



440 N WELLS

New Office Opportunity in
the Heart of River North

Space Available

Suite 750 | 1,083 RSF

For Leasing

Aaron Zaretsky
aaron@urbaninnovations.com
312 970 3234

urbaninnovations.com



7th Floor | Suite 750 | 1,083 RSF

Key Facts & Amenities

Available October 1, 2026

Recently rehabbed and fully-furnished suite

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, Astound and Everywhere Wireless fiber service

Resource/mother's room

Parking available

Tenant-controlled HVAC included in rental rate

On-site engineering team

Storage space available

Bicycle storage room

Sustainability

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

Needlepoint Bipolar Ionization which provides cleaner, healthier air

ENERGY STAR® certified

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

19.6 million

SF of office space

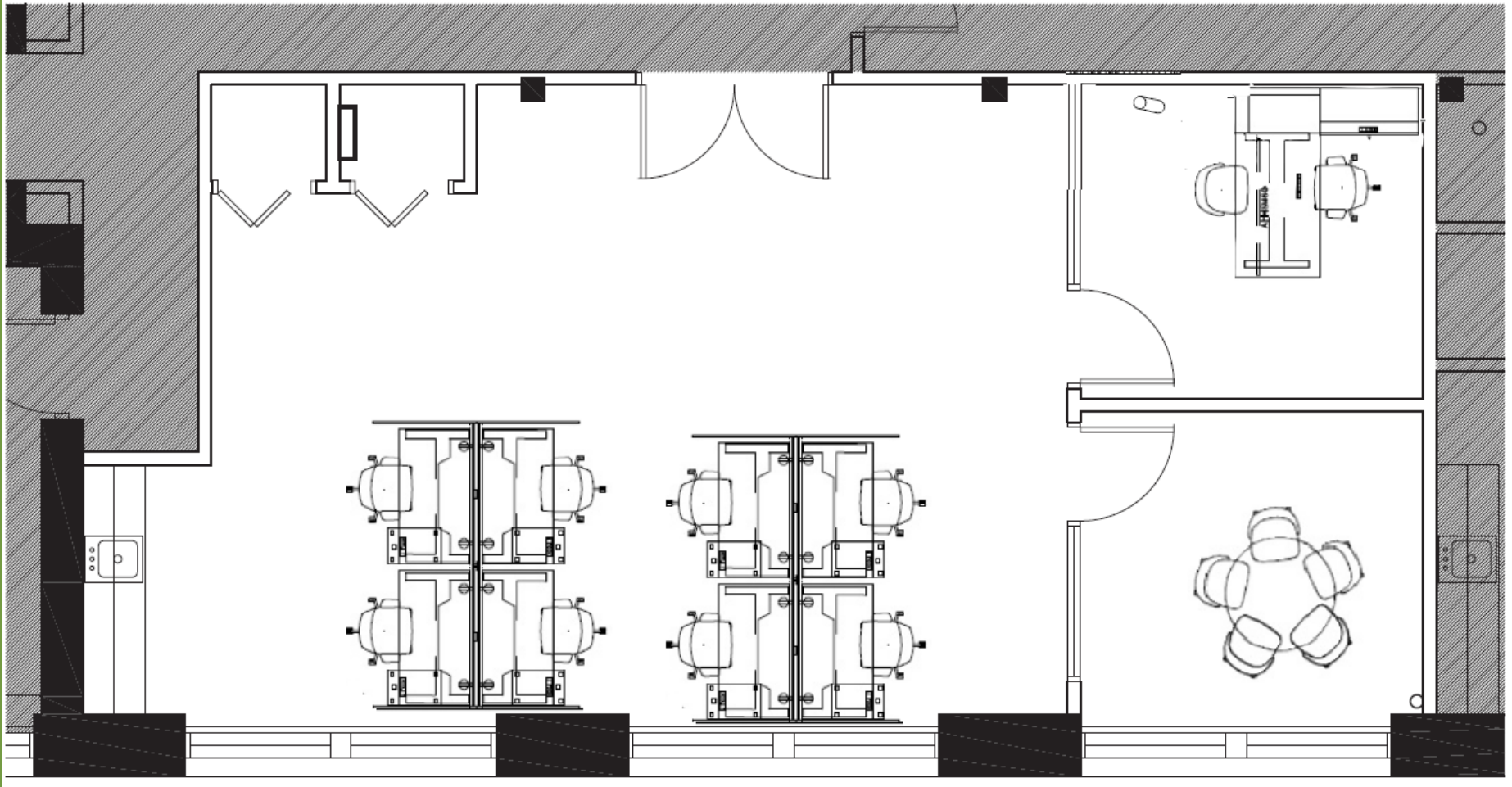
\$169,000

Average household
income

17%

Direct office vacancy

Floor Plan | Suite 750 | 1,083 RSF











We Get You, We Got You

Aaron Zaretsky
aaron@urbaninnovations.com
312 970 3234



Area Restaurants & Showrooms



★ 440 N. Wells

● Restaurants

● Showrooms

■ UI Managed Buildings

Restaurants

1. Arabella
2. Bavette's Bar & Boeuf
3. Brown Bag Seafood Co.
4. Ciccio Mio
5. Coco Pazzo
6. Donut Vault
7. Edie's All Day Cafe
8. Fado Irish Pub
9. Foxtrot Market
10. Gene & Georgetti
11. Gilt Bar
12. Hampton Social
13. Hannah's Bretzel
14. Havana Grill
15. HI-VIBE
16. Hubbard Inn
17. Jimmy John's
18. Joe & the Juice
19. Kinzie Chophouse
20. Lil' Ba-Ba-Reeba!
21. Lou Malnati's
22. Maggiano's
23. Mendochino Farms
24. Meli Cafe
25. Moe's Cantina
26. No Vacancy
27. O'Leary's Public House
28. PF Chang's
29. Roka Akor
30. Starbucks
31. Sunda New Asian
32. Tanta Concina Peruna
33. Tree House
34. Zombie Taco (Moxy Hotel)

Showrooms

35. 210 Design House
36. Al Sahara Rugs
37. Artists Frame Service
38. Assured Windows & Doors
39. BSH Home Appliance Showroom
40. BuzziSpace
41. Calia Stone Boutique
42. Chicago Luxury Bed Collection
43. Consentino
44. Contrast Design Group, Inc.
45. Daltile Tile & Stone
46. Duxiana
47. Farrow & Ball Paint & Paper
48. Fast Frames
49. Fine Line
50. Glamour Closet
51. Heritage Auctions
52. Hydrology
53. Kohler
54. Ligne Roset
55. MATERIAL Bespoke Stone + Tile
56. Nicholas Joseph Custom Suits
57. O'Brien Harris
58. nuHaus
59. Oscar Isberian Rugs
60. Pauline Grace
61. Poliform Chicago
62. Roca Tile Chicago Downtown
63. Roche Bobois
64. Studio 41
65. TOTO Gallery
66. Tribal Looms

Walking Score

95

Riding Score

100

Biking Score

84