



440 N WELLS

New Office Opportunity in
the Heart of River North

Space Available

Suite 610 | 1,015 RSF

For Leasing Information

Aaron Zaretsky

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6th Floor | Suite 610 | 1,015 RSF

Key Facts & Amenities

Available November 1, 2025

Optional furniture package available

Newly renovated building lobby, restrooms and modernized passenger and freight elevators

One block from the Merchandise Mart

Loft building with exposed timber ceilings/columns and brick perimeter walls

AT&T, Comcast, RCN and Everywhere Wireless fiber service

Resource/mother's room

Parking available

Tenant-controlled HVAC

On-site engineering team

Storage spaces available

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

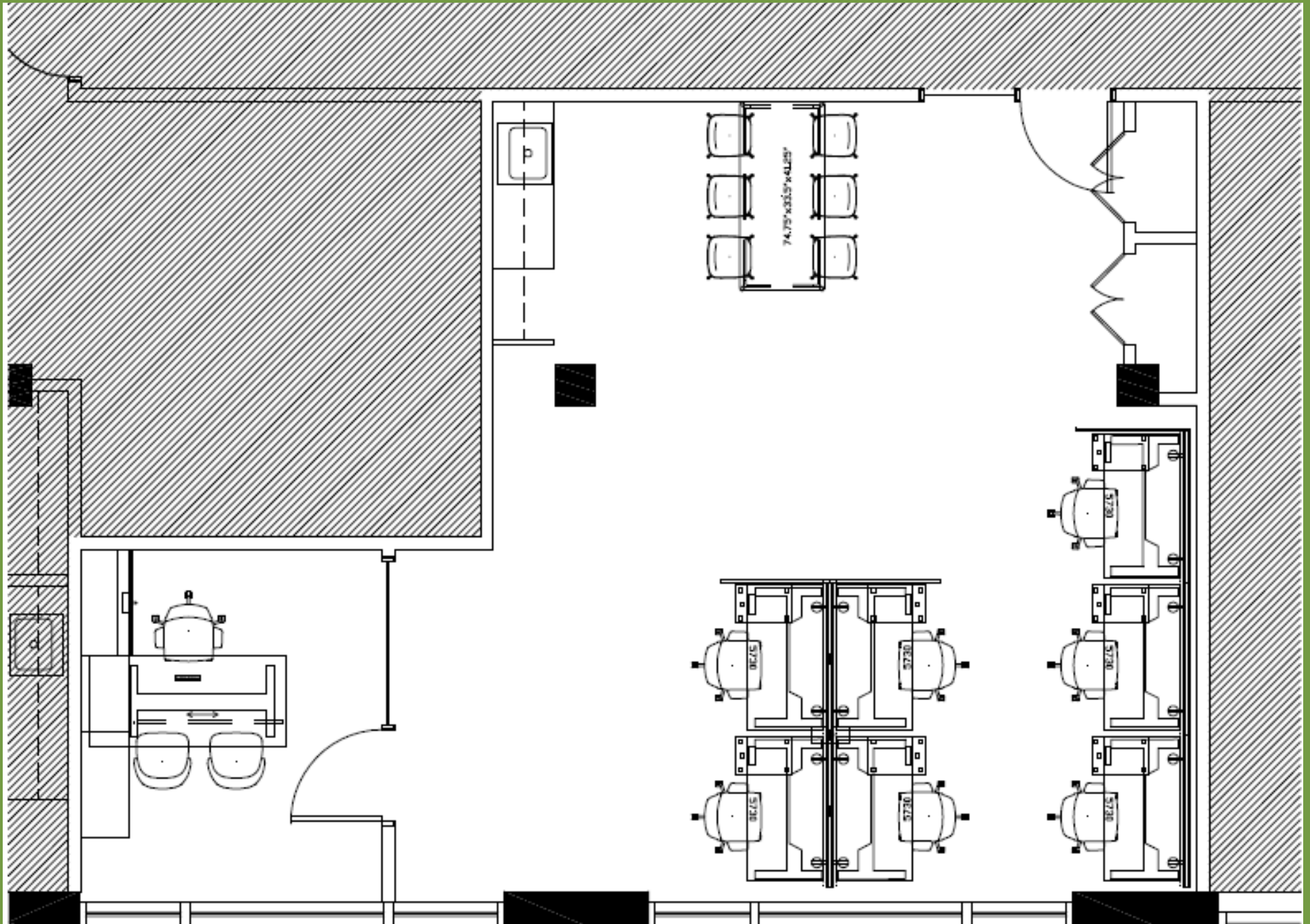
\$2.3 billion
Annual consumer
spending

\$169,000
Average household
income

230
Existing office
buildings

17%
Direct office vacancy

Floor Plan | Suite 610 | 1,015 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

★ 440 N. Wells

● Restaurants

● Showrooms

■ UI Managed Buildings

Walking Score

95

Riding Score

100

Biking Score

84