



445 N WELLS

New Office Opportunity In
The Heart Of River North

Space Available

Suite 403 | 1,732 RSF

For Leasing Information

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Penthouse | Suite 403 | 1,732 RSF

Key Facts & Amenities

- Immediate availability
- Recently renovated, fully-furnished penthouse with skylights
- Newly renovated building lobby
- One block from Merchandise Mart
- Indoor parking available
- Roof top deck
- Tenant-controlled HVAC included in rental rate
- AT&T fiber service
- Storage spaces available
- On-site engineering

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

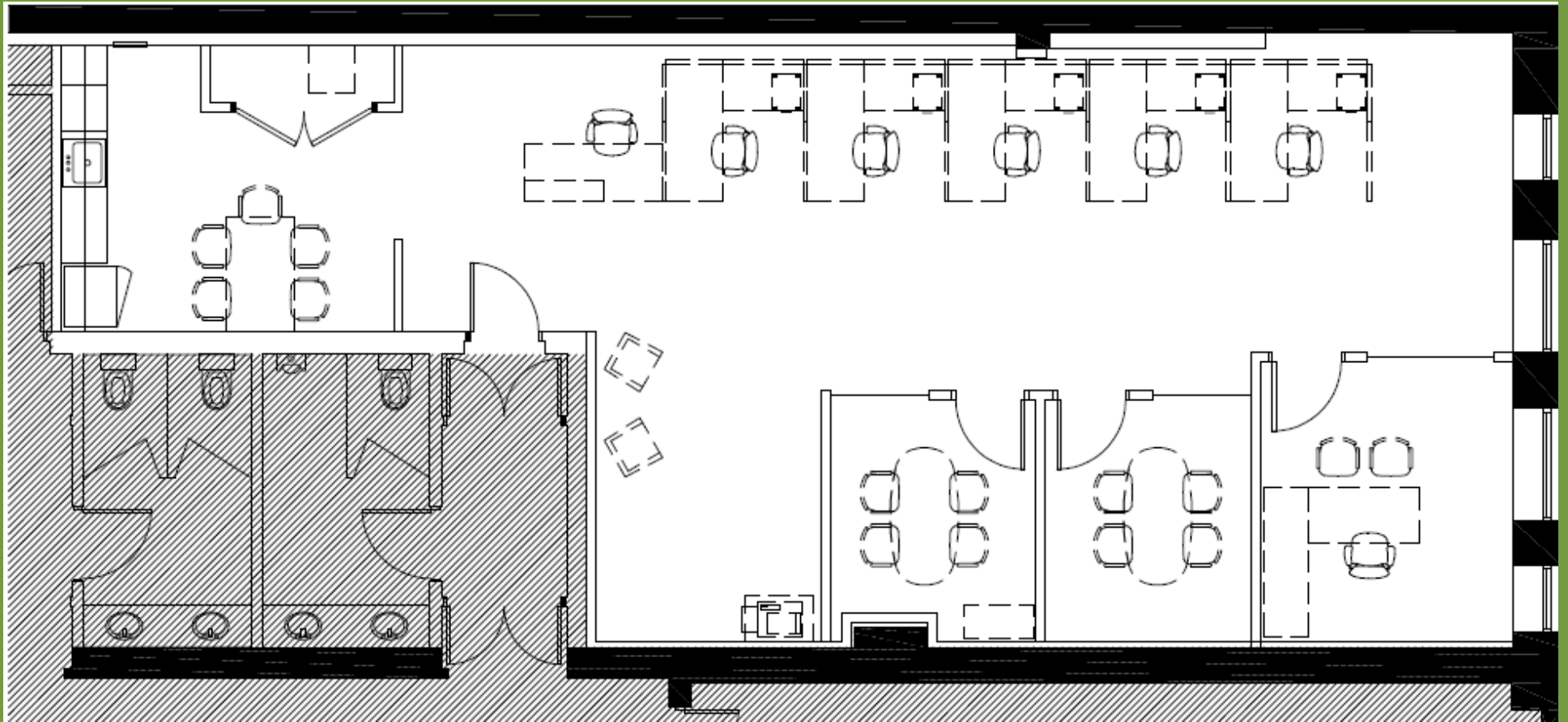
\$2.3 billion
Annual consumer
spending

\$169,000
Average household
income

230
Existing office
buildings

17%
Direct office vacancy

Floor Plan | Suite 403 | 1,732 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

★ 445 N. Wells

● Restaurants

● Showrooms

■ UI Managed Buildings

Walking Score

95

Riding Score

100

Biking Score

84