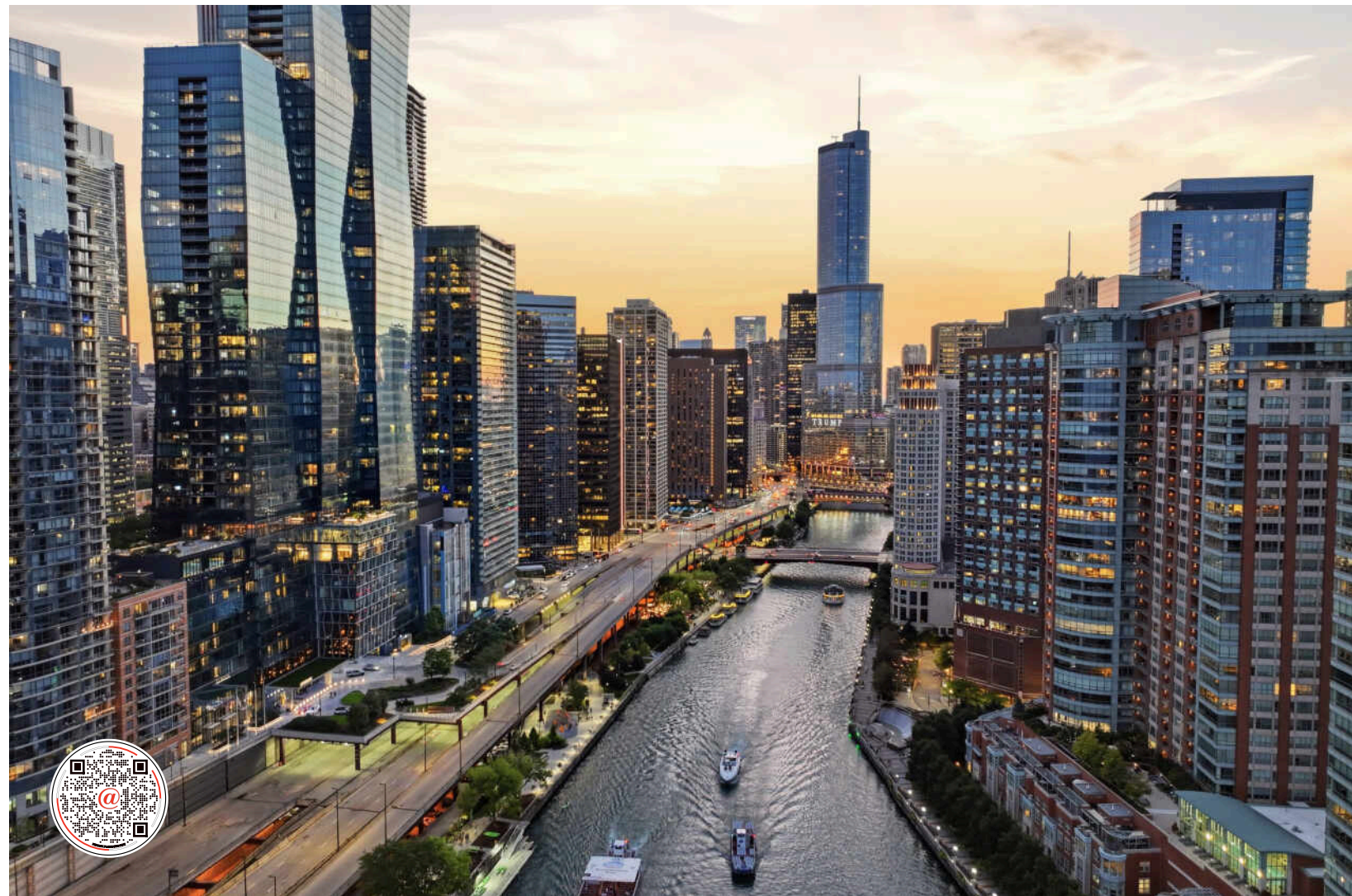




415 E NORTH WATER STREET #2805 STREETERVILLE

415 E NORTH WATER STREET #2805 · STREETERVILLE



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INTERNATIONAL REAL ESTATE

LUXURY
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IMAGES

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ROOM DIMENSIONS

Living Room	27'x21'
Family Room	24'x24'
Dining Room	18'x29'
Kitchen	14'x26'
Primary Bedroom	41'x18'
Second Bedroom	21'x15'
Third Bedroom	21'x16'
Balcony	5'x14'
Balcony	13'x6'
Office/Sitting room	19'x15'
Balcony	21'x4'

FEATURES

Welcome to an extraordinary residence at RiverView West, where expansive interiors, dramatic city views, and an exceptional waterfront setting come together in one of Chicago's most coveted locations. Spanning an impressive 4,705 square feet, this sophisticated three-bedroom, three-bath residence offers grand-scale living framed by floor-to-ceiling windows and breathtaking views of the Chicago skyline. Designed for both elevated entertaining and everyday comfort, the expansive open-concept living and dining spaces flow effortlessly into a beautifully appointed gourmet kitchen featuring high-end appliances, generous cabinetry, and an oversized island. Each of the three generously proportioned bedrooms is thoughtfully designed as a private retreat, complete with its own en-suite bath. The residence is further distinguished by exceptional private outdoor space, with four balconies, including one off each bedroom and an additional balcony off the den offering multiple vantage points to enjoy morning coffee, evening cocktails, and sweeping city views. RiverView West offers an impressive collection of building amenities designed for comfort, convenience, and an elevated downtown lifestyle, including a clubhouse, exercise facilities, swimming pool, 24-hour door staff, and building security. Perfectly positioned near the Chicago River, Lake Michigan, Navy Pier, and the lakefront, this exceptional location places some of the city's most iconic destinations just outside your door. Michigan Avenue's renowned shopping, dining, and entertainment are approximately a 10-minute walk away, while the Riverwalk, Navy Pier, lakefront recreation, and countless downtown destinations are all within easy reach.



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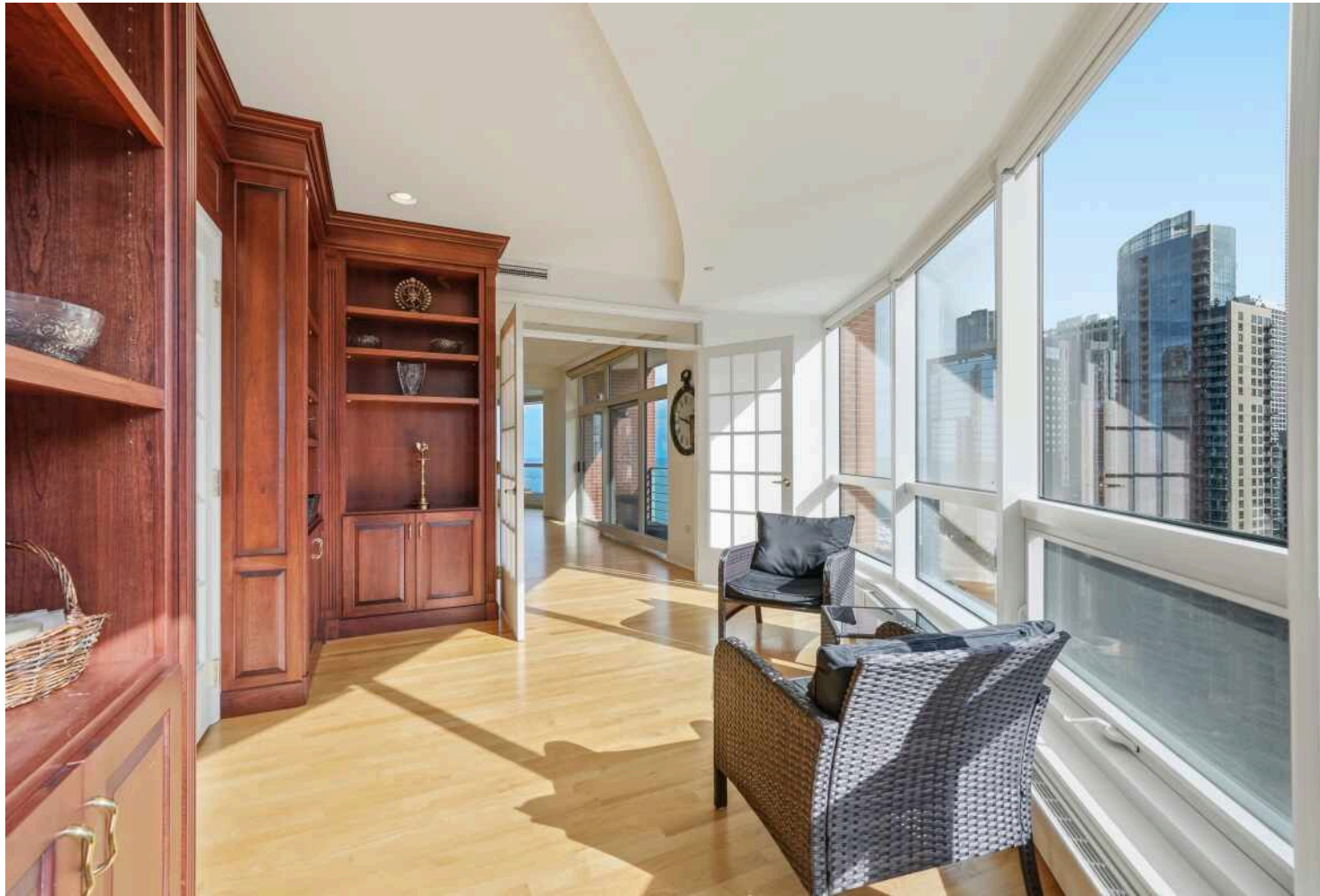






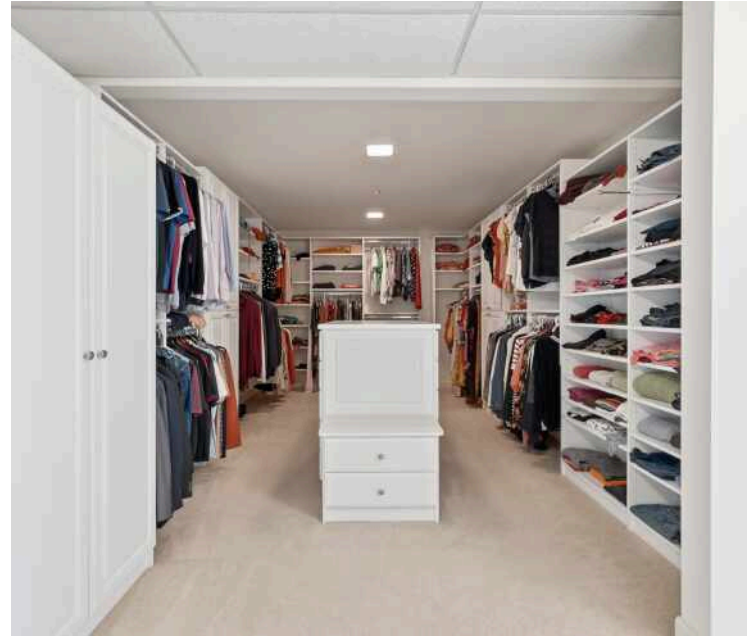


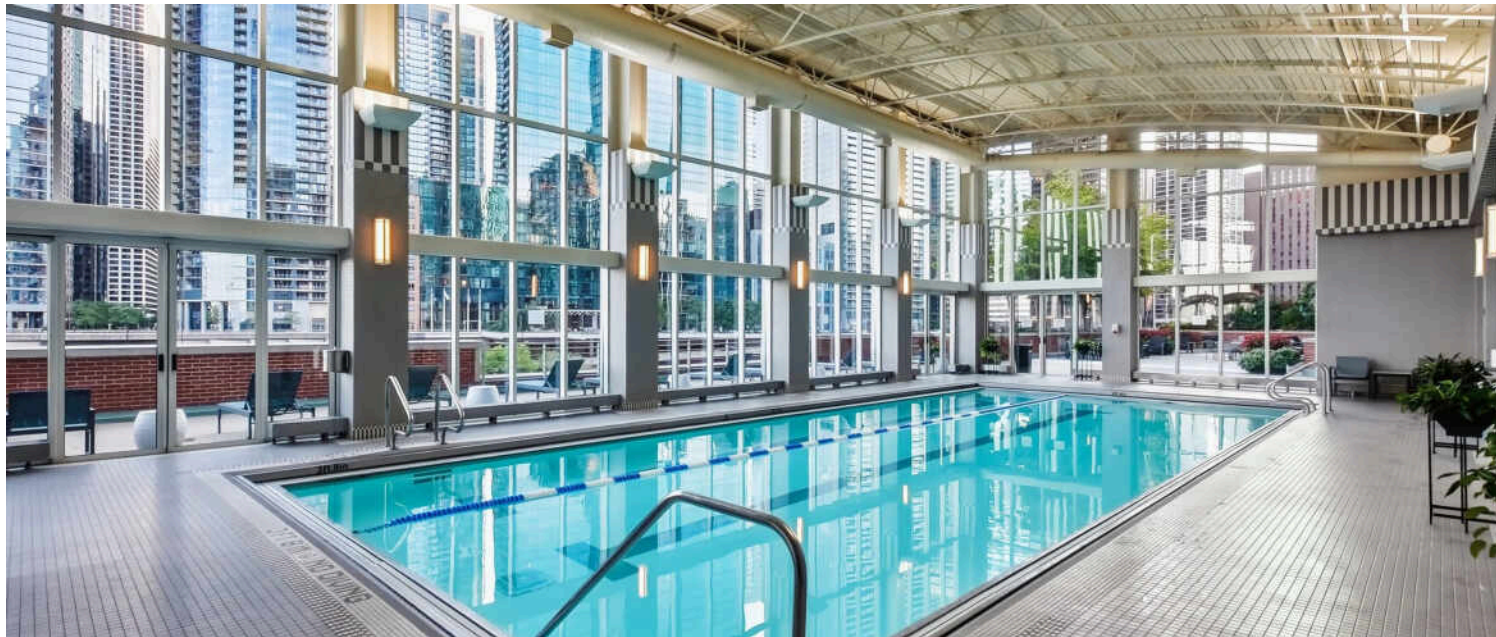








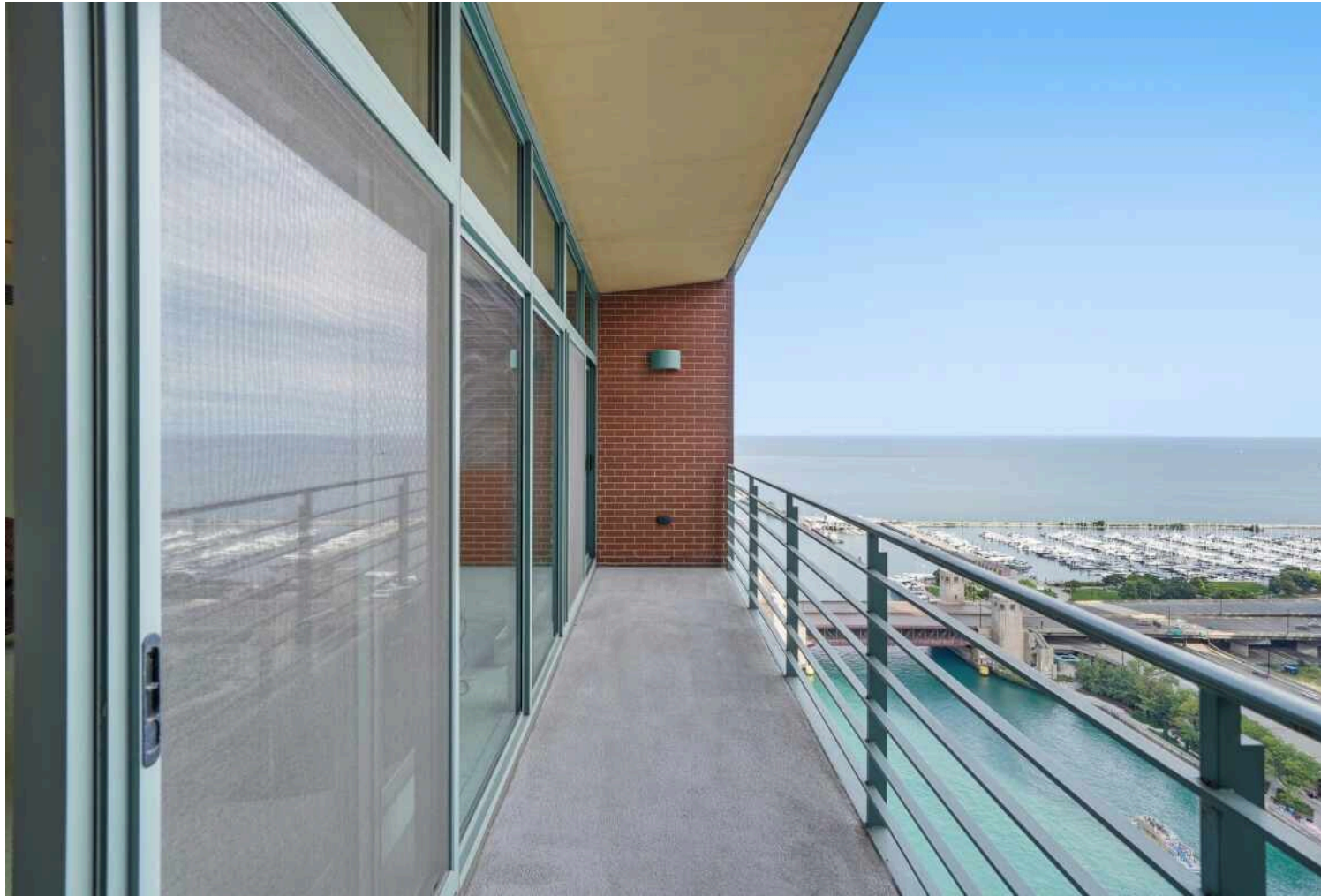






TOTAL: 4498 sq. ft
1st floor: 4498 sq. ft
EXCLUDED AREAS: BALCONY: 288 sq. ft

ANY MEASUREMENTS ARE FOR MARKETING PURPOSES. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.











MAJOR DEVELOPMENT IN RECENT YEARS PUT **STREETERVILLE** ON THE MAP.

Locals love the neighborhood's proximity to the beach, lakefront paths, and world-class shopping, dining, and entertainment. Streeterville is also home to some of the city's renowned architecture.

In the past two decades alone, dozens of new buildings, high-rises, hotels, stores, and institutions have sprung up, bringing with them a flock of residents to the high-energy community.

A wide range of housing is available, the majority in high-rise buildings. The neighborhood's stunning array of architecture includes pre-war buildings, a collection of Mies van der Rohe buildings, and iconic buildings like 875 North Michigan Avenue (known as the John Hancock Center). New construction and smaller mid-rise buildings can be found throughout the neighborhood as well.

Streeterville is home to notable attractions such as The Magnificent Mile, Water Tower Place, and the Museum of Contemporary Art. It is also home to Northwestern Memorial Hospital's state-of-the-art medical campus and the downtown campuses of Northwestern University and the University of Chicago.

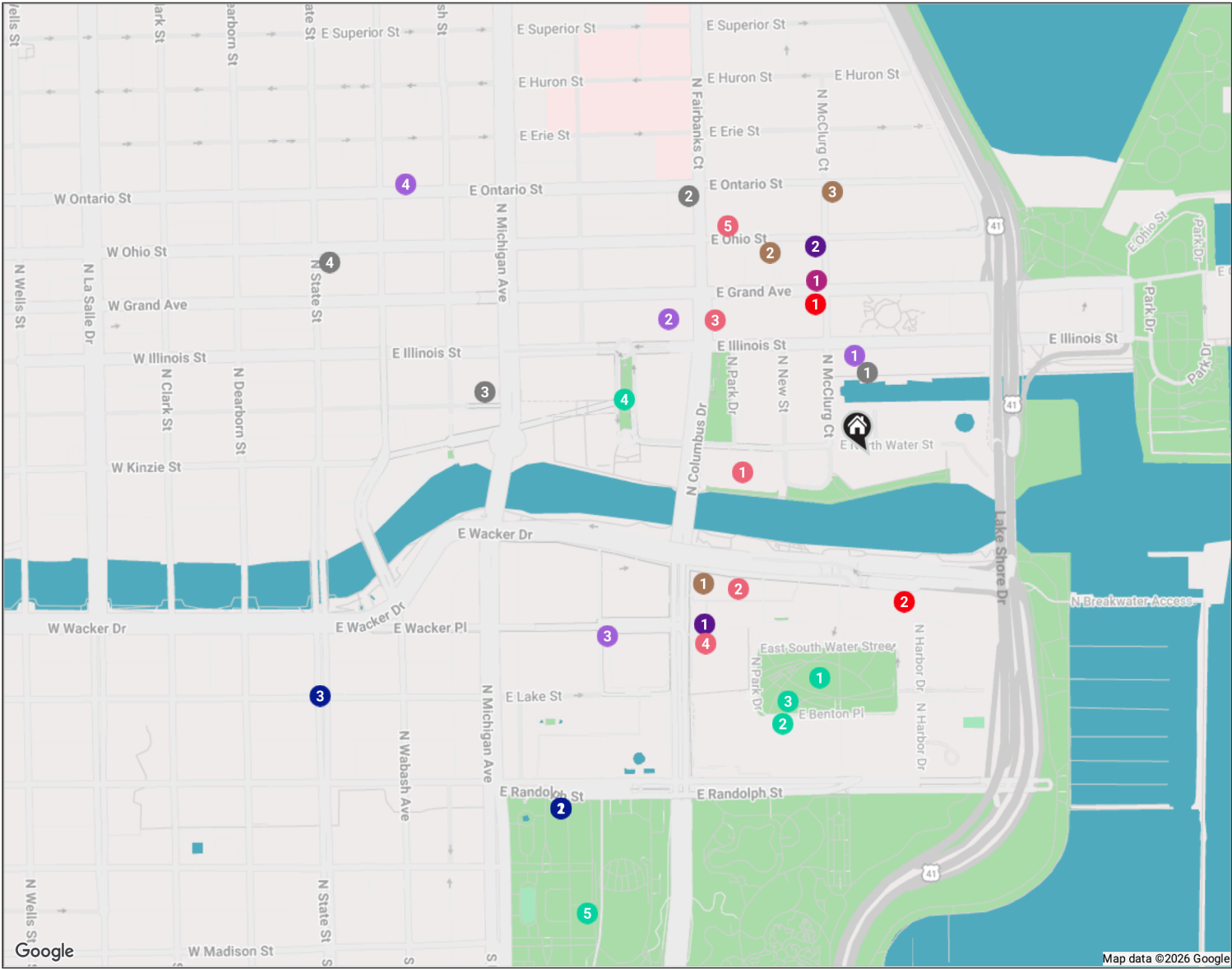
While the neighborhood offers a number of smaller "pocket" parks and playgrounds, the lakefront is the center of attention, and it's never more than a couple of blocks away. While dining out is easy, deciding where to go with so many great restaurant options is not.

Residents have easy access to surrounding areas via the CTA's Red Line and numerous buses that run up and down Michigan Avenue.

NEIGHBORHOOD GUIDE MAP

415 E NORTH WATER STREET #2805

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NEIGHBORHOOD GUIDE

RESTAURANTS

- 1 Robert's Pizza and Dough Company
465 N MCCLURG CT, 0.1 MI
- 2 Timothy O'Toole's Pub Chicago
622 NORTH FAIRBANKS COURT, 0.3 MI
- 3 Billy Goat Tavern (The Original)
LOWER 430 NORTH, 0.4 MI
- 4 Weber Grill
539 NORTH STATE STREET, 0.6 MI

COFFEE

- 1 Dunkin'
303 EAST WACKER DRIVE SUITE C-09, 0.2 MI
- 2 Dollop Coffee Co.
345 EAST OHIO STREET, 0.2 MI
- 3 Starbucks Coffee Company
401 EAST ONTARIO STREET, 0.3 MI

SHOPPING

- 1 Yolk - Streeterville
CORNER OF GRAND & MCCLURG, 0.2 MI

GROCERY

- 1 Target Grocery
401 EAST ILLINOIS STREET, 0.1 MI
- 2 Whole Foods Market
255 EAST GRAND AVENUE, 0.3 MI
- 3 Bockwinkel's
222 NORTH COLUMBUS DRIVE, 0.3 MI
- 4 Trader Joe's
44 EAST ONTARIO STREET, 0.6 MI

MEDICAL

- 1 University Of Chicago Medicine
355 EAST GRAND AVENUE, 0.2 MI
- 2 Illinois Anesthesia | Mobile & Dental Anesthesiologist Services
420 EAST WATERSIDE DRIVE UNIT 3010, 0.2 MI

ENTERTAINMENT

- 1 Sheraton Grand Chicago Riverwalk
301 EAST NORTH WATER STREET, 0.1 MI
- 2 Swissotel Chicago
323 EAST WACKER DRIVE, 0.2 MI
- 3 Embassy Suites by Hilton Chicago Downtown Magnificent Mile
511 NORTH COLUMBUS DRIVE, 0.2 MI
- 4 Radisson Blu Aqua Hotel, Chicago
221 NORTH COLUMBUS DRIVE, 0.3 MI
- 5 DoubleTree by Hilton Hotel Chicago - Magnificent Mile
300 EAST OHIO STREET, 0.3 MI

TRANSIT

- 1 Millenium Station
METRA - ELECTRIC MAIN BRANCH, 0.5 MI
- 2 Millenium Station
METRA - SOUTH SHORE, 0.5 MI

- 3 Lake
CTA - RED LINE, 0.6 MI

PARKS

- 1 Lakeshore East Park
450 EAST BENTON PLACE, 0.2 MI
- 2 Lakeshore East
225 NORTH COLUMBUS DRIVE #100, 0.3 MI
- 3 Lakeshore East Dog Park
450 EAST BENTON PLACE, 0.3 MI
- 4 Cityfront Plaza
CHICAGO, 0.3 MI
- 5 Millennium Park
CHICAGO, 0.6 MI
- 6 Lake Shore Park
808 NORTH LAKE SHORE DRIVE, 0.6 MI

SERVICES

- 1 Chicago Fire Department Engine 13/Truck 6
259 NORTH COLUMBUS DRIVE, 0.2 MI
- 2 United States Postal Service
355 EAST OHIO STREET SUITE 200, 0.2 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

