



# 325 W HURON

New Office Opportunity In  
The Heart Of River North

**Space Available**

Suite 417 | 1,740 RSF

**For Leasing Information**

Aaron Zaretsky

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**ui** urban  
innovations  
leasing

# 4th Floor | Suite 417 | 1,740 RSF

## Key Facts & Amenities

Available May 1, 2026

Recently renovated and fully-furnished suite

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 Astound fiber service

Secured 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

**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

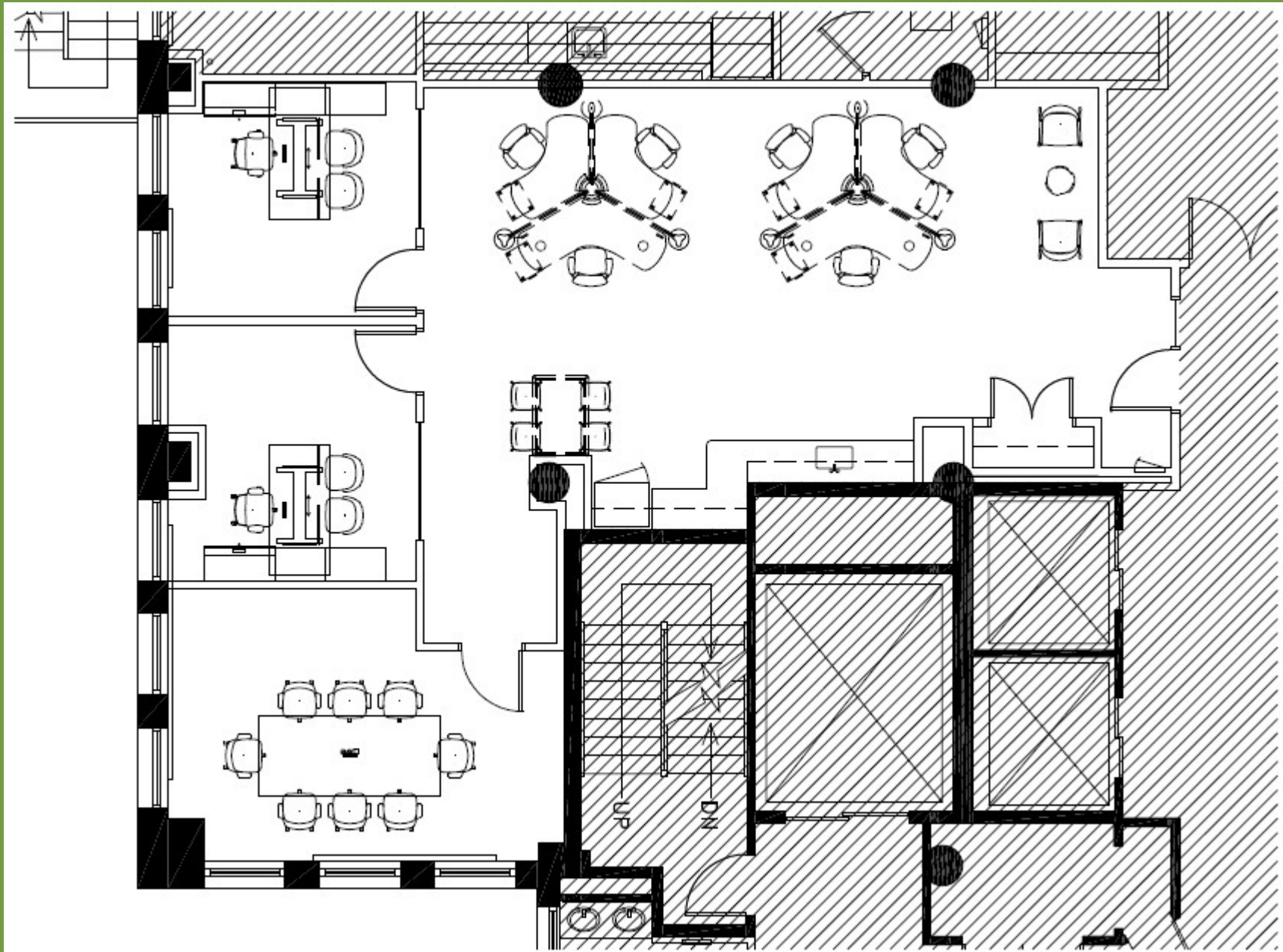
**230**

Existing office  
buildings

**17%**

Direct office vacancy

# Floor Plan | Suite 417 | 1,740 RSF





*Photos taken from a similar space in the building*



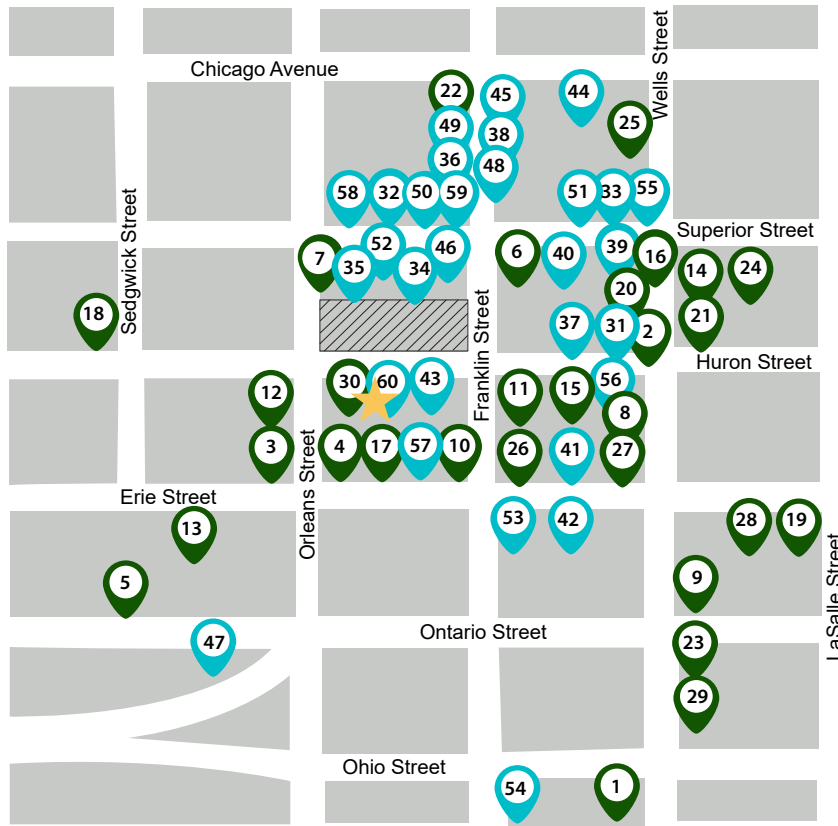


**We Get You,  
We Got You**

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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