

300 N STATE STREET #4512  
RIVER NORTH





#### ROOM DIMENSIONS

LIVING ROOM : 17' × 16'

KITCHEN : 11' × 15'

PRIMARY BEDROOM : 10' × 15'

BALCONY 1 (OFF LIVING ROOM) : 21' × 10'

BALCONY 2 (OFF BEDROOM) : 9' × 9'

LAUNDRY : 6' × 7'

## MODERN LIVING WITH ICONIC VIEWS

Completely renovated from top to bottom, this high-floor one-bedroom condo in the iconic Marina Towers offers stunning, unobstructed views of the Chicago River, Lake Michigan, and the downtown skyline. Located in one of the building's most desirable tiers, the unit features all-new flooring, a fully updated kitchen with stainless steel appliances and modern cabinetry, a remodeled bathroom, and a newly added washer/dryer hookup for in-unit laundry. The spacious living room opens to a large private balcony, while the bedroom includes its own balcony. Brand new electrical throughout the home.

Marina City is a full-amenity building with 24-hour door staff, a fitness center, rooftop deck, party room, valet parking, on-site market, dry cleaner, and more. Situated in the heart of River North, you're just steps from the Riverwalk, the Loop, CTA trains and buses, Michigan Avenue shopping, world-class dining, theaters, and nightlife. It's truly one of the best locations in the city for convenience, walkability, and vibrant urban living. Investor friendly!



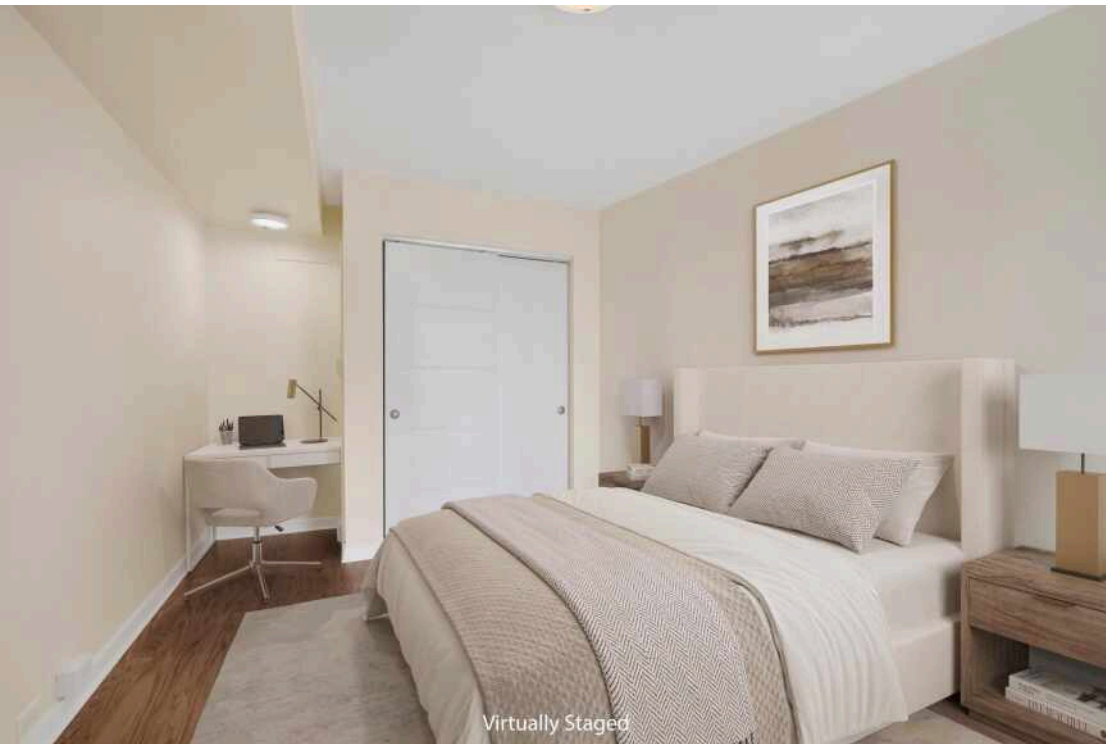
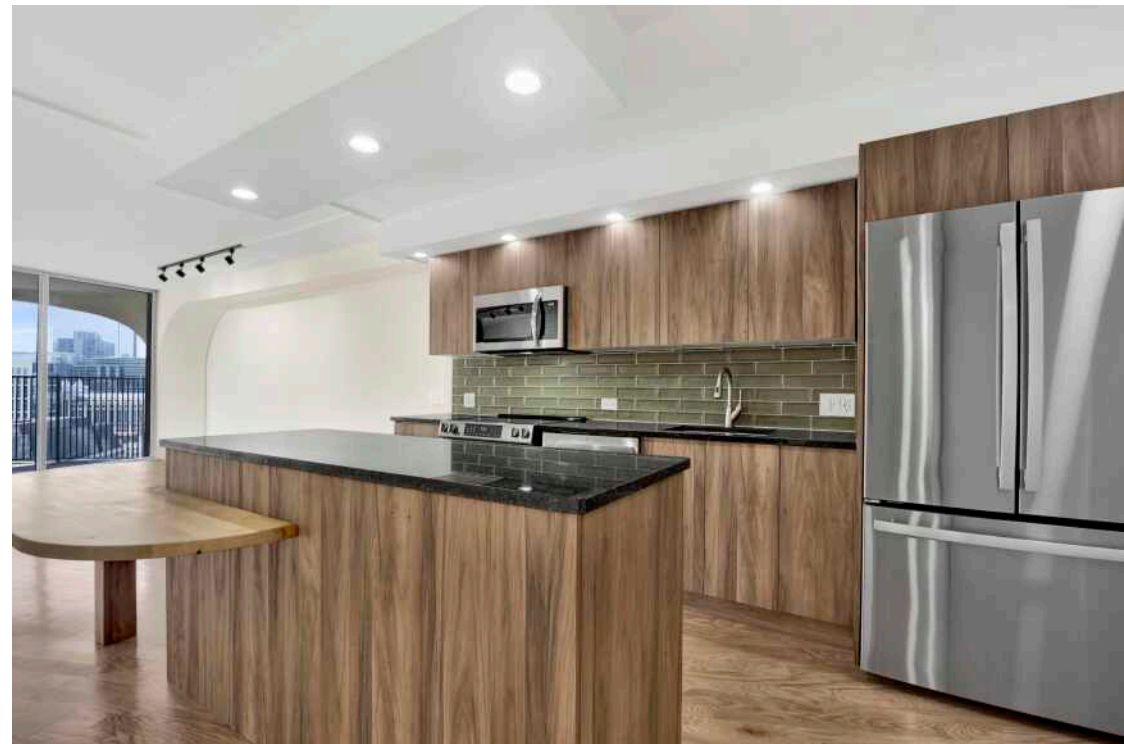
1 BEDROOM

1 BATH

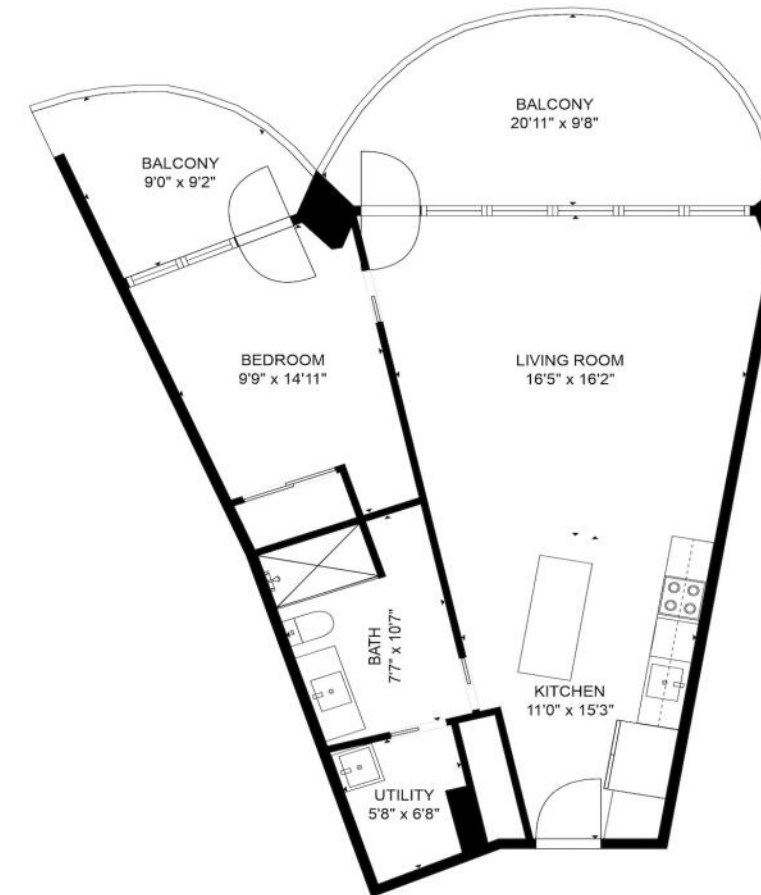
TAXES: \$5,907

ASSESSMENTS: \$798 / MONTH



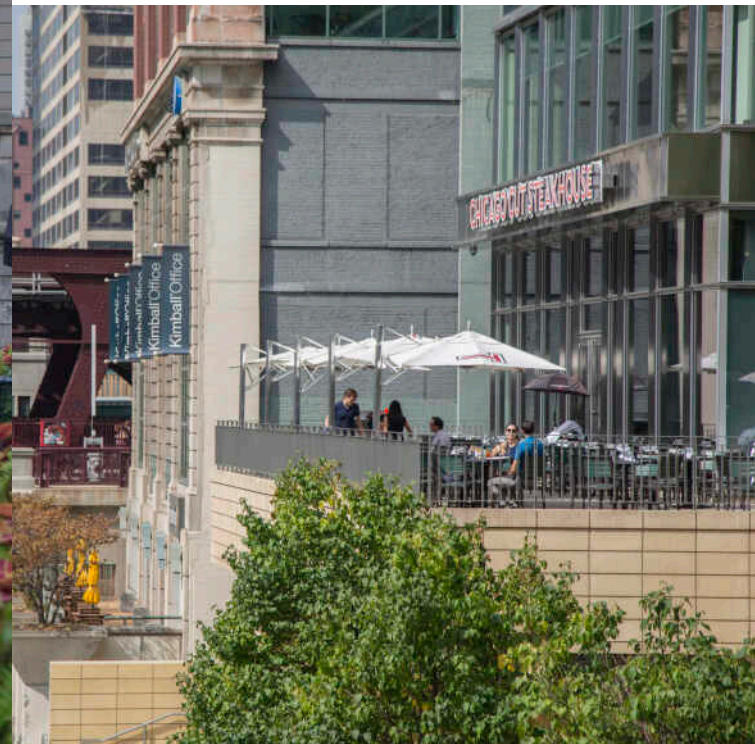






**TOTAL: 657 sq. ft**  
 FLOOR 1: 657 sq. ft  
 EXCLUDED AREAS: UTILITY: 36 sq. ft, BALCONY: 234 sq. ft, WALLS: 60 sq. ft





## IF **RIVER NORTH** HAD A MOTTO, IT WOULD BE “BUILD IT AND THEY WILL COME.”

First came the art galleries and restaurants, then hip, urban homebuyers followed. Stretching from the Chicago River to Chicago Avenue, west of the Magnificent Mile, the old loft district has found its groove.

Dozens of residential developments in recent years give buyers a lot of choices, from classic timber lofts and upscale row homes to contemporary high-rises. Development has also pushed west of the Chicago River into an area dubbed River West, which includes a number of new condominium buildings.

Chicago's biggest office building, the Merchandise Mart, anchors the southern edge of the neighborhood along the revitalized Chicago River and the new pedestrian Riverwalk that includes restaurants and park seating along with kayak and boat rentals. Residents have convenient access to several bus lines as well as the CTA Red and Brown lines.

Home to many of Chicago's premier eateries with famed chefs, River North is where you will find the finest steakhouses and just about every type of cuisine. The neighborhood is packed with shopping, entertainment and nightlife, including some of the city's trendiest clubs and favorite hangouts.







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