



325 W HURON

New Office Opportunity in
the Heart of River North

Space Available

Suite 215 | 4,986 RSF

For Leasing Information

Aaron Zaretsky
312 970 3234
aaron@urbaninnovations.com

urbaninnovations.com



2nd Floor | Suite 215 | 4,986 RSF

Key Facts & Amenities

Available January 1, 2027

Recently renovated and fully furnished suite

Concrete loft building with exposed concrete ceilings and columns

Newly renovated building lobby and modernized passenger and freight elevators

Operable windows

Heat included in rental rate and tenant-controlled air conditioning

AT&T, Comcast and RCN/Astound fiber services

Secured indoor parking available

Storage spaces available

Bicycle storage room

On-site engineering team

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

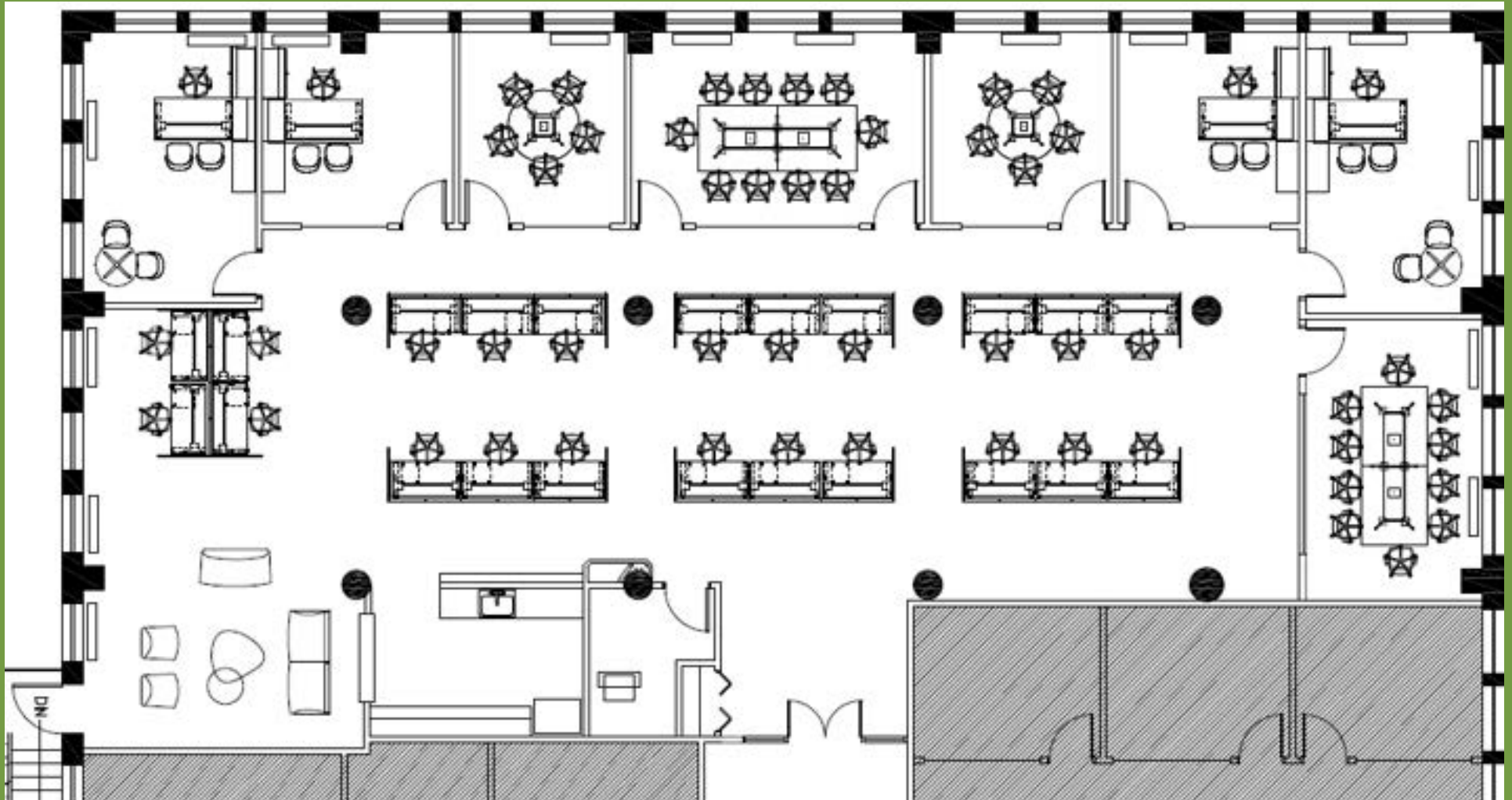
230

Existing office
buildings

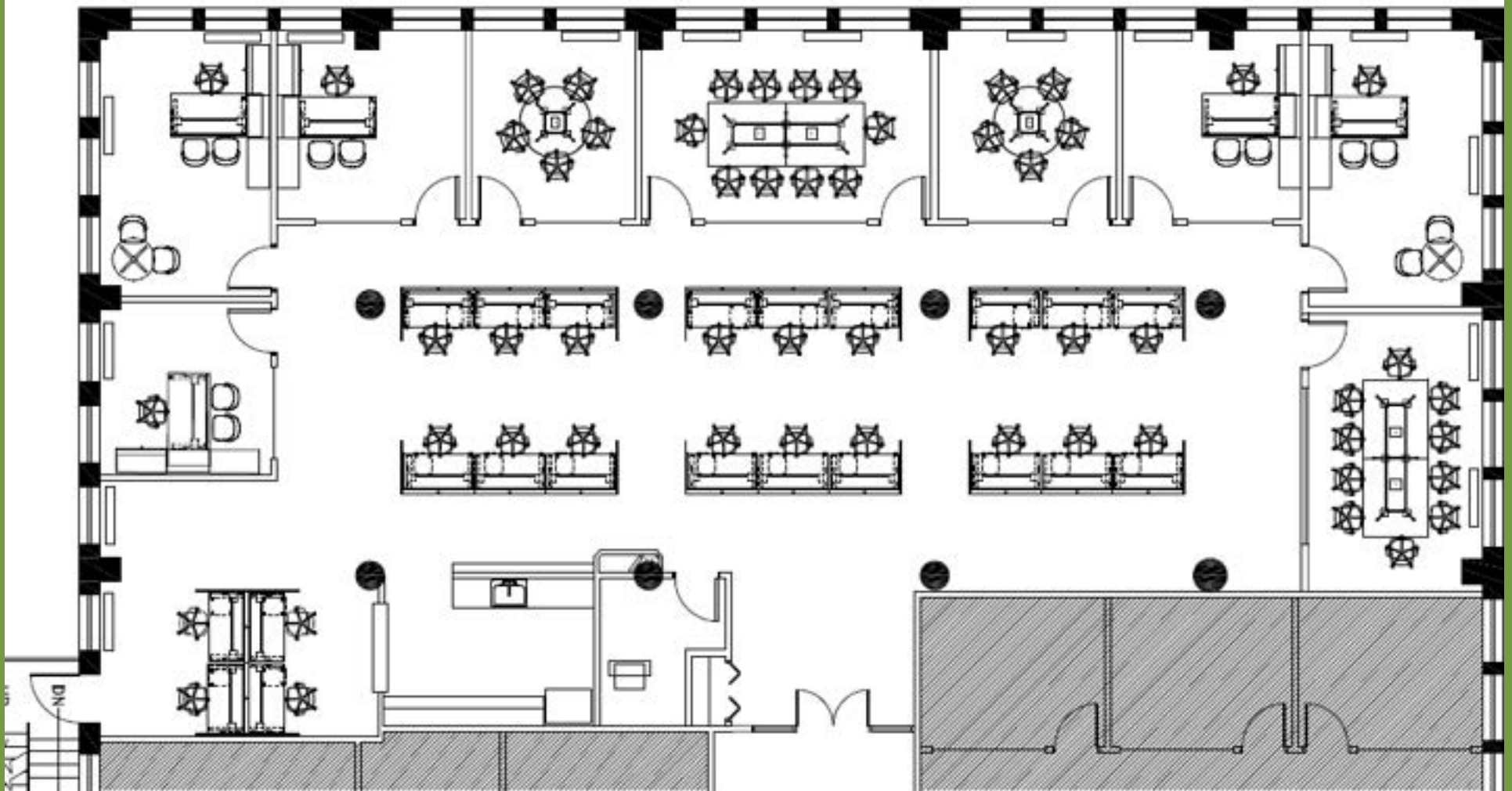
17%

Direct office vacancy

Floor Plan | Suite 215 | 4,986 RSF



Additional Private Office | 4,986 RSF





Photos taken from a similar space in the building



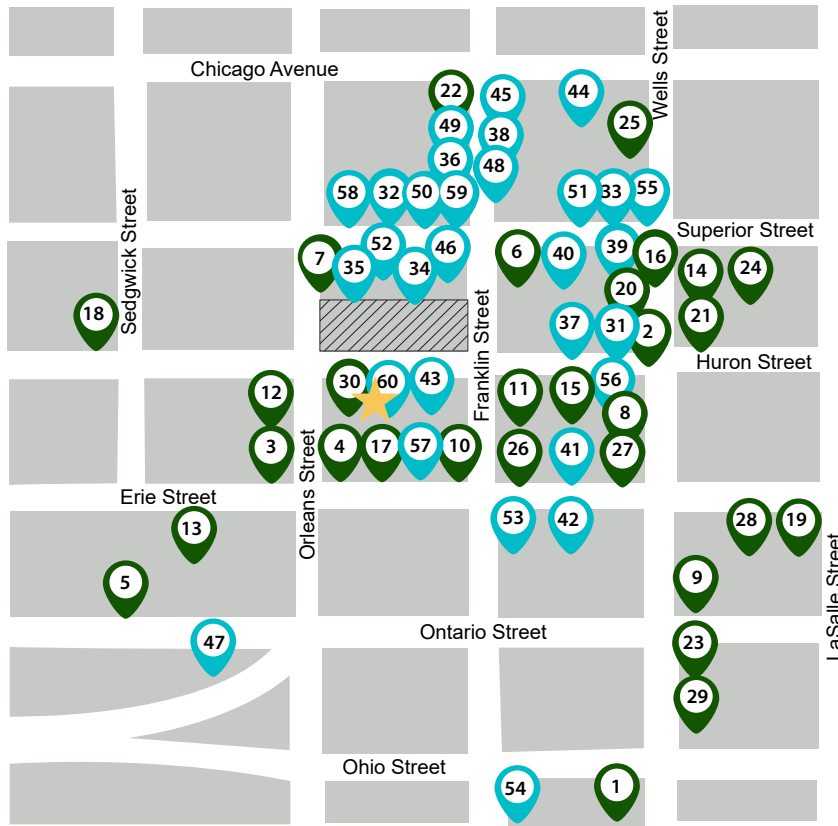


We Get You, We Got You

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Area Restaurants & Showrooms



Restaurants

- 1 Al's Beef
- 2 Avli
- 3 SIFR
- 4 Blüm Restaurant & Bar
- 5 Boca Loca
- 6 Brett's Kitchen
- 7 Club Lago
- 8 Cocoro
- 9 Dos Bros
- 10 Fairgrounds Cafe
- 11 Franklin Room
- 12 Green Door Tavern
- 13 Ground Up Coffee Co.
- 14 GT Prime
- 15 Indienne
- 16 OUD Coffee & Cafe
- 17 Mixed Greens
- 18 Obelix
- 19 bar avec
- 20 Prosecco
- 21 Poke San
- 22 Starbucks
- 23 Dave's Hot Chicken
- 24 The Goddess and Grocer
- 25 Torchio Pasta Bar
- 26 Union Sushi
- 27 Asador Bastian
- 28 Wildfire
- 29 Yours Truly
- 30 R.A.W.

Showrooms

- 31 Addington Gallery
- 32 Arclinea/WPA Chicago
- 33 Armazem Design
- 34 Boffi | DePadiva
- 35 Bulthaup
- 36 California Closets
- 37 Eva Quateman Interiors
- 38 Gruen Gallery
- 39 Hilton - Asmus Contemporary
- 40 Jean Albano Gallery
- 41 Jesse Chicago
- 42 Kozy's Cyclery
- 43 Libby Glass
- 44 Lightology
- 45 Lumina Galleries
- 46 Luminaire
- 47 Luxury Furniture Centre
- 48 Manifesto
- 49 Melanie Cooper Gallery
- 50 Mobili Mobel
- 51 Moderne Living
- 52 Molteni&C Chicago
- 53 Prestige Designs
- 54 Renaissance Tile & Bath
- 55 Rosenthal Fine Art
- 56 Samuel Lynne Galleries
- 57 Sliding Door Company
- 58 ICG Gallery Chicago
- 59 Zg Gallery
- 60 Zolla Liberman Gallery



325 W. Huron



Restaurants



Showrooms



Planned Development

Walking Score

97

Riding Score

100

Biking Score

87