

REQUEST FOR CONCEPTS

UP TO 15,000 SF OF PRIME SPACE ON NAVY PIER



Jim Harris
Dir. of Property Management & Leasing
312-595-5332
jharris@navypier.org

NAVY PIER:

Navy Pier is where you go in Chicago for events, free public programs, attractions, culture, dining, shopping and more. It's where fun lives large, whether you're a visitor or local, with family or friends.

As a nonprofit organization, the People's Pier offers a diverse and eclectic range of activities and experiences that ignite the imagination, stimulate the senses and allow your spirit to soar.

It's no surprise it's a place that continues to inspire discovery and wonder after more than a century.

Find out what it has to inspire you...



#1 MOST VISITED

leisure destination in the Midwest



50 ACRES

of waterfront space and magnificent vistas



245 FREE

annual programs & performances per year

FROM 1995-2020



205+ MILLION

guests visited Navy Pier



19.9 MILLION

wheel riders



ONE OR TWO FLOORS OF UP TO 15,000 SF OF PRIME SPACE ON NAVY PIER

Navy Pier is requesting concept submissions from interested operators for this well positioned space, located steps from the new Sable Hotel and Navy Pier's 170,000 SF exhibit space Festival Hall. Space can be leased in one of three potential options: **Option A** is both floors for a total of 15,398 SF (estimated occupancy per current configuration is 443) plus the seasonal patio; **Option B** is only the first floor for a total of 3,107 SF (estimated occupancy 100) plus the seasonal patio (estimated current occupancy is 300); **Option C** is only the second floor for a total of 12,307 SF (estimated current occupancy is 343). Previously operated as a restaurant, the space currently features 2 kitchens, one on each floor. However, the Pier's concept request is not limited to restaurant or food service opportunities, and is available for those who may want to reimagine the space as a retail store, an event, attraction or performance venue, E-Sports, or a combination of any of the above.

The space features floor to ceiling windows that showcase breathtaking views of the city's famed skyline, Lake Michigan and the Pier.

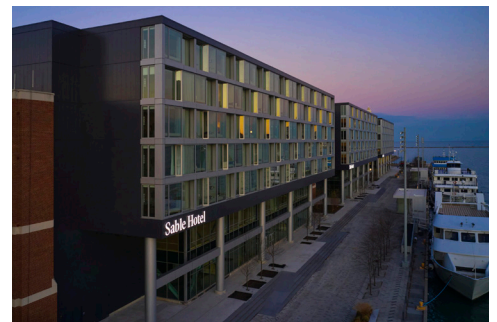
Historic Navy Pier is an iconic thread in the fabric of Chicago. As the world's largest public pier, it is a top-attended leisure destination in the Midwest, attracting approximately 9 million guests a year. When they arrive, those guests discover an exciting, ever-evolving "People's Pier" for the 21st century, featuring an array of arts, cultural, education, entertainment and special events programming that offers a uniquely Chicago experience.

Navy Pier's 223-room hotel, The Sable, opened in 2021 and allows guests to extend their visit and experience Navy Pier and Chicago in an exciting new light.

In 2024, FlyOver Chicago will bring their immersive, cutting edge ride to the Pier for guests to experience the feeling of flight and showcasing incredible landscapes around the world.

If you are interested in submitting a concept, we request the following information noted below. Multiple concepts may be submitted.

Please note that submitting the following information only acts as a request for more details and does not commit you to Navy Pier in any capacity.





SUBMITTAL DEADLINES

A walkthrough of the space will be held at 9am on April 11, 2023. Any questions pursuant to the walkthrough shall be due by April 18, 2023. Final RFC Submittal deadline is 5pm on May 15, 2023.

SUBMITTAL REQUIRED INFORMATION

Please submit the following for consideration:

1. Explain which Option you are submitting for

(please note you may submit multiple proposals for the different options):

- a. Option A - entire existing space including both floors for a total of 15,398 SF plus the seasonal patio
- b. Option B - only the first floor for a total of 3,107 SF plus the seasonal patio
- c. Option C - only the second floor for a total of 12,307 SF

2. Prospective Tenant Overview and Qualifications:

- a. Proposed Tenant (include ownership information)
- b. Background of Operator (brief bio)
- c. List of Concepts (past and present)

3. General Concept Overview – Existing or New (vision, significance, etc.)

4. Contact Information:

- a. Name
- b. Mailing Address
- c. Phone Number
- d. E-mail Address

Please direct any questions to jharris@navypier.org or 312.595.5332.

All concepts will be considered. Letters of Intent (LOI's) will be distributed to a select list of prospects after evaluating the quality of the concept and the qualifications of the operator.



LANDLORD DELIVERABLES

1. Should Option A (entire space) be leased by one operator, the current space shall be provided “As-Is”.

2. Should the space be demised for two separate tenants, Navy Pier will provide the following:

a. Electrical: A meter shall be provided for each floor, and a conduit shall be run from the distribution board and stubbed into each space which will include the following:

- (1) 2” conduit for power
- (1) 1” conduit for emergency lighting
- (1) 1” conduit for telecom/data

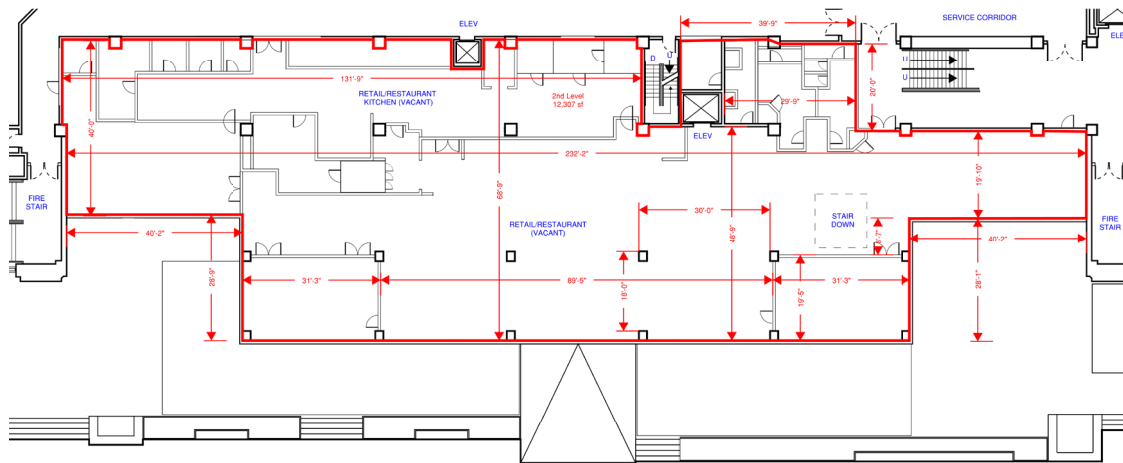
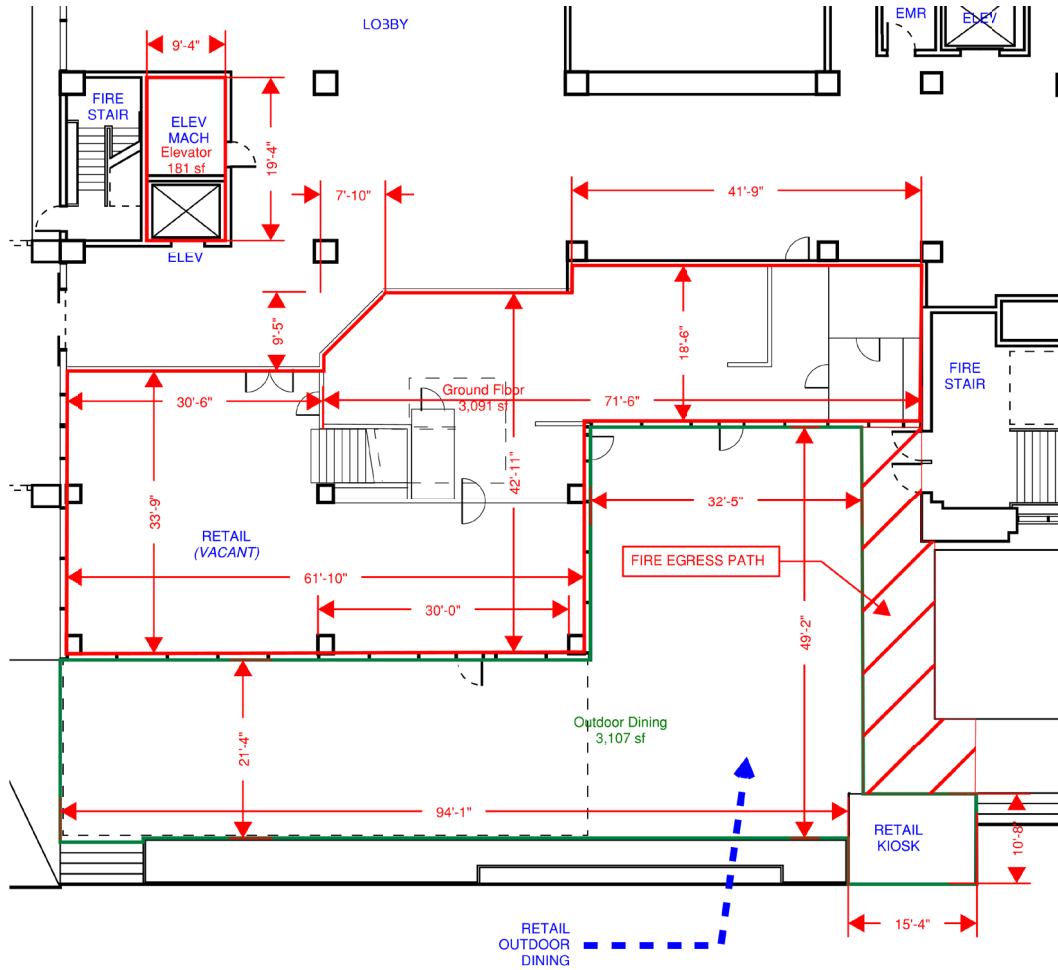
The tenants will provide the panel boards within their spaces.

Navy Pier will tie a functional fire alarm system with strobe lights into the Landlord system. Tenants will be responsible for any alterations needed for distributing the fire alarm system throughout their space to service their new construction.

b. HVAC: Navy Pier will provide a 1” tap for condenser water and a 1” tap for condensate in each space.

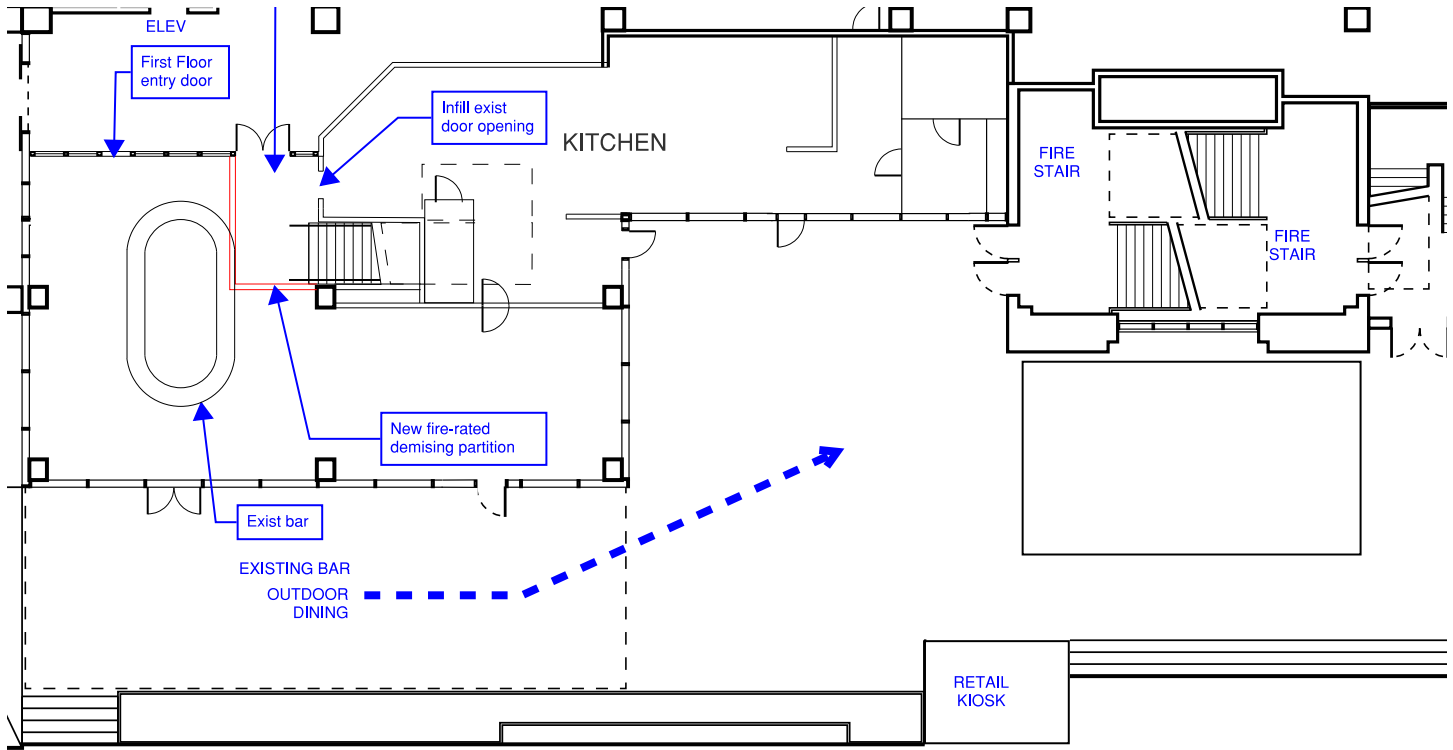
c. Sprinkler: The leased areas will have a fully charged and tested sprinkler system in place. The Tenants will be responsible for any alterations needed for distributing the sprinkler system throughout the spaces.

RENTABLE SPACE FOR OPTION A BOTH LEVELS



RENTABLE SPACE FOR OPTION B

LEVEL ONE



RENTABLE SPACE FOR OPTION C

LEVEL TWO

