



North Michigan Ave

Opportunity
That's
Anything But
rdinary

THE TOTAL PACKAGE

Combining valuable brand exposure with a premier address along the Magnificent Mile, 663 N Michigan Ave offers a tremendous opportunity to secure 9,863 SF of space over two retail floors. With the added benefit of great high-end retail co-tenancy and an ownership team committed to flexible, no-haggle lease agreements, this property truly offers the total package.

**Main
Floor**

**4,120
SF**

**5,743
SF**

**Second
Floor**

**100
Feet**

Total Vertical Frontage

**Highly
Decorative**

**Internal
Custom
Paneling**

**Stairway
& Elevators**

**Connect the Space To
The Entire Building**

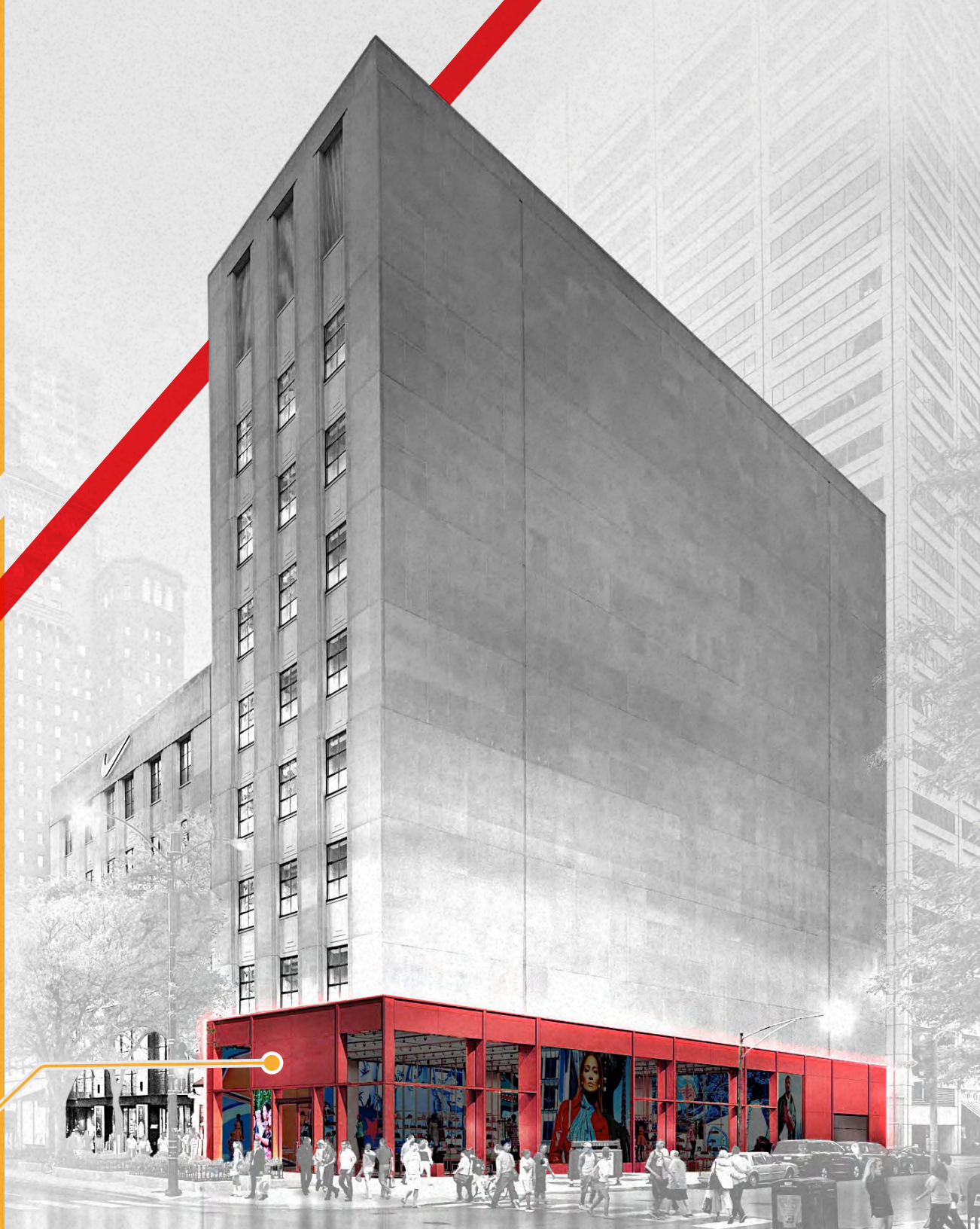


AN EYE- CATCHING OPPORTUNITY

Sitting at the prominent hard corner of N Michigan and E Erie, 663 N Michigan Ave is wonderfully positioned to catch the eye of all who venture down this iconic strip. The building's 180 feet of linear frontage gets maximum exposure to the west, north and south, to effortlessly grab the attention of millions of daily Chicago commuters and visitors.



Signage Opportunity



THE RESURGENCE OF TOURISM

Surrounded by countless downtown hotels, across from the world's largest Starbucks, 663 N Michigan Ave offers direct access to a bustling daily population and a revitalized tourism market that has already surpassed post-pandemic expectations.

Through August 2022, annual demand for downtown hotels reached 80% of pre-pandemic levels, while traffic at O'Hare Airport has seen some of the largest increases in the nation, through the first six months of 2022.

With the continued surge in domestic and international tourism, demand in hotel room occupancy numbers is expected to be fully recovered by 2023, while scheduled flights into O'Hare and Midway expect to see a full recovery no later than 2024.

86% Increase

in domestic and
international visitors in 2021
compared to 2020

4.18 Million

occupied hotel rooms through
the first half of 2022 (75% of pre-
pandemic levels)

3.11 Million

room nights paid for in downtown hotels during summer
2022 (89% of pre-pandemic levels)

\$806 Million

in revenue for Chicago's hospitality
industry during summer 2022 (94% of
pre-pandemic levels)

28% Increase

in traffic at O'Hare Airport through
the first half of 2022



AN ILLUSTRIOUS COMMUNITY

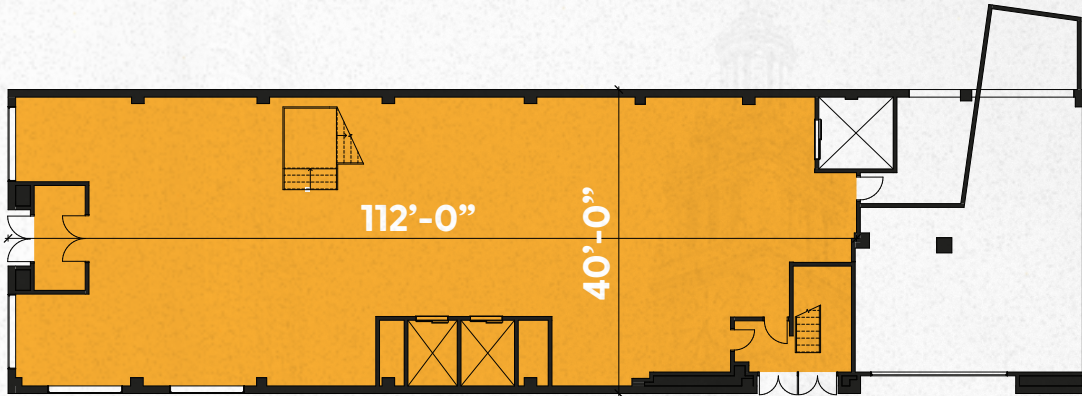
Over the last 75 years, Chicago has cemented itself as a cornerstone for luxury and high-street retail. Sitting at the heart of this exclusive market, 663 N Michigan Ave surrounds itself with the world's biggest retail names like Cartier, Salvatore Ferragamo, Burberry, Rolex, Tiffany's and more. The property represents a remarkable opportunity to join an illustrious community of retailers who have made the Mag Mile a world-class shopping destination for nearly a century.

Neighborhood Demographics

	1 MILE	3 MILES
Population	130,659	396,009
Households	81,243	218,198
Median Age	39.90	38
Median HH Income	\$115,534	\$115,309
Daytime Employees	237,827	679,242



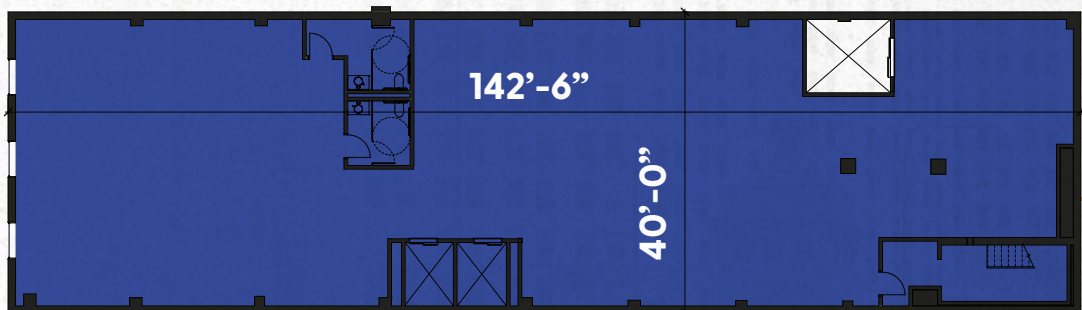
FLOOR PLANS



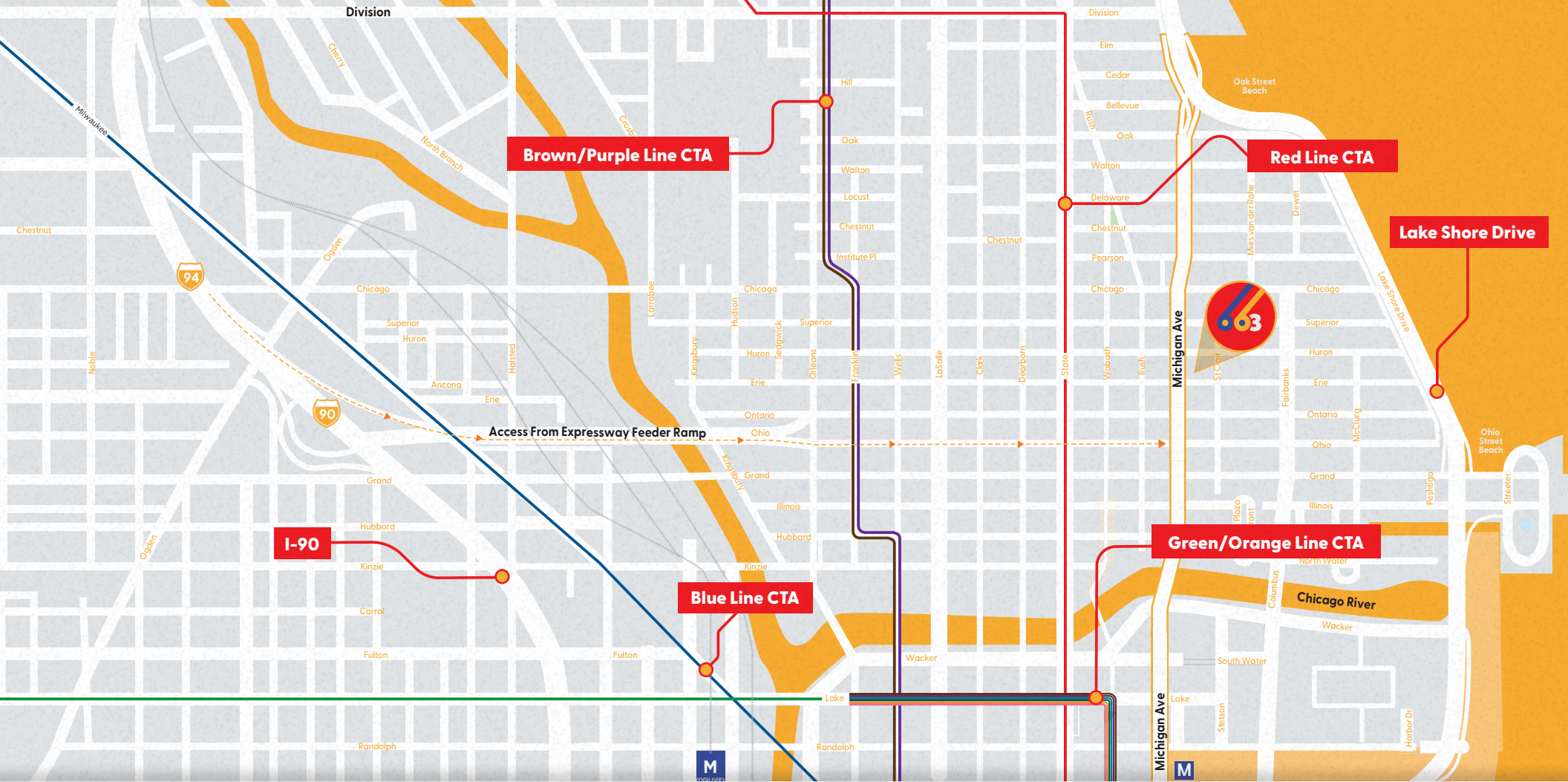
● First Floor / 4,071 SF



● Second Floor / 5,195 SF



● Third Floor / 5,176 SF

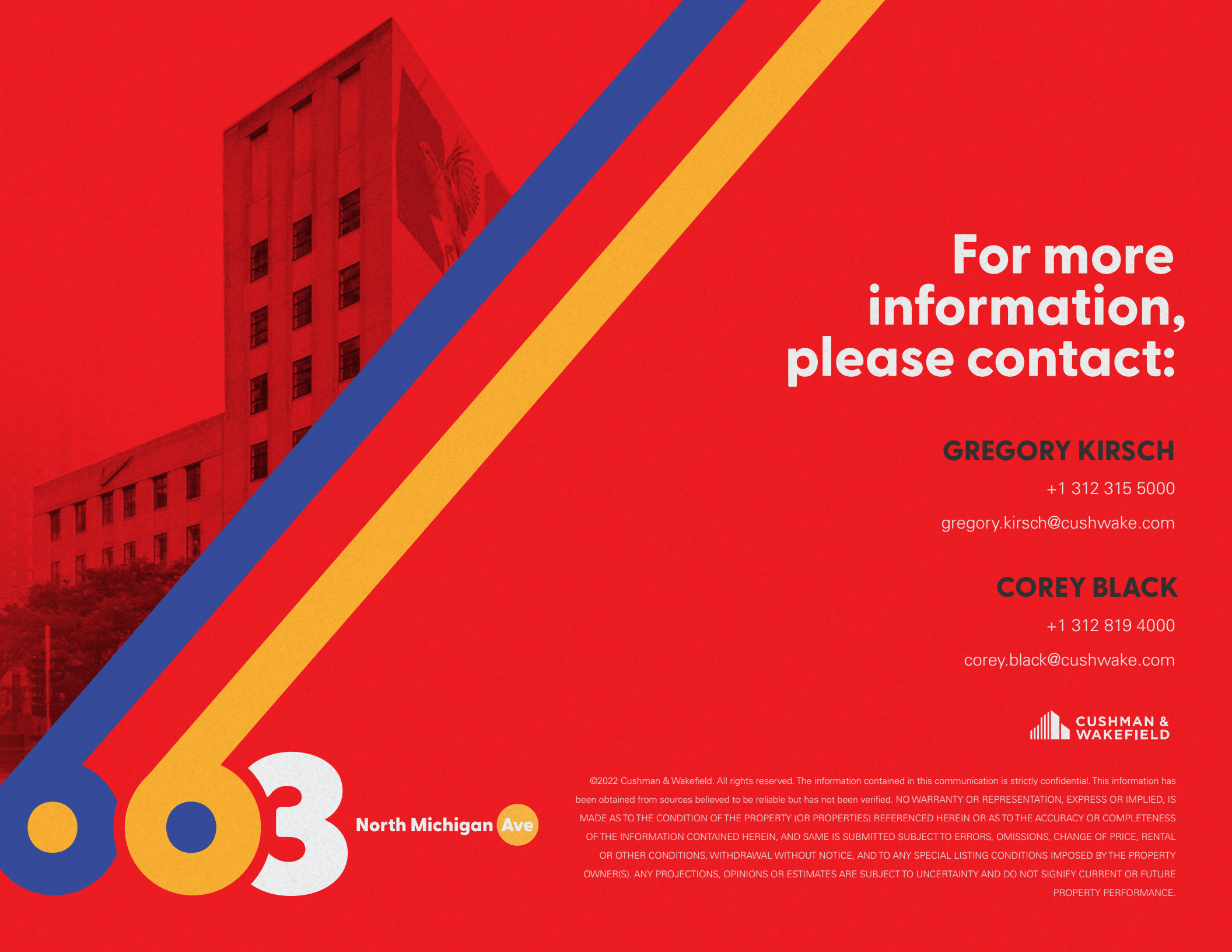


663 N Michigan Ave welcomes suburban visitors, while the nearby stop along the CTA Red Line helps locals enjoy unbeatable access to the world-class shopping experience of the Mag Mile.



THE EPICENTER OF TOURISM

663 N Michigan Ave sits at the epicenter of Chicago's vibrant tourist activity. This includes Chicago's most popular attraction, the architecture boat tours, the world's 12th largest collection of Michelin-star restaurants, and more than 45,000 hotel rooms in a one-mile radius around the property.



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