



445 N WELLS

New Office Opportunity In
The Heart Of River North

Space Available

Suite 402 | 1,288 RSF

For Leasing Information

Aaron Zaretsky
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urbaninnovations.com



Top Floor | Suite 402 | 1,288 RSF

Key Facts & Amenities

Available June 1, 2026

Recently renovated and fully furnished suite

Newly renovated building lobby

One block from Merchandise Mart

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

66,700

Daytime employee
population

\$2.3 billion

Annual consumer
spending

230

Existing office
buildings

41,200

Residential
population

19.9 million

SF of office space

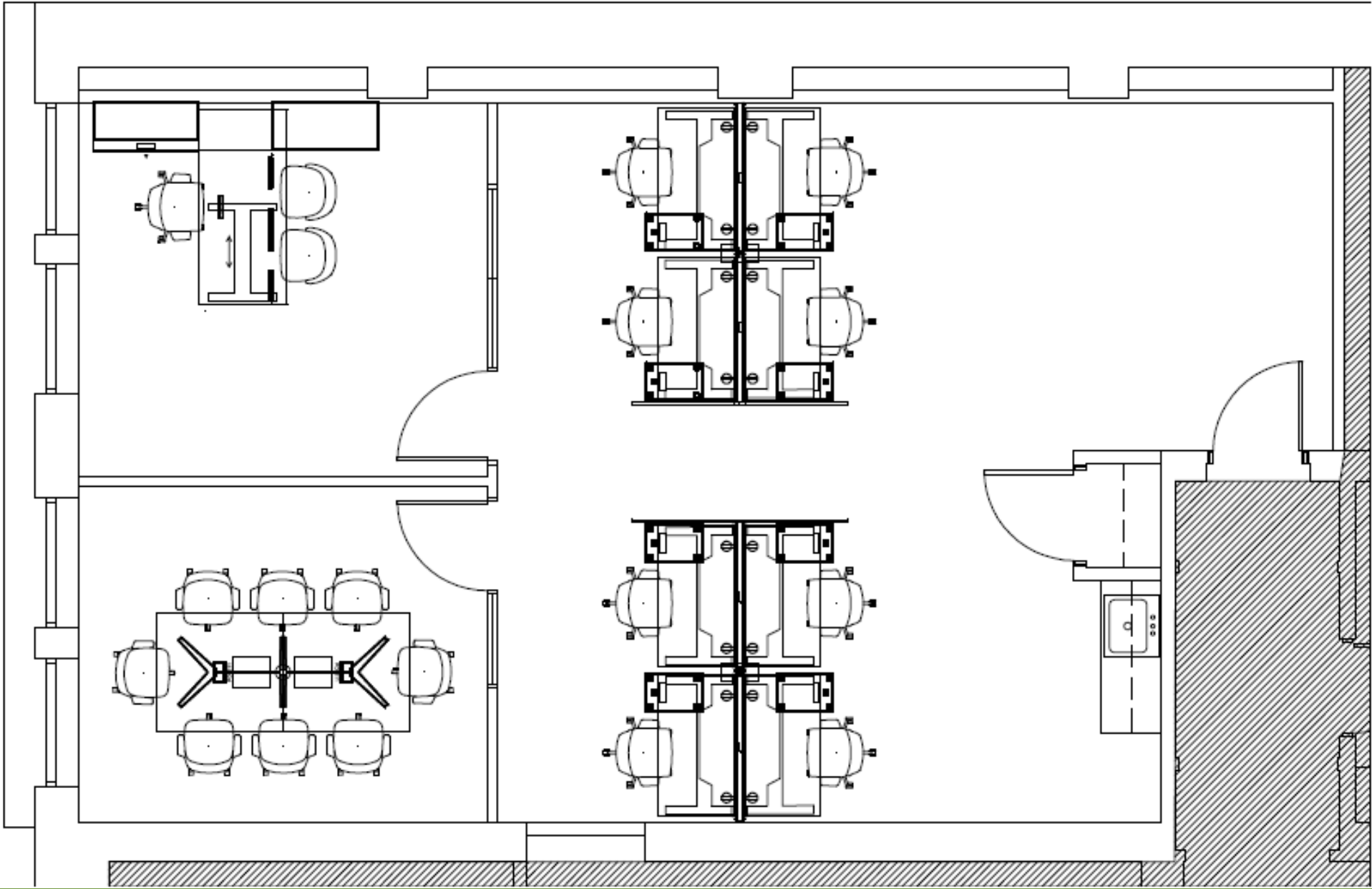
\$169,000

Average household
income

17%

Direct office vacancy

Floor Plan | Suite 402 | 1,288 RSF













We Get You, We Got You

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Area Restaurants & Showrooms



Restaurants

Showrooms

- | | |
|---|--|
| <ol style="list-style-type: none"> 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) | <ol style="list-style-type: none"> 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 |
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★ 445 N. Wells

● Restaurants

● Showrooms

■ UI Managed Buildings

Walking Score

95

Riding Score

100

Biking Score

84