



# 744 N. Wells Street

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RIVER NORTH · CHICAGO, IL 60654





AVAILABLE FOR LEASE

# Upscale, Boutique River North Office Space

Move-in-ready, private office suites designed for individual & professional service companies

- + Move-in ready conditions
- + Full service leases include electricity, HVAC, janitorial, and high-speed internet
- + Spaces feature abundant natural light, flexible layouts
- + Exterior and interior branding opportunities with high visibility
- + 24/7 secure access, touch-free entry
- + DX-5 zoning favorable to most business uses
- + Convenient parking
- + Desirable River North location near CTA stations and local amenities



## BUILDING AMENITIES

### On-Site Parking

Nine on-site surface parking spaces;  
contact brokers for allocation and details

### Shared Conference Room

Shared executive size conference room  
for tenant meetings and collaboration

### Dual-Zoned Climate Control

Independent, dual-zoned HVAC on each  
floor for improved comfort and efficiency

### Direct Stair & Elevator Access

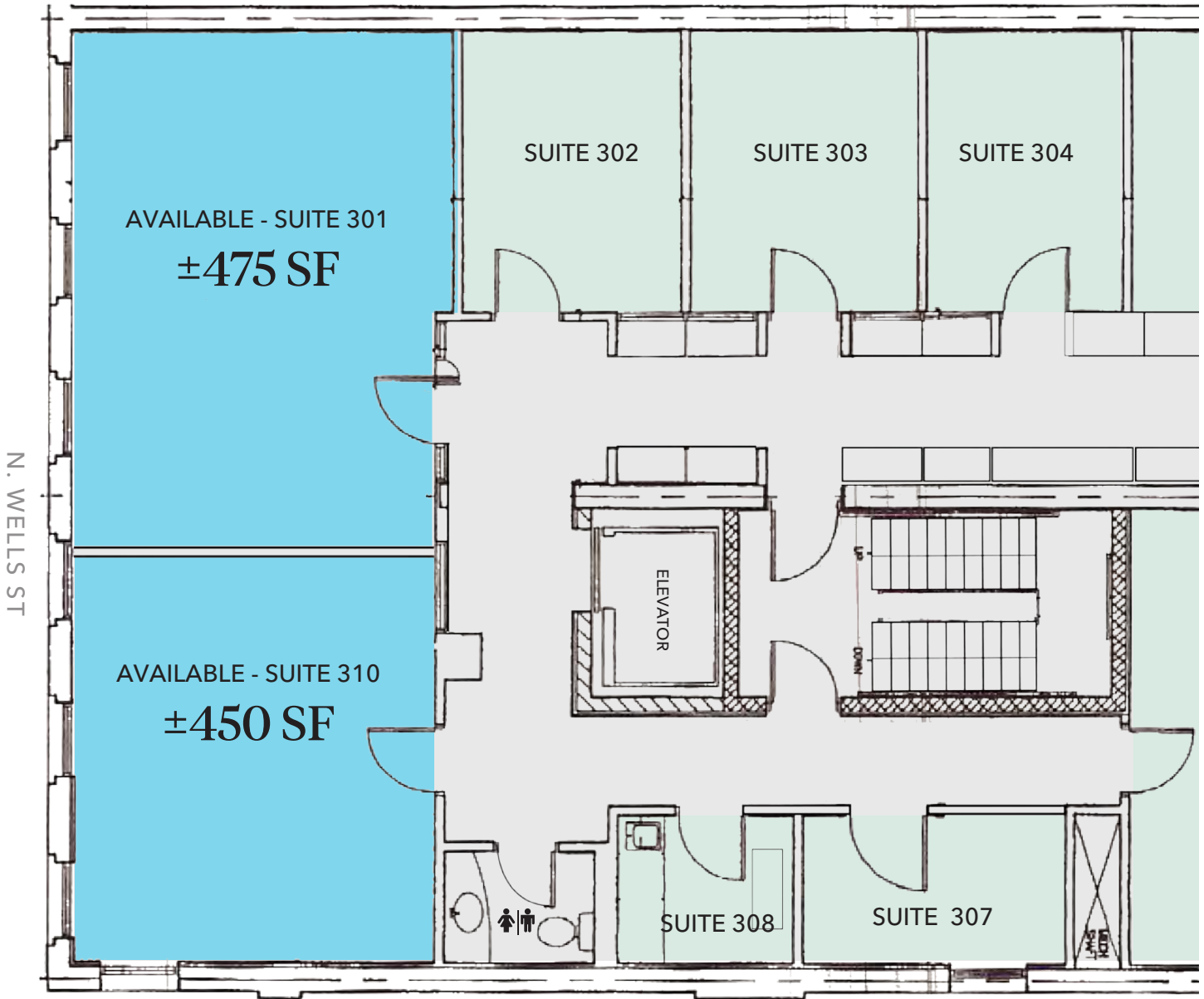
Passenger elevator and direct stair  
access serving each floor

### Private Restrooms

Restrooms conveniently  
located on each floor.

Zoning:	DX-5
Building Height:	3 Stories
Building Size:	10,288 RSF
Office Class:	B
Year Built / Renovated:	1891 / 2020

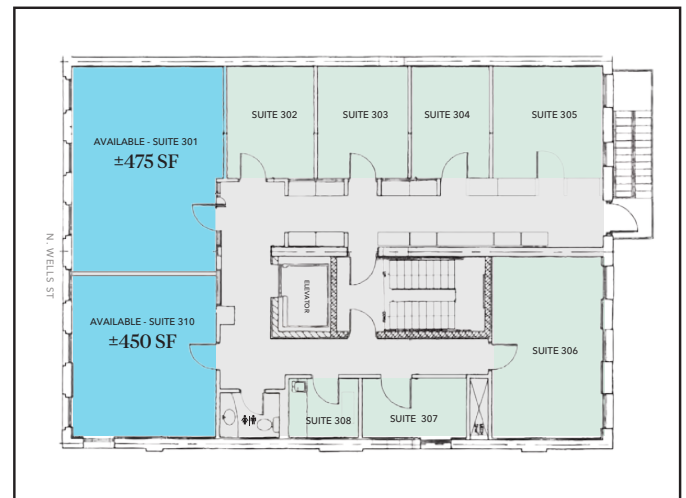
# Third Floor Plan



AVAILABLE SPACE:

Suite 301 est. 475 SF

Suite 310 est. 450 SF



# Third Floor Available Suites



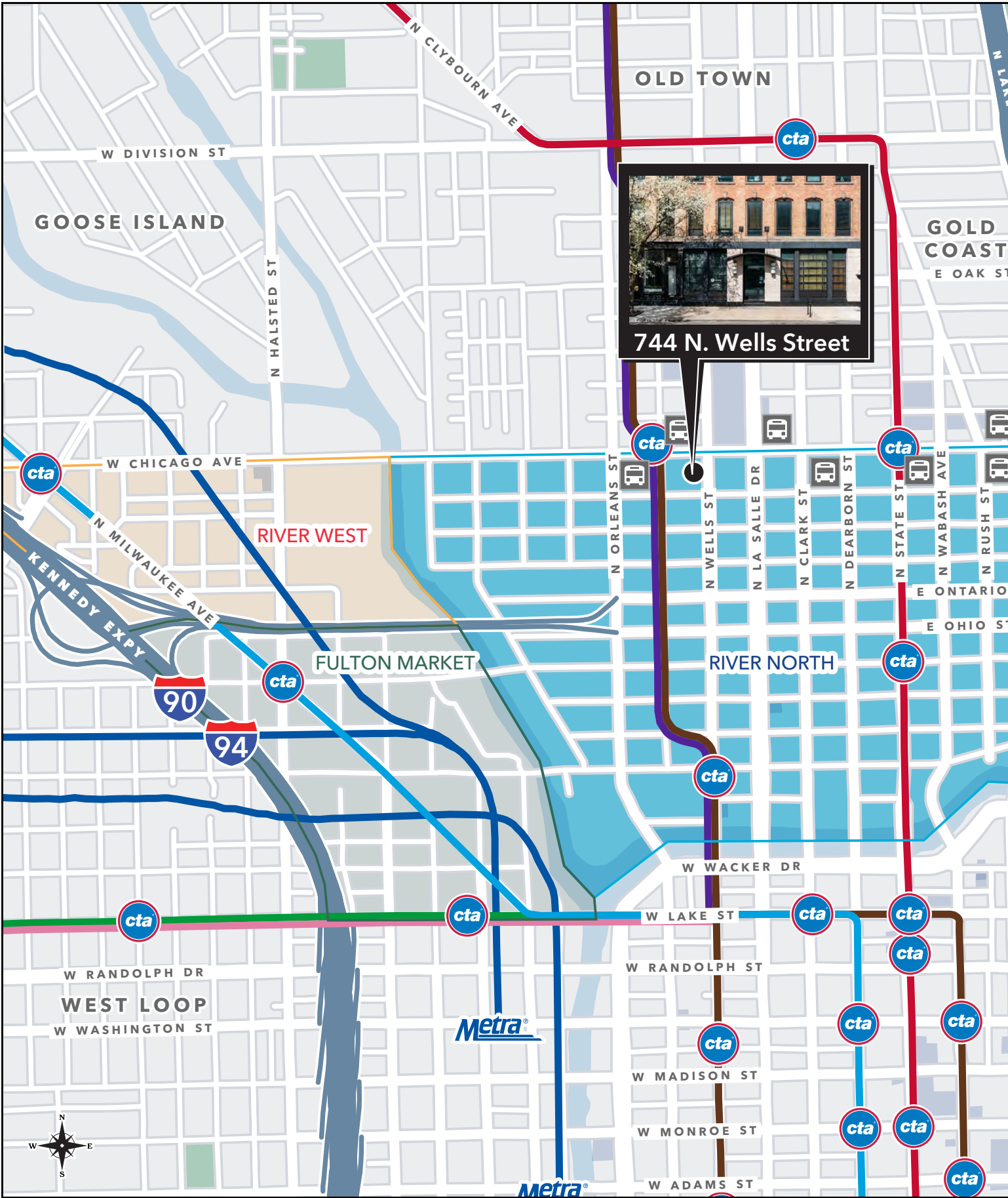
Suite 301

*AI generated, furniture not included.*



Suite 310

*AI generated, furniture not included.*



# Well Connected River North Location



## Transportation Hub

EXCEPTIONAL TRANSPORTATION ACCESS



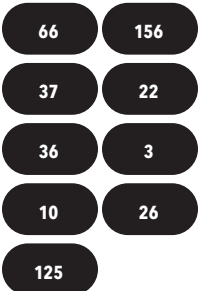
KENNEDY EXPRESSWAY (I-90/94) 0.4 mi

LAKE SHORE DRIVE (US-41) 0.8 mi



### NEARBY CTA 'L' STATIONS

- Chicago & Franklin 275 ft
- Chicago & State 0.3 mi
- Clark & Lake 0.8 mi
- Grand & Milwaukee 1.0 mi



### NEARBY CTA BUS STOPS

- Chicago & Franklin (66) 0.1 mi
- LaSalle & Chicago (156) 0.1 mi
- Orleans & Chicago (37) 0.2 mi
- Clark & Chicago (22) 0.2 mi
- State & Chicago (36) 0.3 mi
- Michigan & Chicago (3, 10, 26, 125) 0.6 mi



WALK SCORE  
**99**  
WALKER'S PARADISE



BIKE SCORE  
**87**  
VERY BIKEABLE



TRANSIT SCORE  
**92**  
RIDER'S PARADISE

## Dense & Affluent Area

DEMOGRAPHICS (1 MI RADIUS)

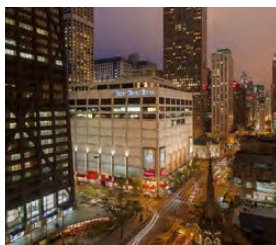
POPULATION  
**119,426**

AVERAGE HOUSEHOLD INCOME  
**\$190,819**

DAYTIME POPULATION  
**361,905**

## Surrounded by shopping, restaurants, nightlife, and cultural institutions.

NEARBY NOTABLE LOCATIONS INCLUDE:



Magnificent Mile Shopping



The Poetry Foundation



TAO Chicago



Avec River North



Museum Of Contemporary Art



Shopping on Oak & Rush Streets



Indienne



Starbucks Reserve Roastery

FOR LEASE

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MOVE-IN READY OFFICE SUITES AVAILABLE | RIVER NORTH - CHICAGO



For more information or to schedule a tour, contact:

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