

OFFICE

6 W HUBBARD STREET

Within the River North District

RIVER NORTH

Chicago | IL



THE OPPORTUNITY

Move-in ready office space in the lively River North district.

With Kyuramen located on-site and numerous restaurants within walking distance, 6 W Hubbard is a premier location in the heart of the district.

AVAILABLE SUITES

- Suite 200 2,800 RSF
- Suite 300 8,125 RSF
- Suite 400 8,125 RSF



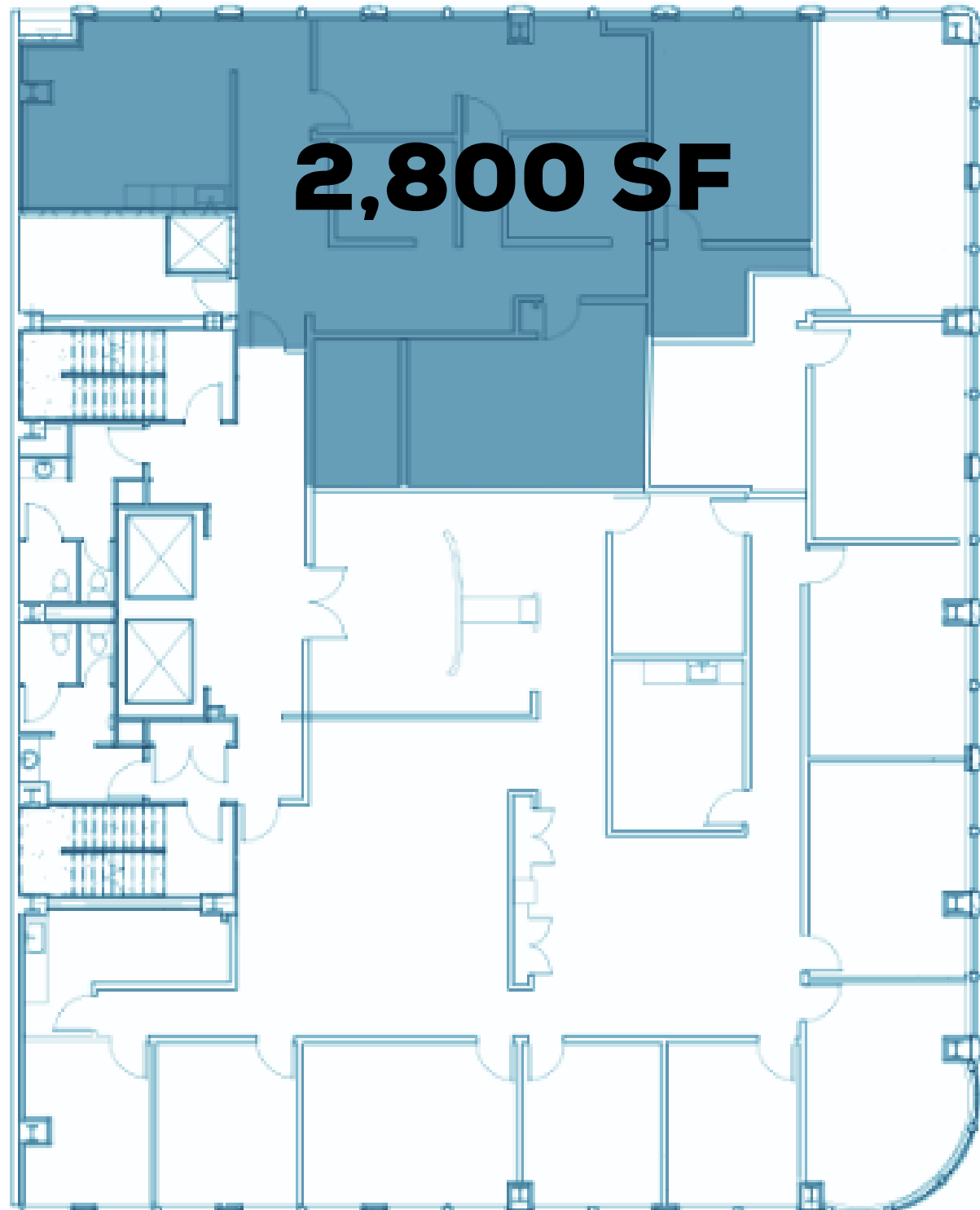
SPACE PLANS

6 W HUBBARD STREET

Within the River North District



2ND FLOOR



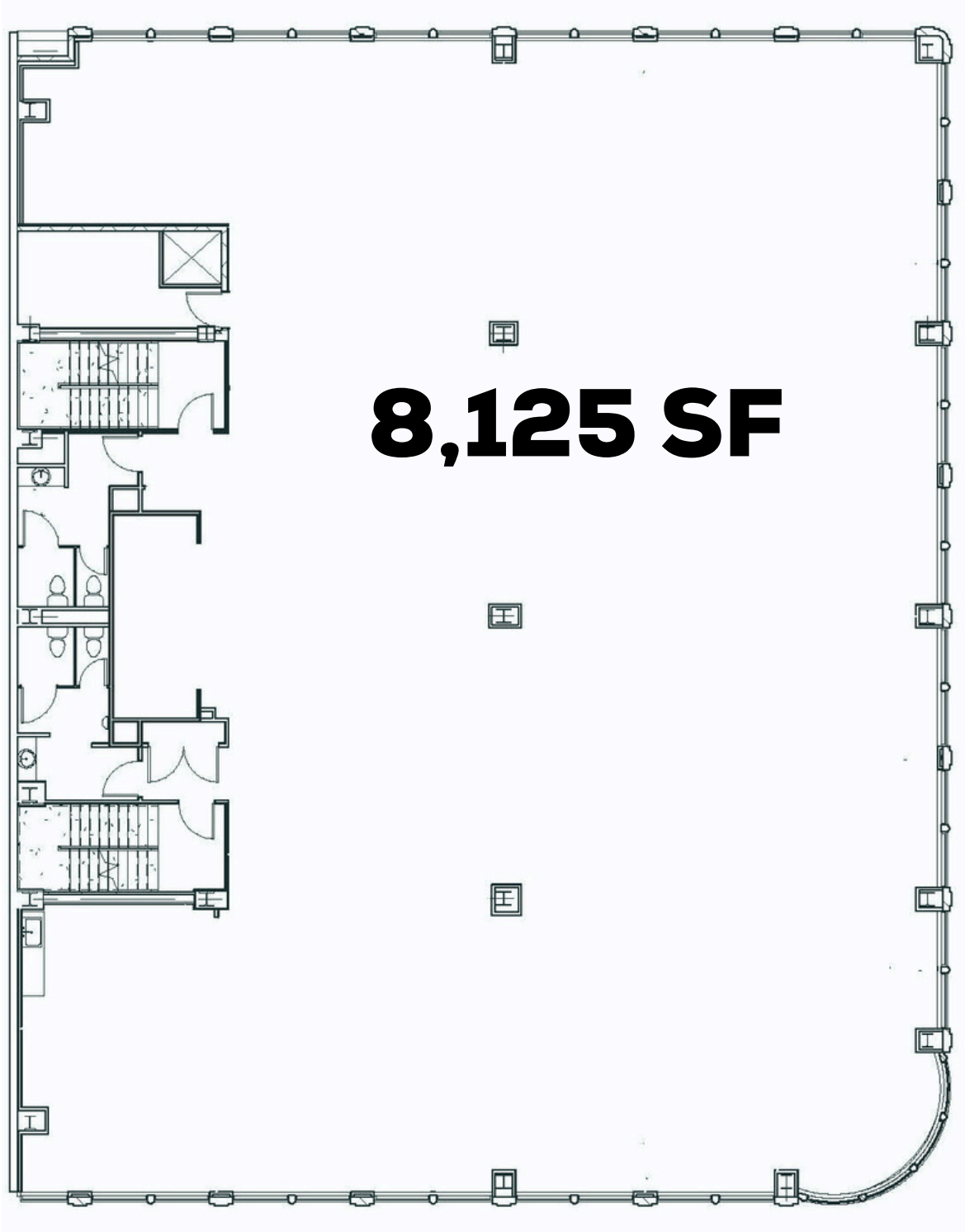
SPACE PLANS

6 W HUBBARD STREET

Within the River North District



3RD FLOOR



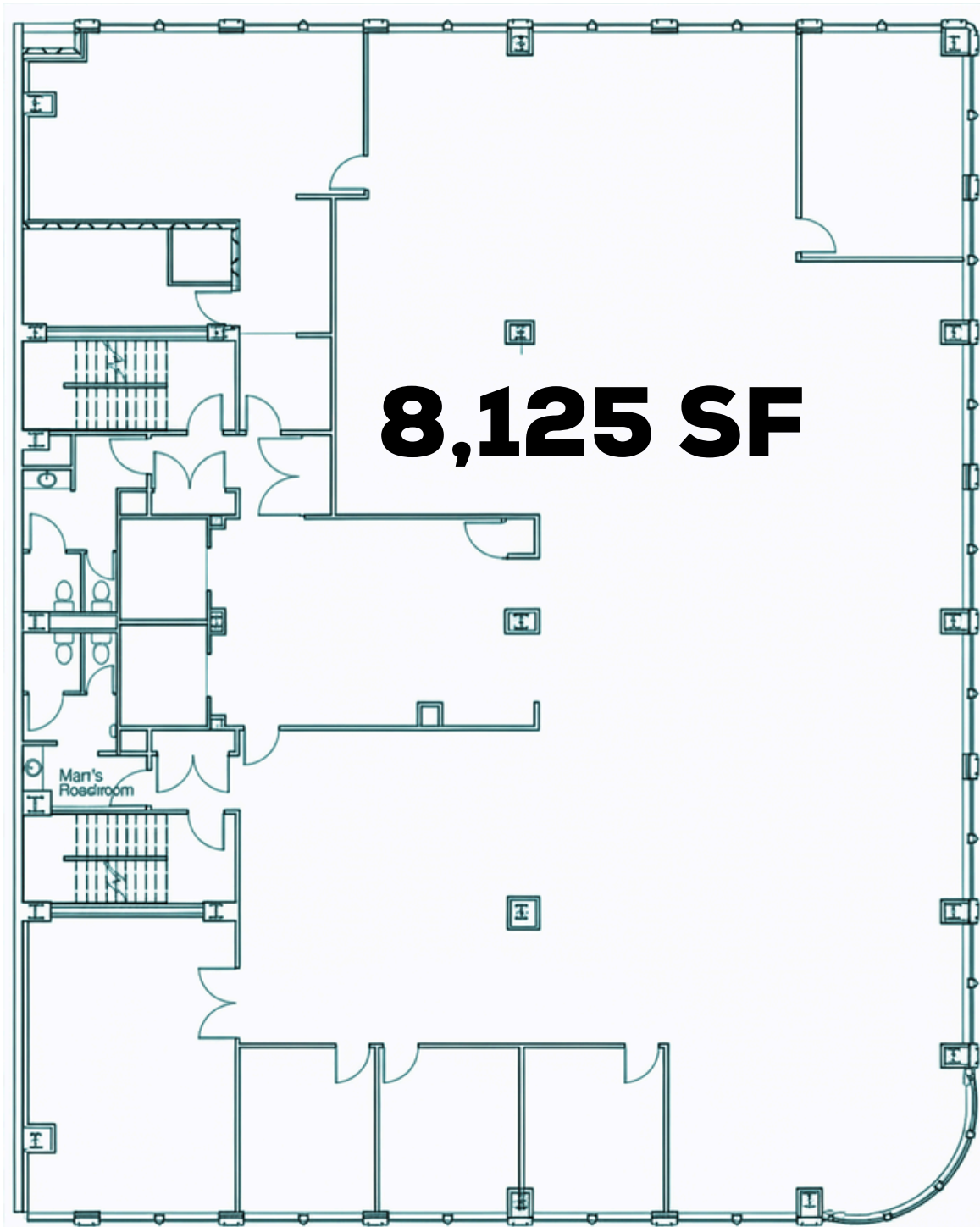
SPACE PLANS

6 W HUBBARD STREET

Within the River North District



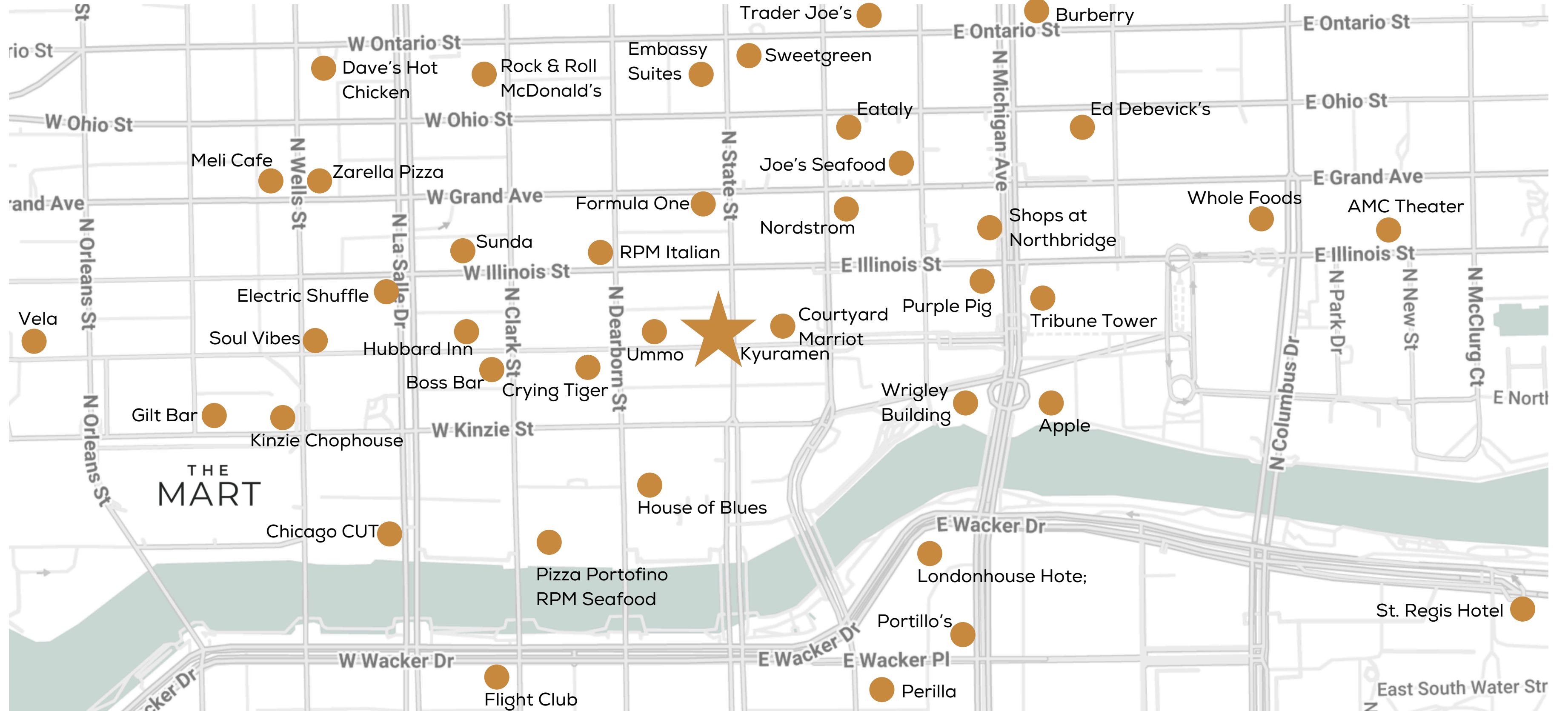
4TH FLOOR



AERIAL MAP

6 W HUBBARD STREET

Within the River North District



THE OPPORTUNITY

6 W HUBBARD STREET

Within the River North District



LOCATION

Central location in River North at the corner of W Hubbard Street and N State Street

SIZE

TOTAL: 19,050 square feet

STATUS

Renovated in 2022

CEILING HEIGHTS

13 feet

ZONING

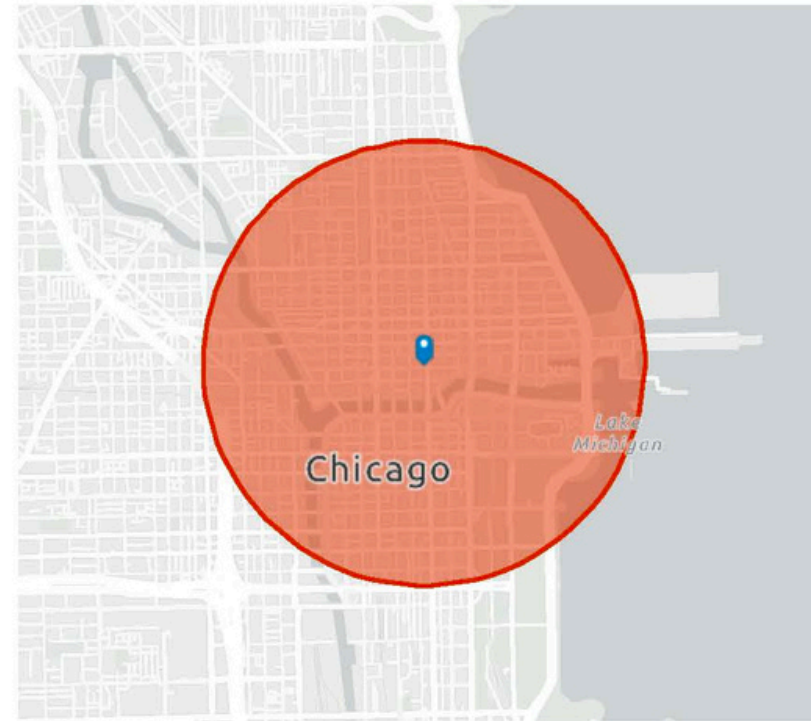
DX-7 Downtown Mixed Use

NEIGHBORING BUSINESSES

Kyuramen on-site; Crying Tiger, Sunda, Umomo, and many more restaurants; The Shops at North Bridge; Godfrey Hotel, Kinzie Hotel, Courtyard Marriott River North; THE MART

PARKING

Street parking; Nearby garages Hubbard & Wells; LaSalle & Kinzie; Grand & State

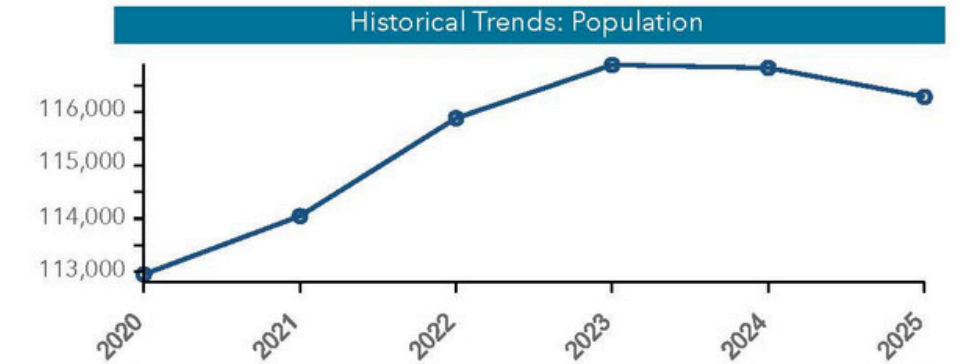


Population Trends and Key Indicators

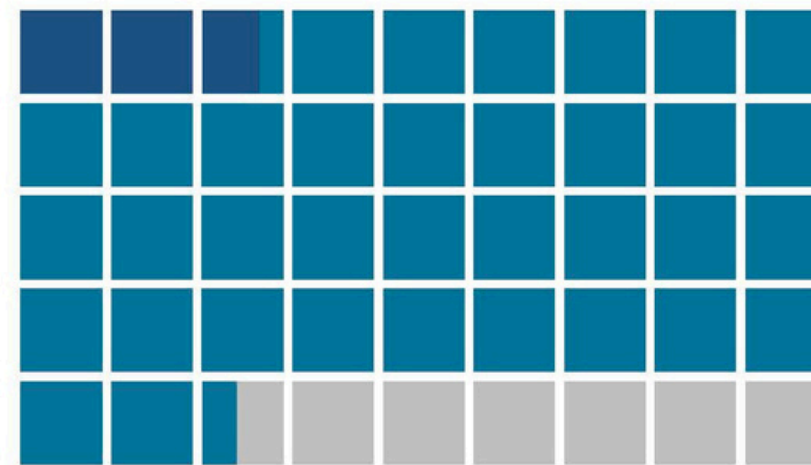
6 W Hubbard St, Chicago, Illinois, 60654
Ring band of 0 - 1 miles

116,288	75,506	1.50	34.1	\$130,062	\$579,220	124	77	58
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

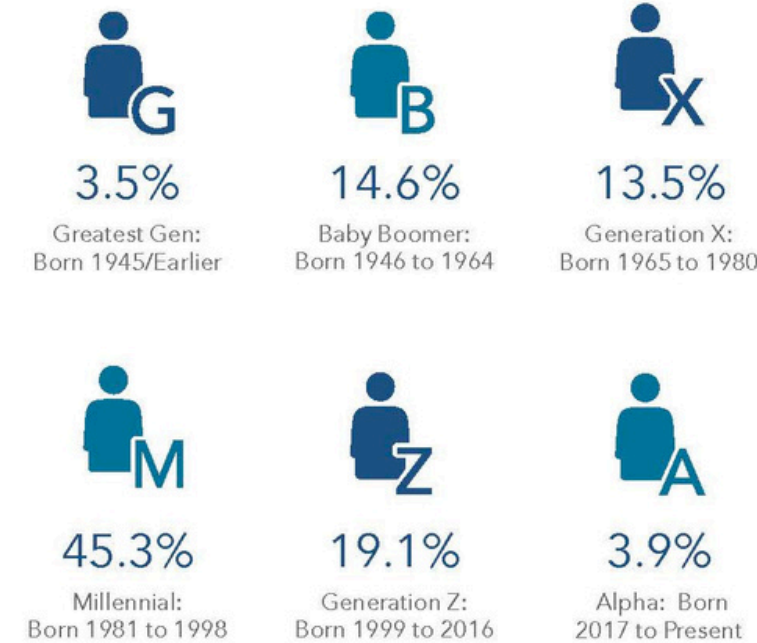


POPULATION BY AGE



Under 18 (6.0%) Ages 18 to 64 (79.4%)
Aged 65+ (14.6%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri



**FOR MORE
INFORMATION:**

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