

Office Space For Sublease



DESIGN DISTRICT OFFICE SPACE

445 NORTH WELLS STREET | UNIT 203

CHICAGO, IL 60654



OFFERING SUMMARY

Available SF:

750 SF

Lease Rate:

\$2,000 per month (MG)

PROPERTY OVERVIEW

- Exceptional sublease opportunity within a premier River North architecture office — ideal for an architect, interior designer, or creative practice
- Approximately 750 SF of dedicated workspace within a 1,600 SF shared suite, just steps from THE MART
- Turn-key, open floor plan — tenant brings their own furniture to make the space their own
- High-end shared amenities include:
 - Glass-walled conference room with beverage refrigerator
 - Fully appointed kitchen
 - Dedicated library/sample room with ample shelving
 - Coat closet and secure tech closet
- Lease runs through January 31, 2029 — a low-risk opportunity to establish a foothold in the River North Design District

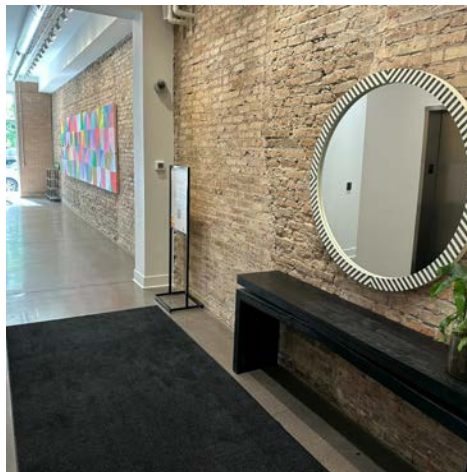
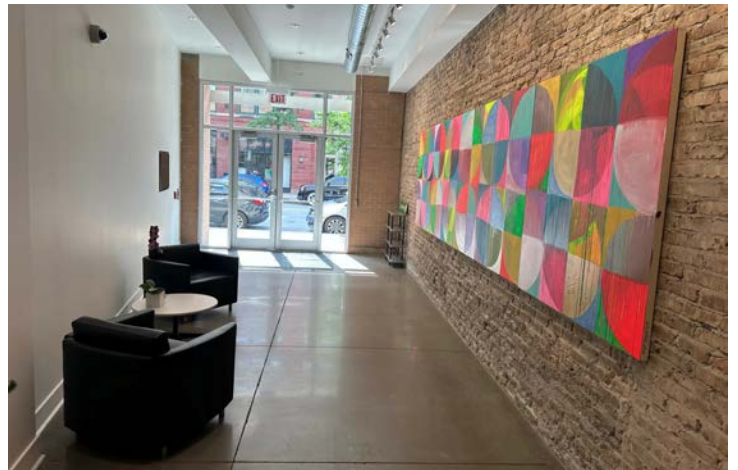
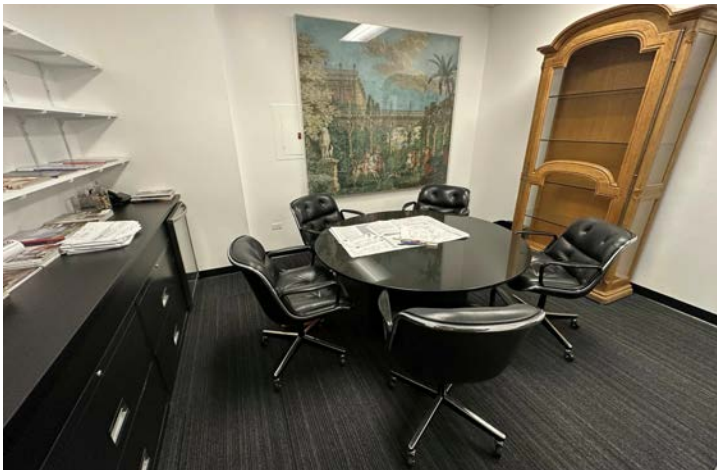
LOCATION OVERVIEW

- Situated in the epicenter of Chicago's architecture, interior design, and creative industries
- Home to THE MART (Merchandise Mart) — a landmark Art Deco hub housing hundreds of design and trade showrooms, including LuxeHome
- Surrounded by the River North Design District, a walkable cluster of high-end boutiques and independent showrooms serving design professionals
- A neighborhood that has evolved into Chicago's premier creative and design destination



445 NORTH WELLS STREET, UNIT 203

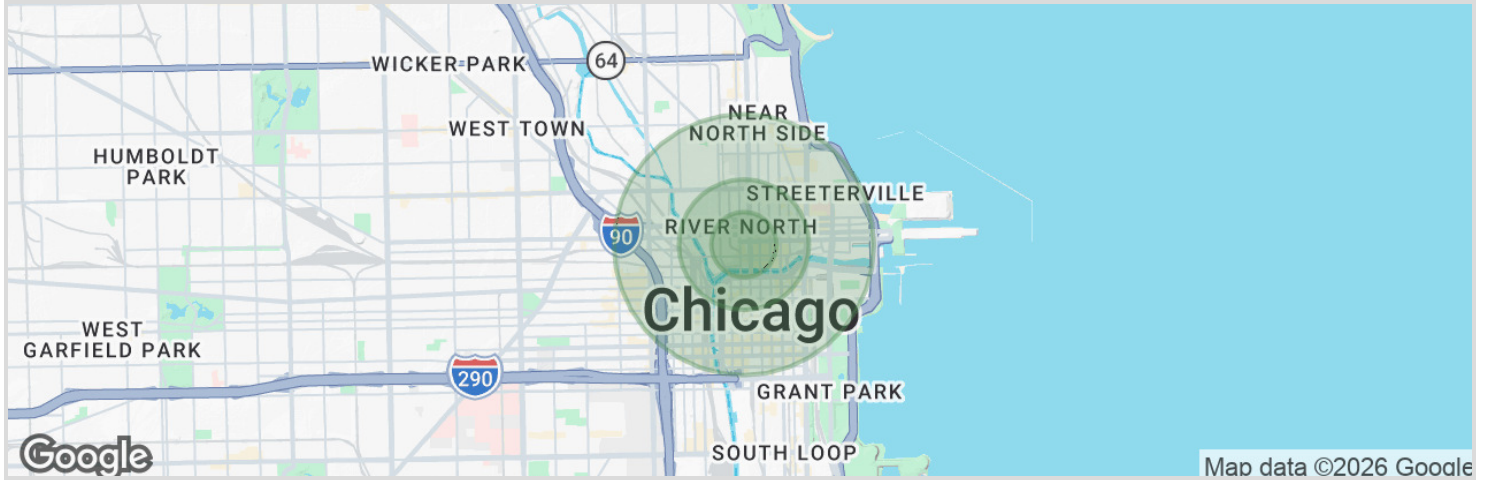
CHICAGO, IL 60654



CATON COMMERCIAL REAL ESTATE GROUP // 1296 RICKERT DR, SUITE 200, NAPERVILLE, IL 60540 // CATONCOMMERCIAL.COM

MIKUS KINS
312.925.8013
MIKUS@CATONCOMMERCIAL.COM





1 mile



\$187,853

Median Household Income



127,817

Population



83,683

Households



32.1

Median Age



\$109,357

Median Disposable Income

3 miles



\$198,516

Median Household Income



413,266

Population



234,347

Households



33.4

Median Age



\$104,594

Median Disposable Income

5 miles



\$193,935

Median Household Income



862,379

Population



442,036

Households



35.5

Median Age



\$88,113

Median Disposable Income