



PARTIALLY FURNISHED OFFICE SPACE IN RIVER NORTH

PROPERTY INFORMATION

- 3,250 SF encompassing entire 3rd floor.
- Corner space with east and southern views featuring tons of sunlight.
- 15-year tenant vacating.
- (2) bathrooms; four (4) private offices; a conference room; a kitchenette; a bullpen with ten (10) furnished cubicles; and a reception area with a reception desk.
- located one block from the Merchandise Mart and L-train; centrally located in River North, near River Walk with easy access to the loop; one-quarter (1/4) mile from entry to the Dan Ryan and Kennedy expressways via Ohio St. ramp.
- Plethora of lunch, dinner, and fast-food options within the

immediate proximity (P.F. Chang's, Lou Malnati's, Al's Italian beef, Bavette's and countless more).

- Numerous hotels within walking distance.
- Possible uses include financial services, interior design, law firm, mortgage lenders, insurance, real estate company, RE developer, call-center, medical, or other office users.
- Also available for sale.

2022 TAXES/SF \$10.04

ZONED DX-5

ALDERMAN / WARD Brenden Reilly / 42nd

RATE UPON REQUEST

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River North

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.



AREA DEMOGRAPHICS

POPULATION ESTIMATE

1 MILE

125,281

3 MILE

411,765

5 MILE

863,342

ESTIMATED AVERAGE HOUSEHOLD INCOME

1 MILE

\$178,077

3 MILE

\$172,867

5 MILE

\$151,020