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



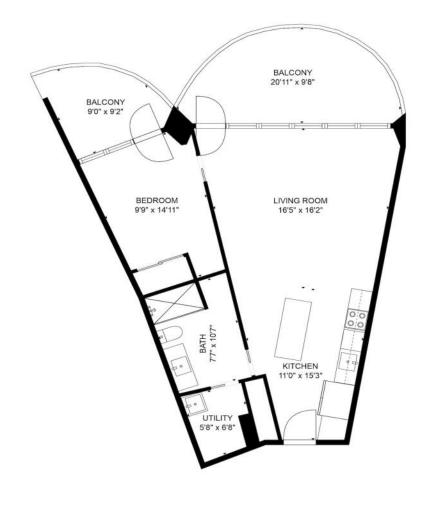












TOTAL: 657 sq. ft
FLOOR 1: 657 sq. ft
EXCLUDED AREAS: UTILITY: 36 sq. ft, BALCONY: 234 sq. ft, WALLS: 60 sq. ft

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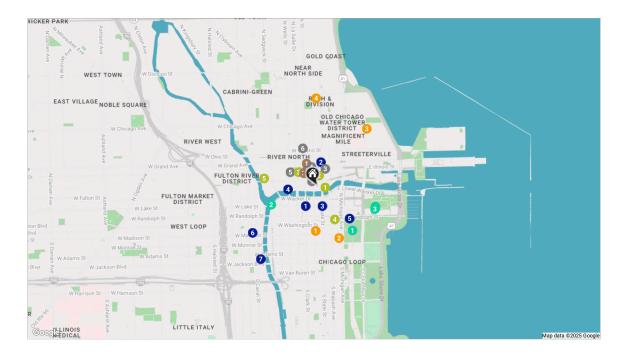
IF **RIVER NORTH** HAD A MOTTO, IT WOULD BE "BUILD IT AND THEY WILL COME."

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.





- Siena Tavern
 51 WEST KINZIE STREET, 0.1 MI
- Frontera Grill 445 NORTH CLARK STREET, 0.2 MI
- 3 Star of Siam 11 EAST ILLINOIS STREET # 1, 0.2 MI
- 4 RPM Italian 52 WEST ILLINOIS STREET, 0.2 MI
- 5 Lou Malnati's Pizzeria 439 NORTH WELLS STREET, 0.3 MI
- 6 Portillo's & Barnelli's Chicago 100 WEST ONTARIO STREET, 0.4 MI
- Q COFFEE_
- 1 Beatrix 519 NORTH CLARK STREET, 0.2 MI
- 2 Firecakes Donuts 68 WEST HUBBARD STREET, 0.2 MI

- 3 Starbucks 430 NORTH CLARK STREET, 0.2 MI
- Chuan Spa at The Langham,
 - Chicago 330 NORTH WABASH AVENUE, 0.1 MI
- Yoga Loft Chicago 15 WEST HUBBARD STREET, 0.1 MI
- The Barre Code Chicago -River North 435 N. LASALLE BLVD, 0.2 MI
- 4 LA Fitness 55 EAST RANDOLPH STREET, 0.3 MI
- 500 NORTH KINGSBURY STREET, 0.5 MI
- ♀schools___
- 17 NORTH DEARBORN STREET, 0.4 MI

- 2 Mendall College
 2 MI 18 SOUTH MICHIGAN AVENUE 3RD FLOOR, 0.5 MI
 - Northwestern University Chicago 300 EAST SUPERIOR STREET, 0.7 MI
 - Ogden Elementary School 24 WEST WALTON STREET, 0.8 MI
 - TRANSIT_
 - Clark/Lake
 CTA BLUE LINE, 0.2 MI
 - Q Grand CTA - RED LINE, 0.2 MI
 - 3 State/Lake CTA - BROWN LINE, 0.2 MI
 - Merchandise Mart CTA - BROWN LINE, 0.3 MI
 - 5 Millenium Station
 METRA ELECTRIC MAIN BRANCH,
 0.4 MI

- Ogilvie Transportation
 Center
 METRA UNION PACIFIC NORTHWEST,
 0.7 MI
- Union Station

 METRA MILWAUKEE DISTRICT NORTH,

 0.8 MI
 - PARKS_
 - 1 Millennium Park CHICAGO, 0.5 MI
 - Chicago Riverwalk West End 306-370 WEST WACKER DRIVE, 0.5 MI
 - 3 Lakeshore East 225 NORTH COLUMBUS DRIVE #100, 0.6 MI
 - 450 EAST BENTON PLACE, 0.6 MI

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