



# 445 N WELLS

New Office Opportunity in  
the Heart of River North

## Space Available

Suite 403 | 1,732 RSF

### For Leasing Information

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# Top Floor | Suite 403 | 1,732 RSF

## Key Facts & Amenities

- Immediate availability
- Recently renovated and fully furnished suite
- Newly renovated building lobby
- One block from Merchandise Mart
- Parking available
- Roof top deck
- Tenant-controlled HVAC included in rental rate
- AT&T fiber service
- Storage spaces available
- On-site engineering

## 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

**41,200**  
Residential  
population

**66,700**  
Daytime employee  
population

**19.9 million**  
SF of office space

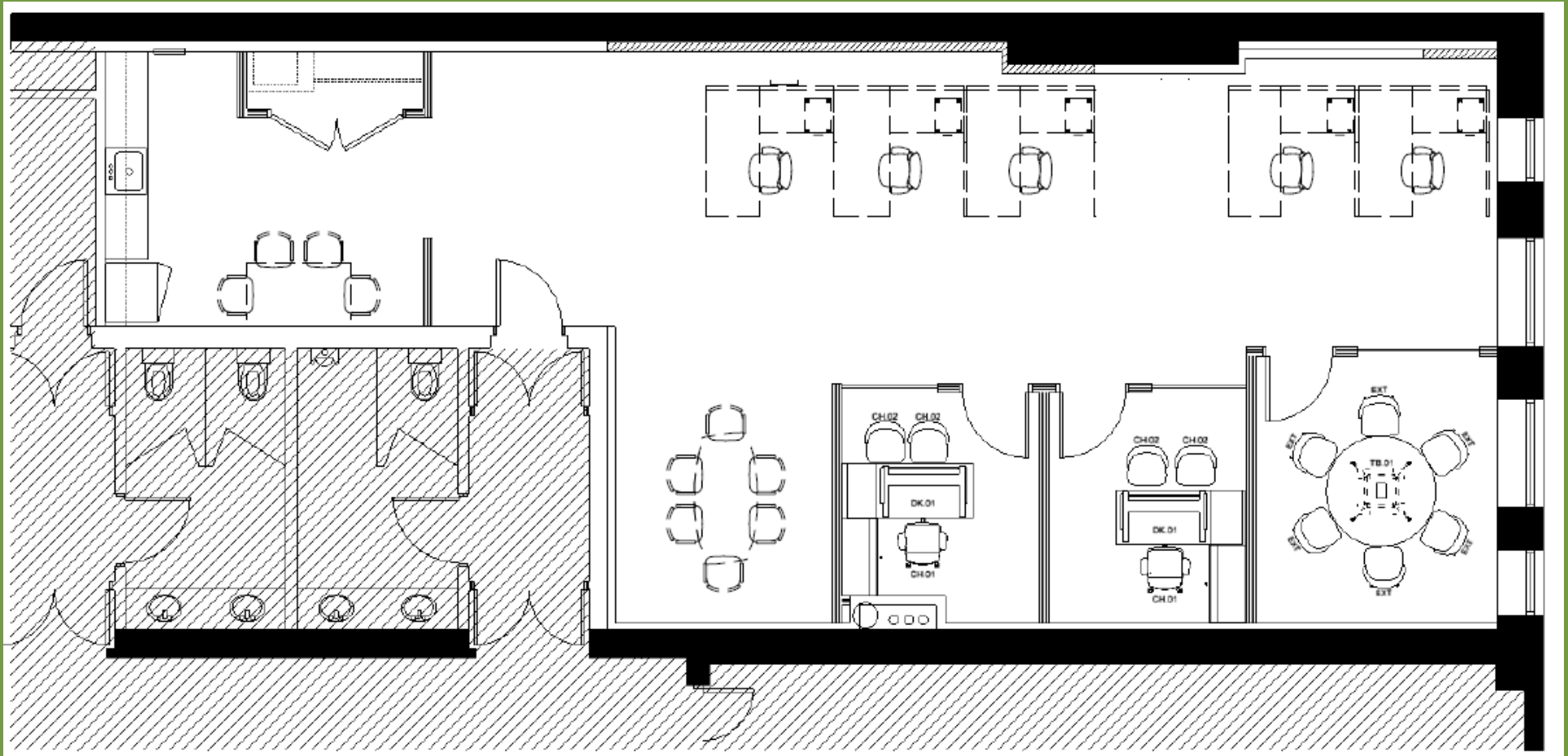
**\$2.3 billion**  
Annual consumer  
spending

**\$169,000**  
Average household  
income

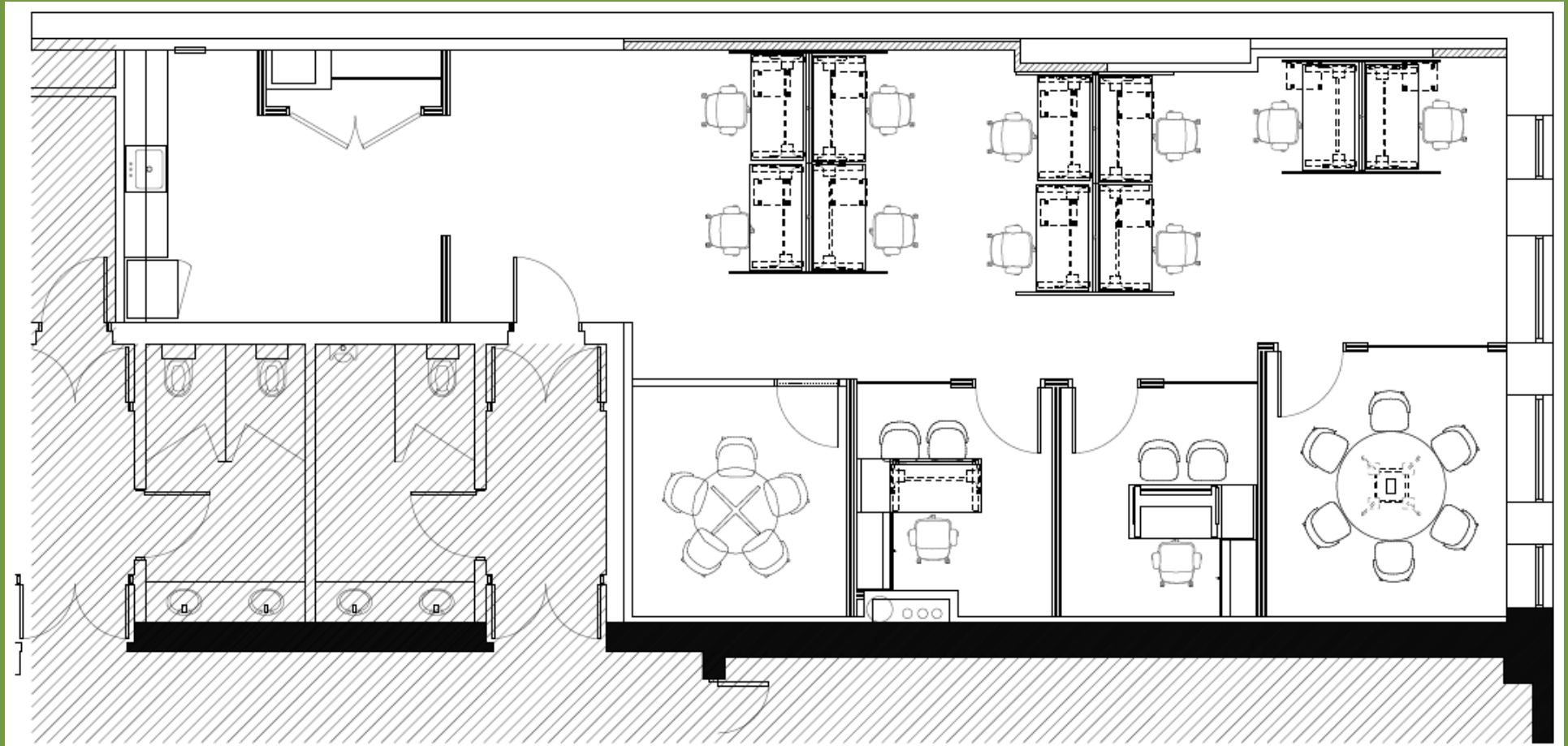
**230**  
Existing office  
buildings

**17%**  
Direct office vacancy

# Floor Plan | Suite 403 | 1,732 RSF



# Optional Floorplan | 1,732 RSF





















**We Get You,  
We Got You**

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# Area Restaurants & Showrooms



## Restaurants

## Showrooms

- Arabella
- Bavette's Bar & Boeuf
- Brown Bag Seafood Co.
- Ciccio Mio
- Coco Pazzo
- Donut Vault
- Edie's All Day Cafe
- Fado Irish Pub
- Foxtrot Market
- Gene & Georgetti
- Gilt Bar
- Hampton Social
- Hannah's Bretzel
- Havana Grill
- HI-VIBE
- Hubbard Inn
- Jimmy John's
- Joe & the Juice
- Kinzie Chophouse
- Lil' Ba-Ba-Reeba!
- Lou Malnati's
- Maggiano's
- Mendochino Farms
- Meli Cafe
- Moe's Cantina
- No Vacancy
- O'Leary's Public House
- PF Chang's
- Roka Akor
- Starbucks
- Sunda New Asian
- Tanta Concina Peruna
- Tree House
- Zombie Taco (Moxy Hotel)
- 210 Design House
- Al Sahara Rugs
- Artists Frame Service
- Assured Windows & Doors
- BSH Home Appliance Showroom
- BuzziSpace
- Calia Stone Boutique
- Chicago Luxury Bed Collection
- Consentino
- Contrast Design Group, Inc.
- Daltile Tile & Stone
- Duxiana
- Farrow & Ball Paint & Paper
- Fast Frames
- Fine Line
- Glamour Closet
- Heritage Auctions
- Hydrology
- Kohler
- Ligne Roset
- MATERIAL Bespoke Stone + Tile
- Nicholas Joseph Custom Suits
- O'Brien Harris
- nuHaus
- Oscar Isberian Rugs
- Pauline Grace
- Poliform Chicago
- Roca Tile Chicago Downtown
- Roche Bobois
- Studio 41
- TOTO Gallery
- Tribal Looms

★ 445 N. Wells

● Restaurants

● Showrooms

■ UI Managed Buildings

**Walking Score**

**95**

**Riding Score**

**100**

**Biking Score**

**84**