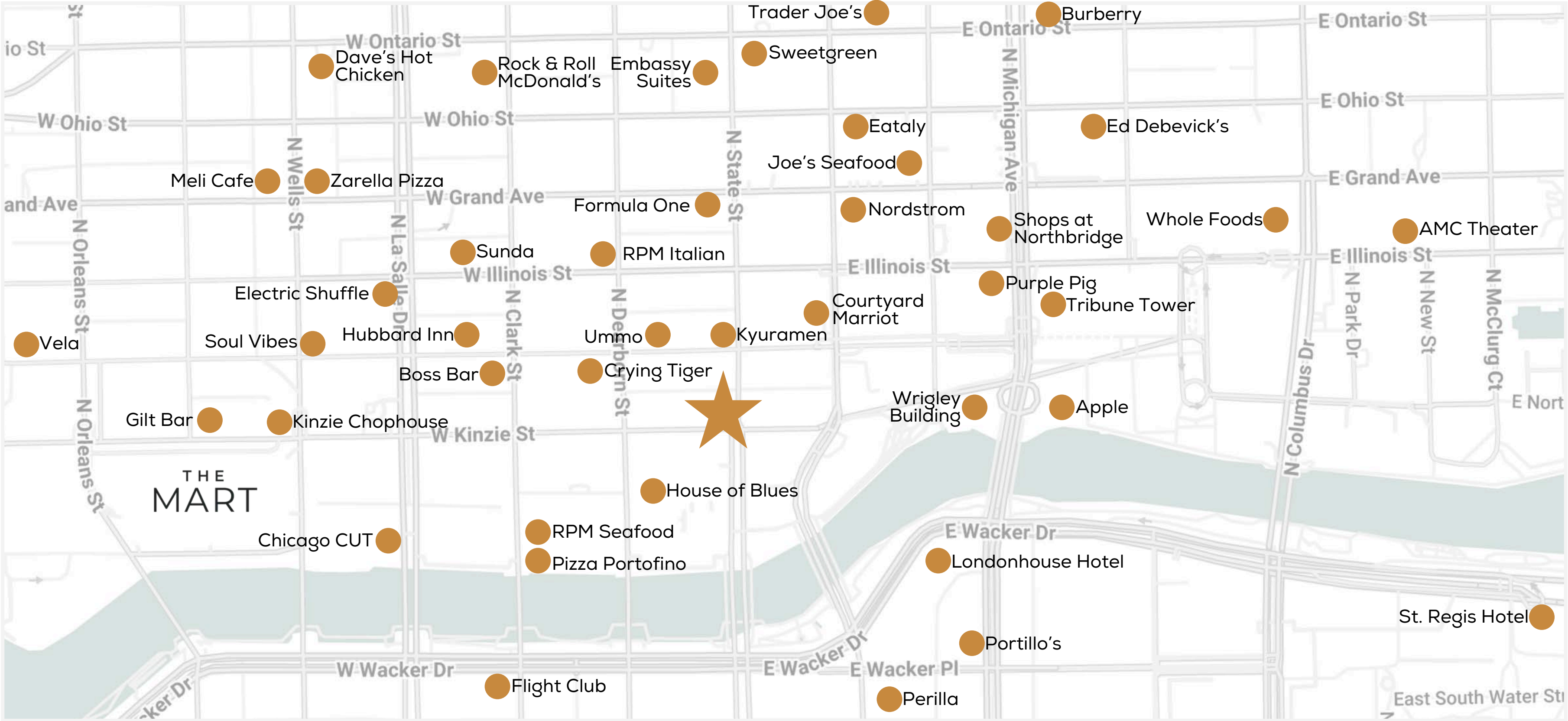


2nd FLOOR



# 400 N STATE STREET

River North Restaurant Space For Sale or Lease



DEMOGRAPHICS AND KEY FACTS

400 N STATE STREET

River North Restaurant Space For Sale or Lease



LOCATION

Corner of N State Street and W Kinzie Street in River North.

STATUS

Under Redevelopment

SIZE

Approximately 13,000 SF

ZONING

DX-12 Downtown Mixed-Use District

ALDERMAN

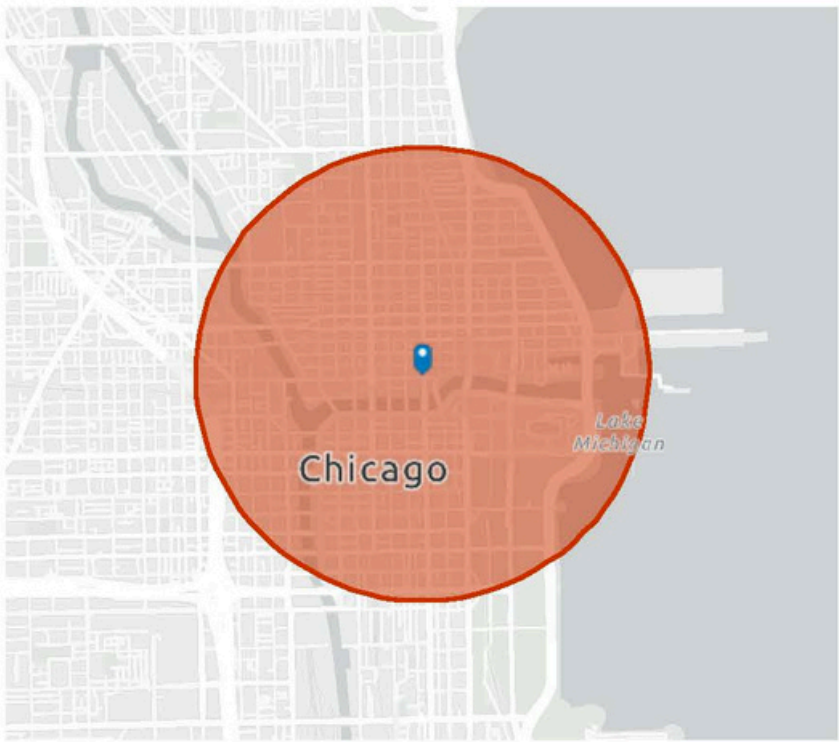
Brendan Reilly (42<sup>nd</sup> Ward)

FRONTAGE

110 feet on N State Street  
90 feet on W Kinzie Street

NEIGHBORING BUSINESSES

Kinzie Hotel, Parlor Pizza Bar, Rossi's, STK Steakhouse, Tortoise Supper Club, Kitchen + Kocktails, Harry Caray's, Crying Tiger, La Grande Boucherie, Howl at the Moon

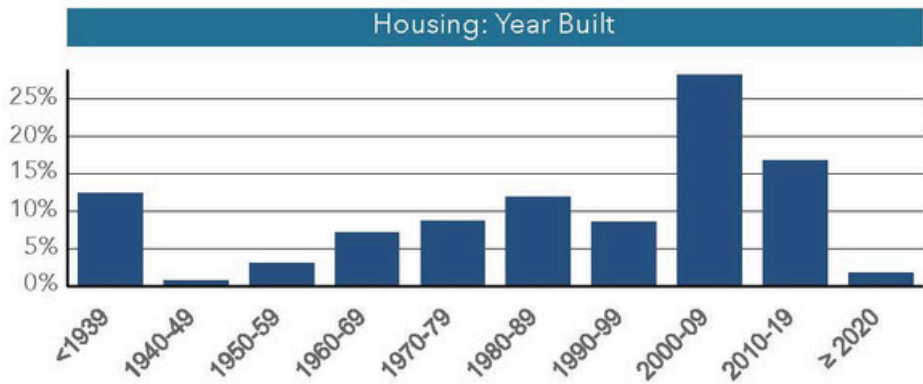
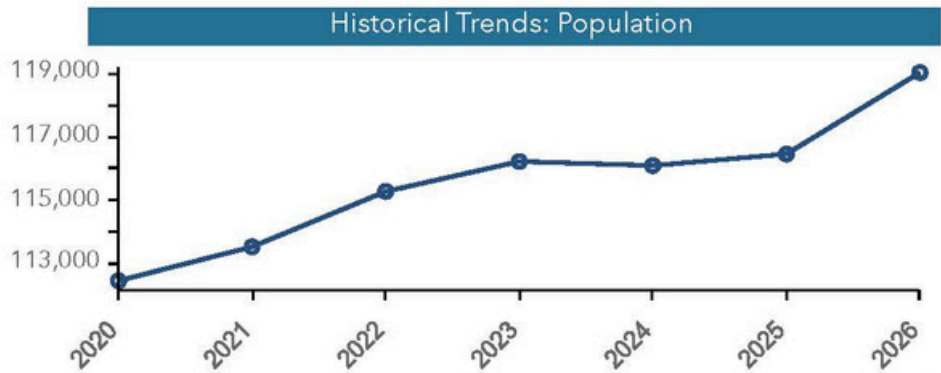


Population Trends and Key Indicators

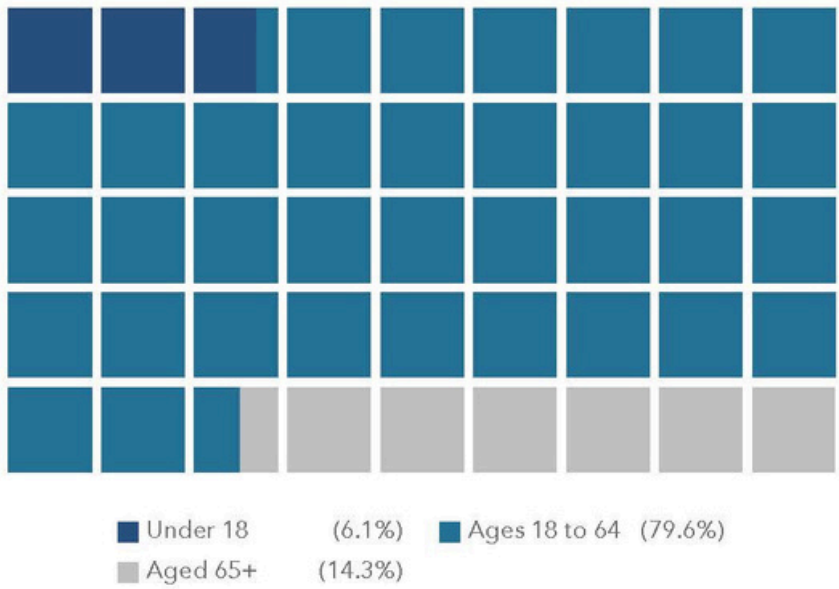
400 N State St, Chicago, Illinois, 60654  
Ring of 1 mile

|            |            |                    |            |                         |                   |              |                       |                 |
|------------|------------|--------------------|------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 119,018    | 77,154     | 1.49               | 34.2       | \$141,113               | \$593,252         | 134          | 85                    | 58              |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

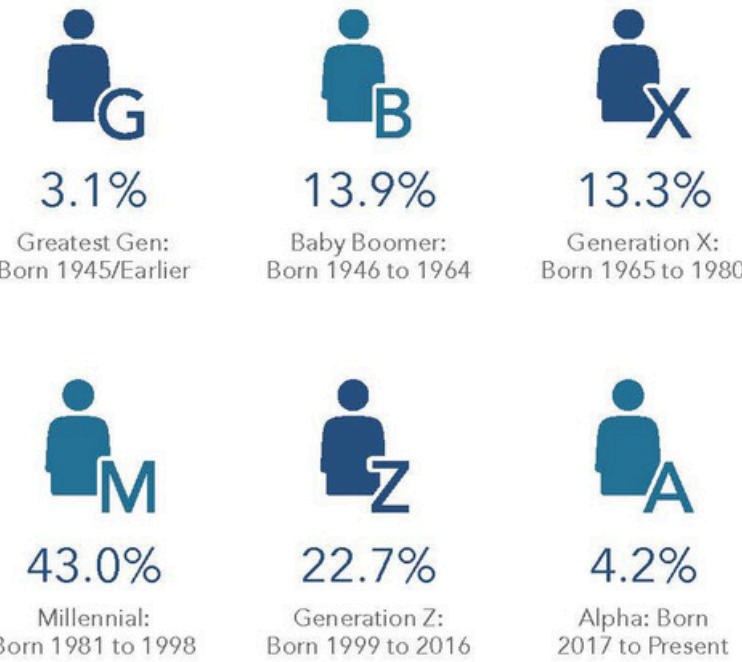
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), ACS (2020-2024). © 2026 Esri



**FOR MORE  
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\*Image is a rendering of the proposed redevelopment design.