

110
east
Delaware

For Sale OR *Lease*

HIGH PROFILE 3,385 SF GOLD COAST RETAIL ADJACENT TO
THE FOUR SEASONS HOTEL

110 *east* Delaware

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Offering *Highlights*

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- 2nd generation 3,385 SF retail space adjacent to the Four Seasons Hotel for sale or lease.
- Space features high-end custom buildout, expansive +16' ceiling heights, +55' of highly sought after Gold Coast retail frontage and easily accessible parking via the 900 North Michigan Shops public parking garage.
- 2,595 SF located on the ground floor with 790 SF located on the Mezzanine.
- Ideal DX-12 zoning allows for a wide range of permitted uses.
- Surrounded by high-profile luxury retailers including Chanel, Moncler, Hermes, Cartier, Prada, Golden Goose, Van Cleef, Harry Winston, Rolex, Richard Mille, Christian Louboutin, Tom Ford, Dolce & Gabbana, Dior, Celine, Versace and more.
- In the immediate vicinity of Chicago's best shopping, food, entertainment, Class-A office product, medical office and most expensive residential homes, condominiums and apartments.
- Easy access to DuSable Lake Shore Drive.

Offering *Summary*

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ASKING PRICE \$4,400,000

ASKING RENT \$30,000/Month NNN

ESTIMATED NNNs \$28.00 PSF

SPACE AVAILABLE 3,385 SF

FRONTAGE +55'

CEILING HEIGHT +16'

PARKING Public Garage

ZONING DX-12

AVAILABLE Now

PIN 17-03-211-022-1001

SUB-MARKET Gold Coast

ALDERMANIC WARD 42/Reilly

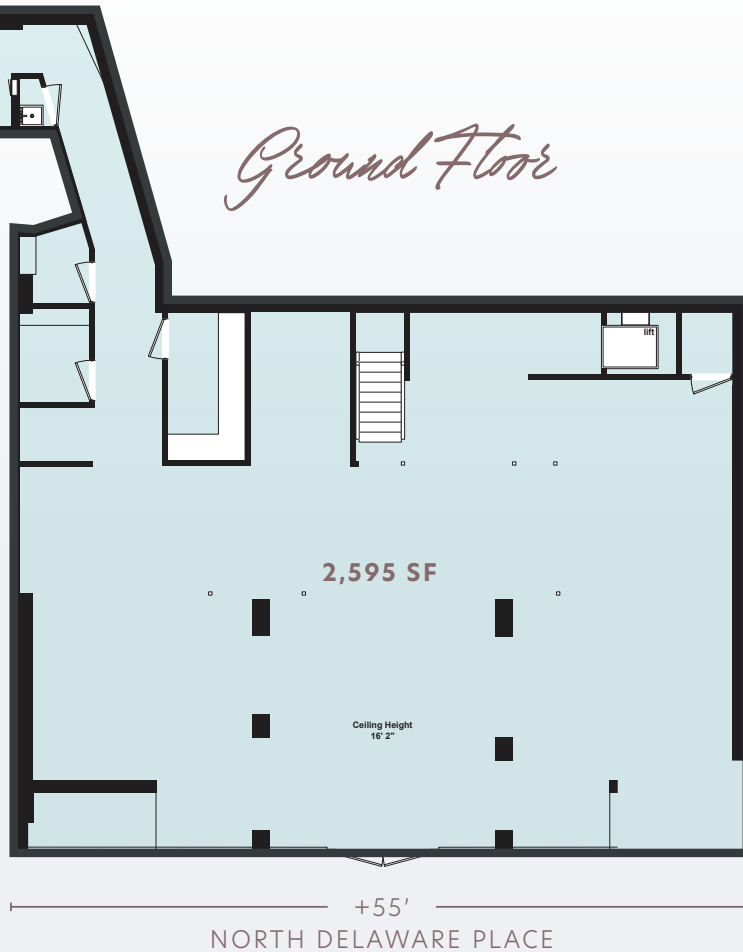


Additional *Photos*

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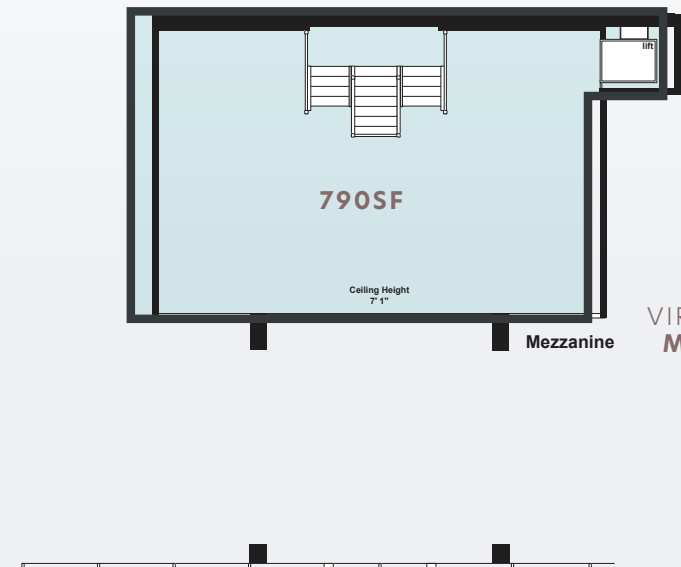


Ground Floor



CEILING HEIGHTS: 1ST FLOOR FULL: 16' | 1ST FLOOR DROP: 7'

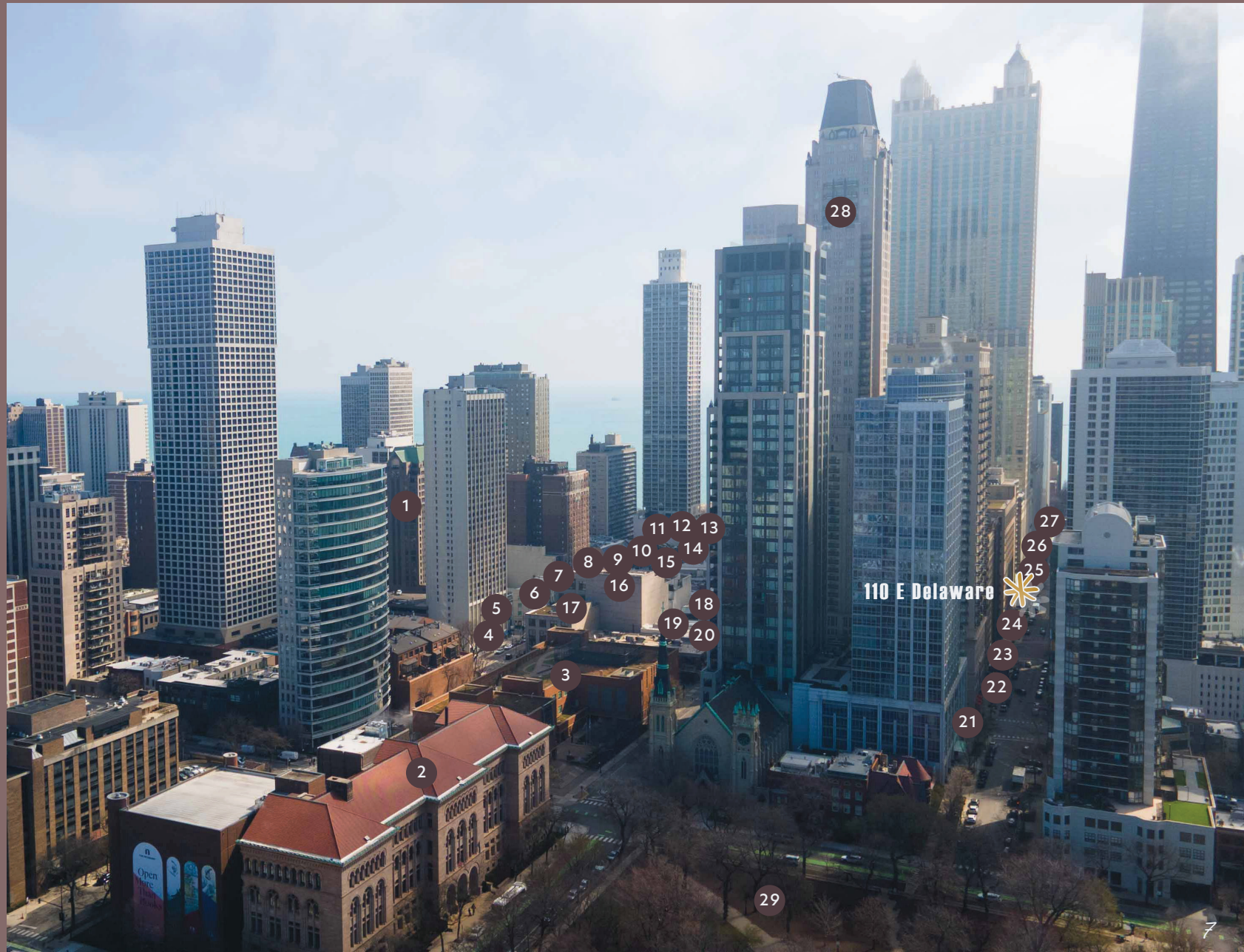
Mezzanine



CEILING HEIGHT: 7'



- 1 Thompson Hotel
- 2 Newberry Library
- 3 Ogden Elementary
- 4 SKIMS
- 5 Vuori
- 6 Prada
- 7 La Perla
- 8 Christolfe
- 9 Christian Louboutin
- 10 Tom Ford
- 11 Dolce & Gabbana
- 12 Jimmy Choo
- 13 Graff
- 14 Chanel
- 15 Harry Winston
- 16 Hermes, Oliver Peoples, Giorgio Armani, Moncler
- 17 Cartier, Balenciaga
- 18 Versace
- 19 Madewell
- 20 Lululemon
- 21 Chase Bank
- 22 Joe & The Juice
- 23 The Talbot Hotel
- 24 Tesla
- 25 Four Seasons Hotel
- 26 900 N Michigan Shops
- 27 OMEGA
- 28 The Waldorf Astoria
- 29 Washington Square Park



Notable *Area Tenants*

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Restaurants

GIBSONS
BAR • STEAKHOUSE

MAPLE & ASH

ADALINA

Le Colonial
CHICAGO

SOMERSET

The
BELLEVUE
CHICAGO - GOLD COAST

TAVERN
ON RUSH

3 ARTS CLUB CAFE AT
RH CHICAGO

DOC B's
RESTAURANT

SOMERSET

Retail

VUORI

patagonia

lululemon  **athletica**

Madewell

SKIMS

Wilson

GOLDEN GOOSE ★

ARITZIA

OLIVER PEOPLES


BONOBOS

Hotels


FOUR SEASONS


WALDORF ASTORIA
CHICAGO


THOMPSON
CHICAGO


The Drake
CHICAGO

VICEROY
CHICAGO


THE RITZ-CARLTON

THE PENINSULA
CHICAGO

PARK HYATT®


The Talbott

 THE WHITEHALL HOTEL
Chicago's First Independent Boutique Hotel

Luxury


CHANEL

HERMÈS

Cartier

GUCCI

PRADA

Dior

VERSACE

CELINE

SAINT LAURENT
PARIS


HARRY WINSTON

Submarket *Overview*

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Area Demographics

0.25 MILES 0.50 MILES

TOTAL POPULATION	13,053	40,578
AVERAGE AGE	33	33
TOTAL HOUSEHOLDS	2,752	10,501
PEOPLE PER HOUSEHOLD	2.1	2.0
AVERAGE HOUSEHOLD INCOME	\$159,725	\$143,751
AVERAGE HOUSE VALUE	\$549,532	\$519,466

*Demographic Snapshot data provided by 2010-2020 Census & REGIS



Gold Coast Area Description

Chicago's Gold Coast stands as one of the most affluent and high-traffic urban neighborhoods in the Midwest, making it a premier destination for single-tenant net lease retail investment. With its blend of historic architecture, dense residential population, and steady tourism draw, the area provides an exceptional environment for national and upscale boutique retailers seeking a flagship presence.

The neighborhood's consistent foot traffic—driven by luxury shoppers, affluent residents, and visitors to nearby hotels and cultural attractions—supports strong retail fundamentals. Well-established retail corridors like Oak Street, Rush Street, and State Street command premium visibility and rents, making this sub-market a magnet for high-credit tenants in fashion, beauty, specialty food, and wellness.

For investors, the Gold Coast offers long-term stability and income reliability through strong tenant performance and low vacancy rates. The demand for retail space in this area consistently outpaces supply, reinforcing asset value. Coupled with Chicago's dense urban infrastructure and the Gold Coast's enduring prestige, a STNL retail property here delivers not only steady cash flow but also excellent potential for long-term appreciation.



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