



325 W HURON

New High-End Office
Opportunity in the Heart of
River North

Space Available

Suite 604 | 5,577 RSF

For Leasing Information

Aaron Zaretsky
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312 970 3234

urbaninnovations.com



6th Floor | Suite 604 | 5,577 RSF

Key Facts & Amenities

Immediate availability

Brand new fully-furnished spec suite with high end finishes

Concrete loft building with exposed concrete ceilings and columns

Newly renovated building lobby and modernized passenger and freight elevators

Operable windows

Heat included in rental rate and tenant-controlled air conditioning

AT&T, Comcast and RCN fiber service

Secure indoor parking available

Storage spaces available

Bicycle storage room

On-site engineering team

Sustainability

WELL Health-Safety Rated through the International WELL Building Institute (IWBI)

Needlepoint Bipolar Ionization which provides cleaner, healthier air

ENERGY STAR® certified

General and e-waste recycling services

River North at a Glance

44%

Population growth
since 2010

66,700

Daytime employee
population

\$2.3 billion

Annual consumer
spending

230

Existing office
buildings

41,200

Residential
population

19.9 million

SF of office space

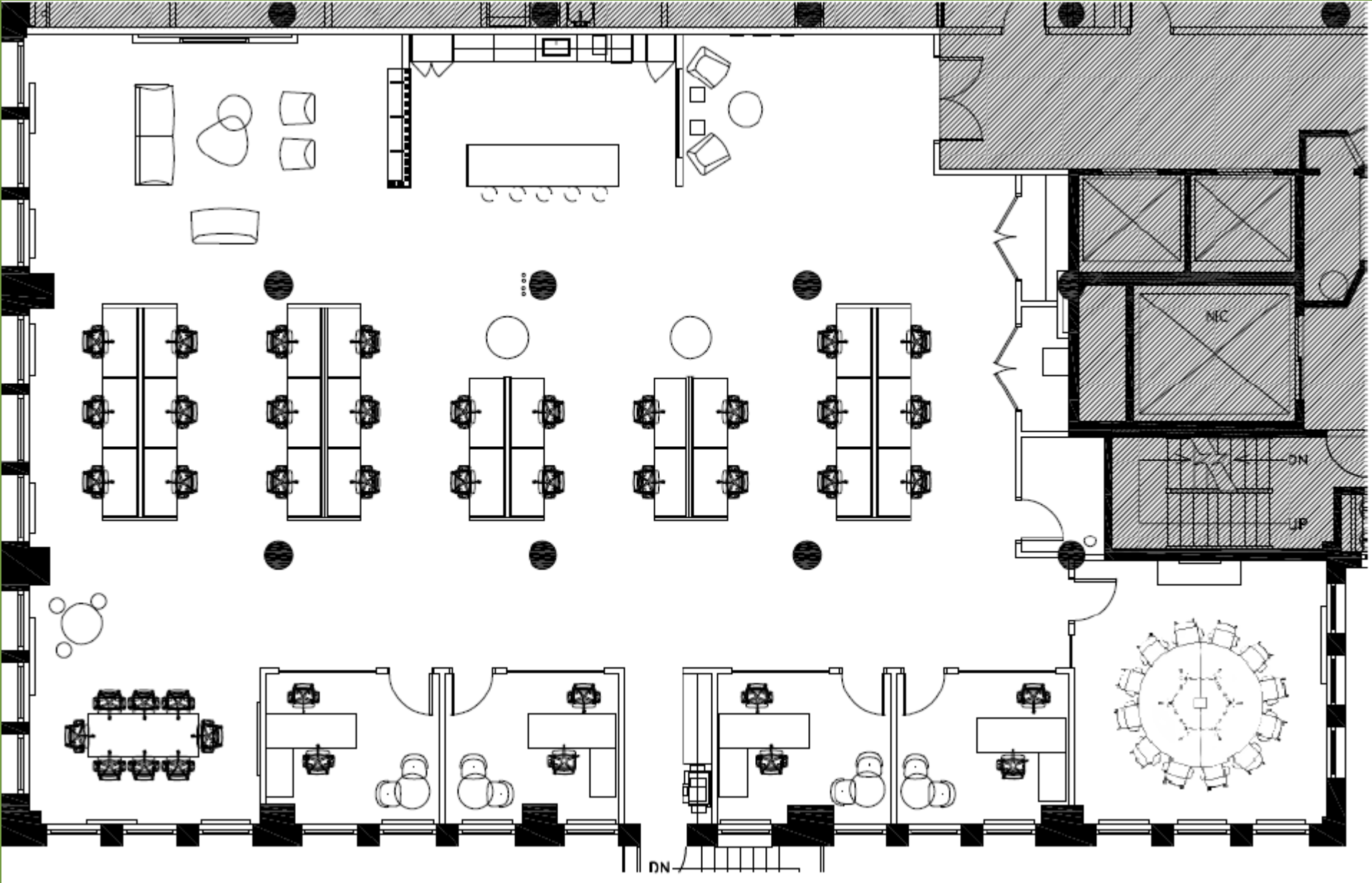
\$169,000

Average household
income

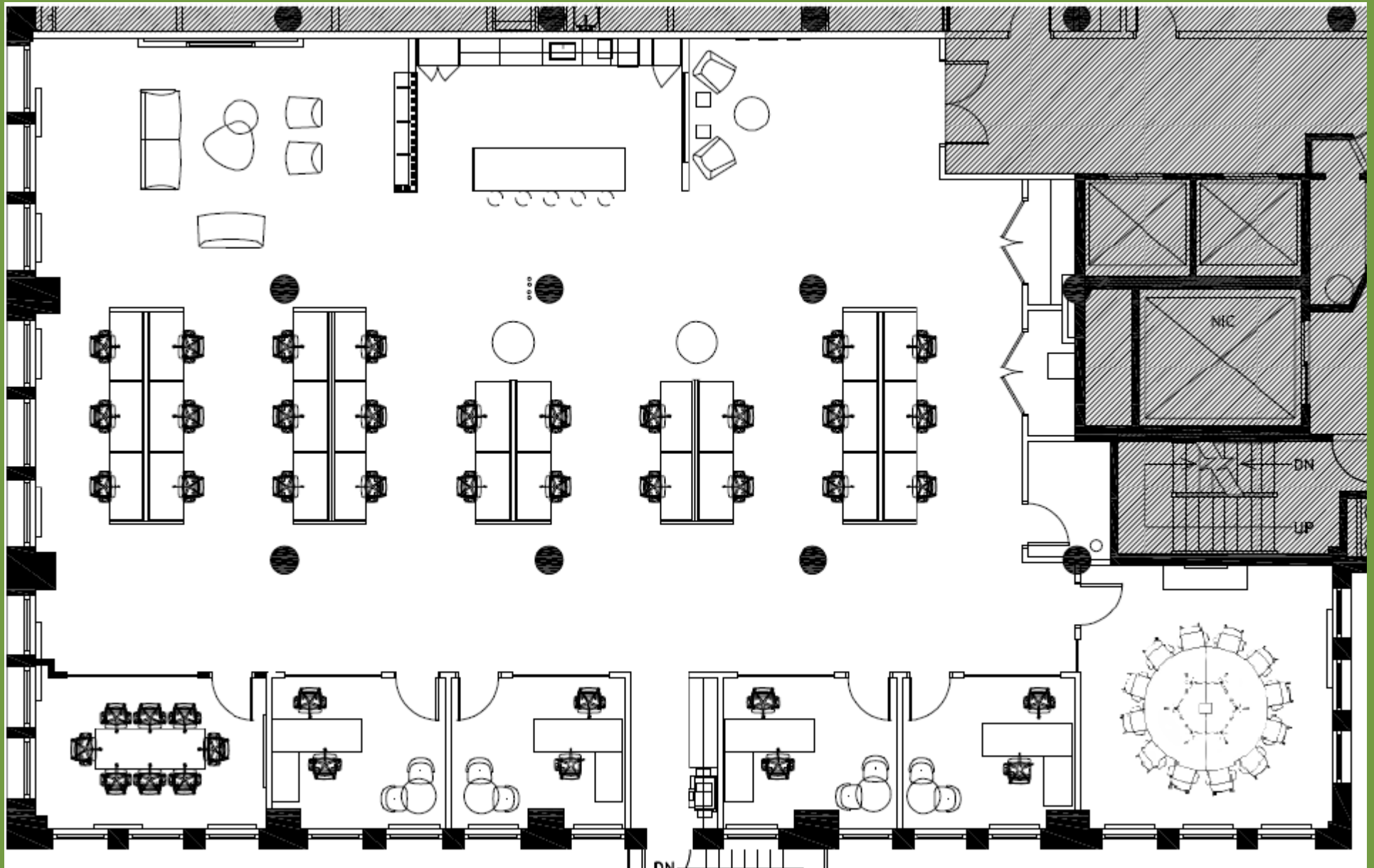
17%

Direct office vacancy

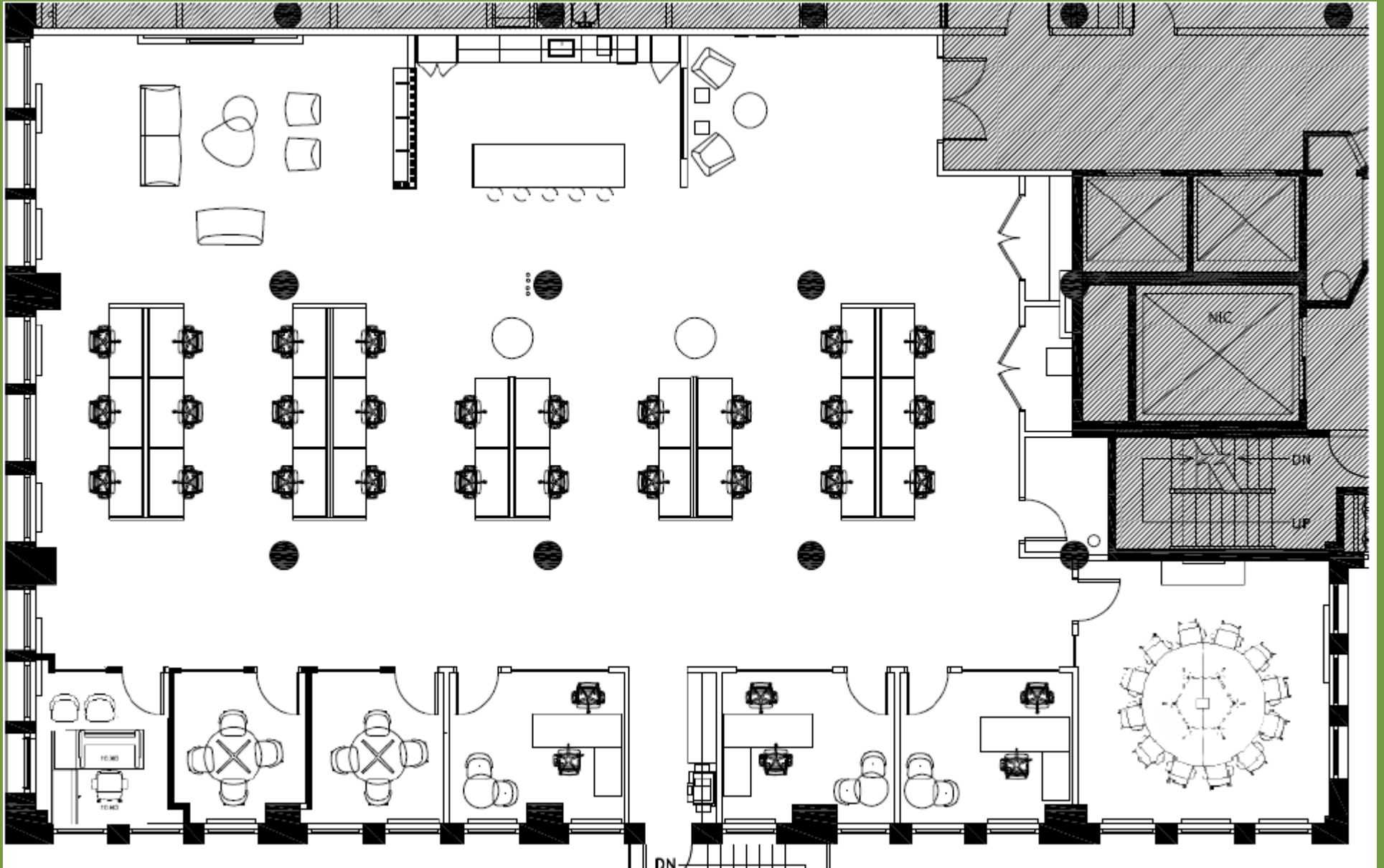
Floor Plan | Suite 604 | 5,577 RSF



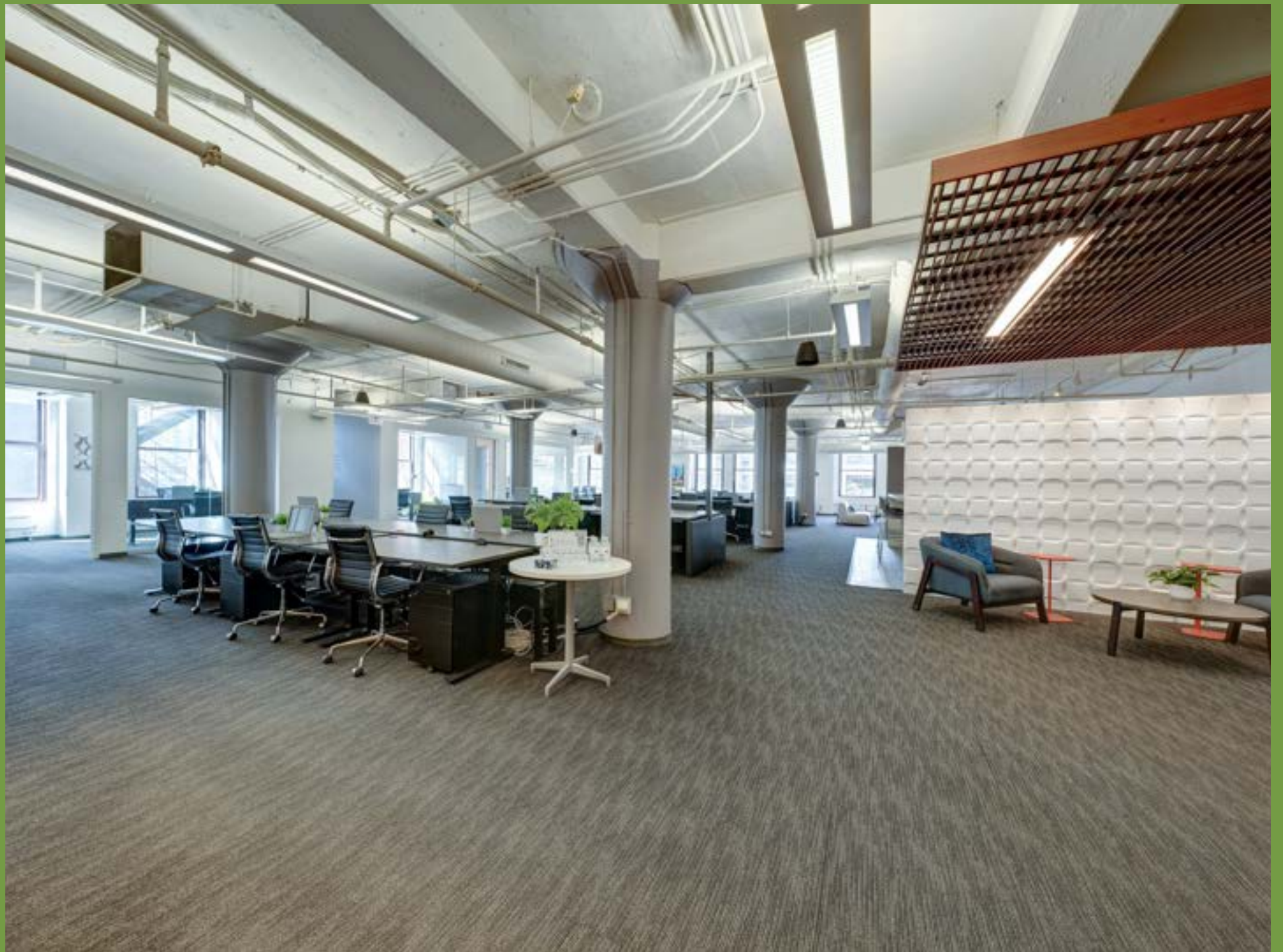
Optional Additional Conference



Optional Additional Private Offices



















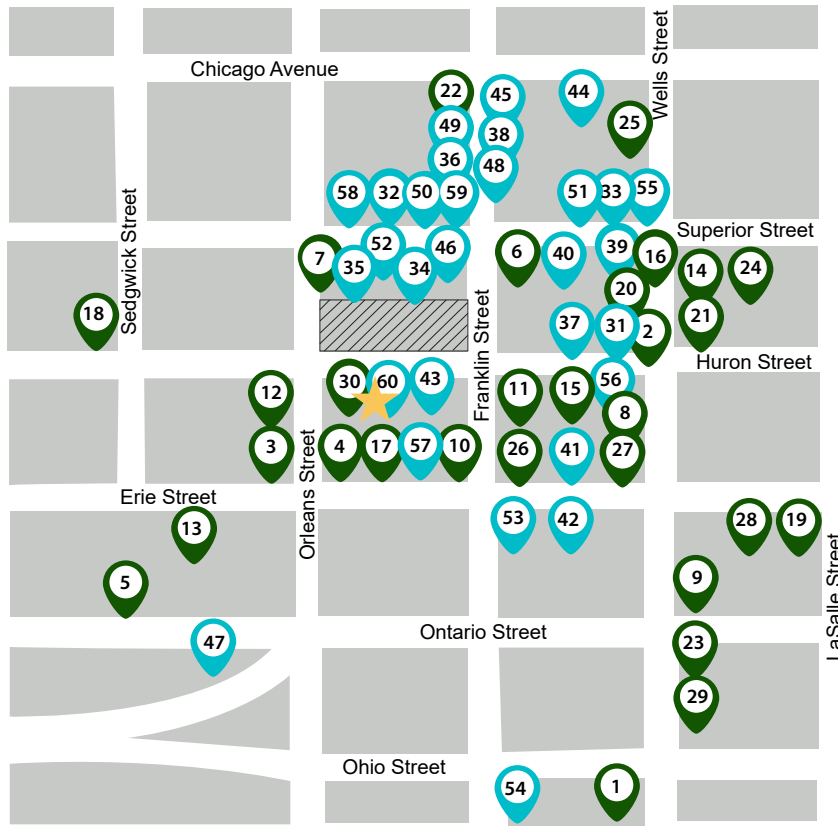


**We Get You,
We Got You**

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Area Restaurants & Showrooms



Restaurants

Showrooms

- 1 Al's Beef
- 2 Avli
- 3 SIFR
- 4 Blüm Restaurant & Bar
- 5 Boca Loca
- 6 Brett's Kitchen
- 7 Club Lago
- 8 Cocoro
- 9 Dos Bros
- 10 Fairgrounds Cafe
- 11 Franklin Room
- 12 Green Door Tavern
- 13 Ground Up Coffee Co.
- 14 GT Prime
- 15 Indienne
- 16 OUD Coffee & Cafe
- 17 Mixed Greens
- 18 Obelix
- 19 bar avec
- 20 Prosecco
- 21 Poke San
- 22 Starbucks
- 23 Dave's Hot Chicken
- 24 The Goddess and Grocer
- 25 Torchio Pasta Bar
- 26 Union Sushi
- 27 Asador Bastian
- 28 Wildfire
- 29 Yours Truly
- 30 R.A.W.

- 31 Addington Gallery
- 32 Arclinea/WPA Chicago
- 33 Armazem Design
- 34 Boffi | DePadiva
- 35 Bulthaup
- 36 California Closets
- 37 Eva Quatemán Interiors
- 38 Gruen Gallery
- 39 Hilton - Asmus Contemporary
- 40 Jean Albano Gallery
- 41 Jesse Chicago
- 42 Kozy's Cyclery
- 43 Libby Glass
- 44 Lightology
- 45 Lumina Galleries
- 46 Luminaire
- 47 Luxury Furniture Centre
- 48 Manifesto
- 49 Melanie Cooper Gallery
- 50 Mobili Mobel
- 51 Moderne Living
- 52 Molteni&C Chicago
- 53 Prestige Designs
- 54 Renaissance Tile & Bath
- 55 Rosenthal Fine Art
- 56 Samuel Lynne Galleries
- 57 Sliding Door Company
- 58 ICG Gallery Chicago
- 59 Zg Gallery
- 60 Zolla Liberman Gallery



325 W. Huron



Restaurants



Showrooms



Planned Development

Walking Score

97

Riding Score

100

Biking Score

87