

**Brick & Timber
Loft Office Space
Available in Unparalleled
River North Location**

400

NORTH STATE STREET



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BOUTIQUE RIVER NORTH OFFICE SPACE

The four-story brick & timber boutique loft office building features an open air atrium in the center and perimeter office suites with exposed brick and timber beams.

Existing conditions in some suites allows for immediate occupancy. Full and partial floor build-to-suit options available. Recent building and common area upgrades include new lobby finishes, new lighting, entry upgrades, key card access system, updated bathrooms, new interior doors and skylight.



FOR MORE INFORMATION CONTACT:

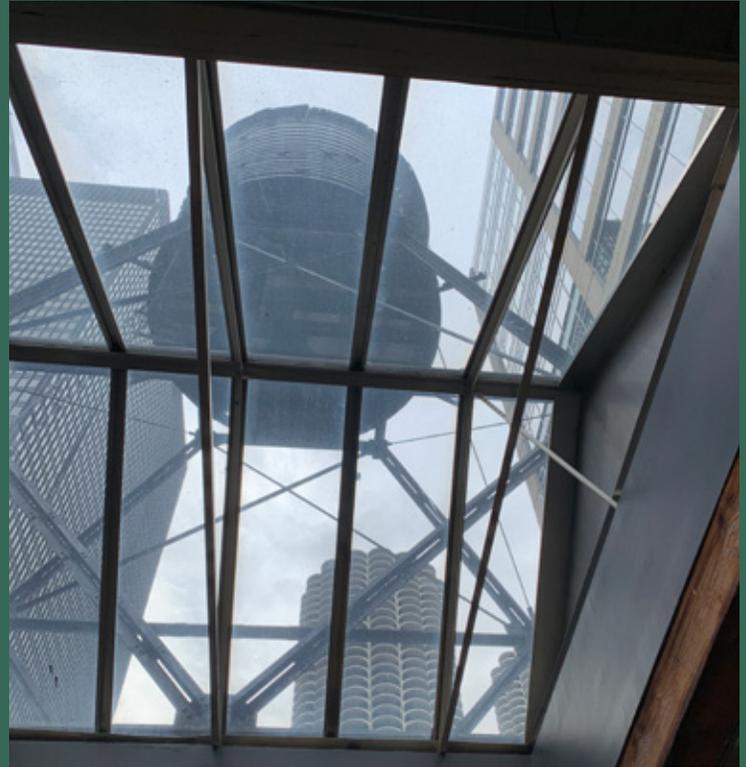
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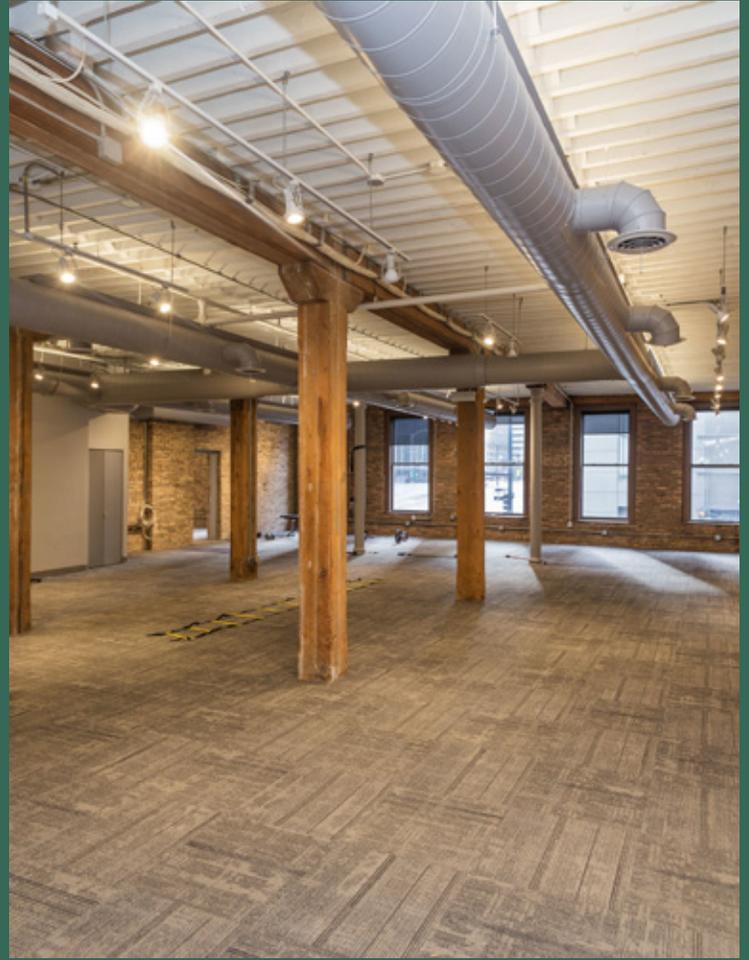
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BUILDING HIGHLIGHTS

- ±4,000 - 16,000 SF available in 4-story open air atrium building with perimeter loft office suites
- Partial and full floor configurations available with options for immediate occupancy or build-to-suit
- Individual HVAC units
- Common area upgrades and building improvements are currently underway
- Dynamic River North location with easy access via public transit, including CTA Red line (Grand) and CTA Brown & Purple Line (Merchandise Mart) only a few blocks away



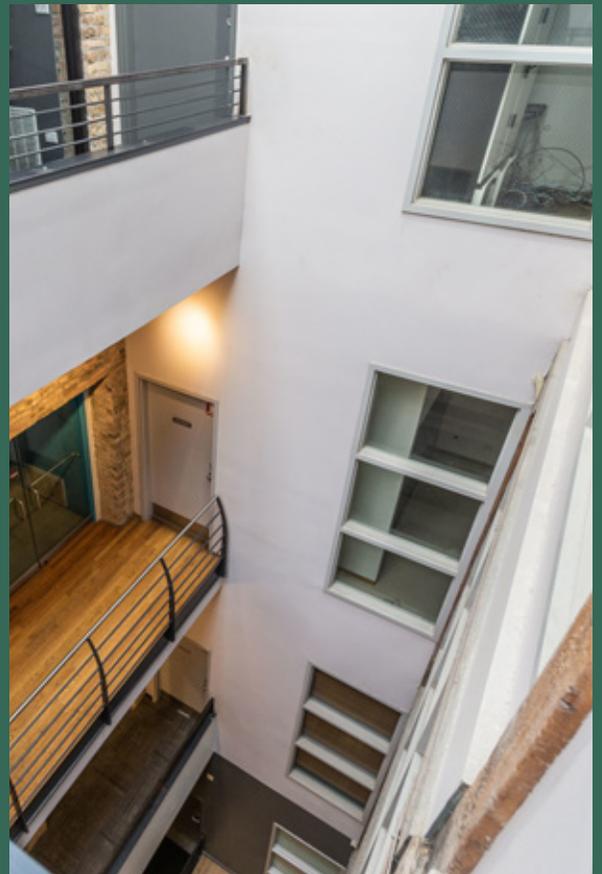


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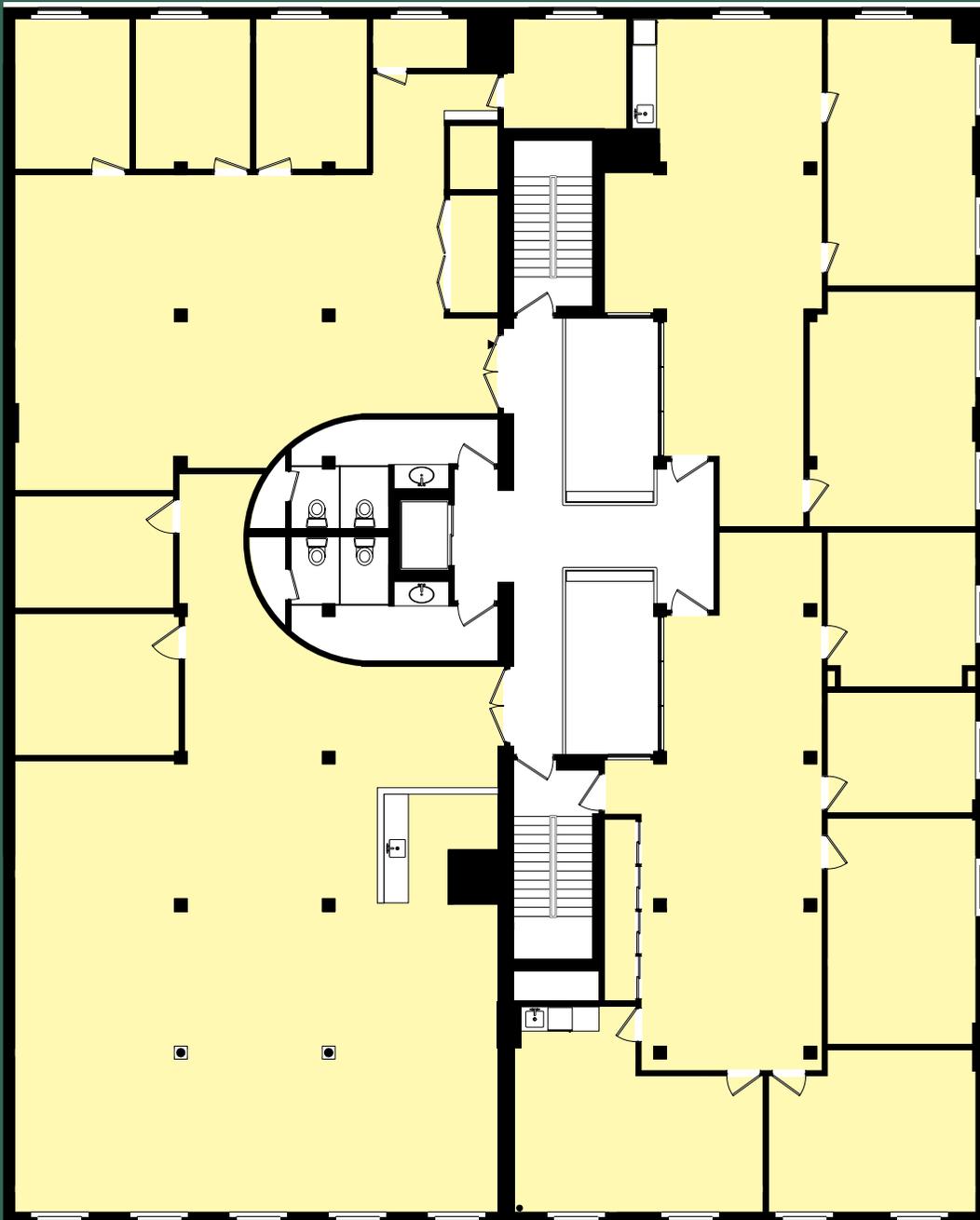


AVAILABLE SPACE

FLOOR 2 - ±8,000 SF

VIRTUAL
TOUR
AVAILABLE

bit.ly/36O1PsB



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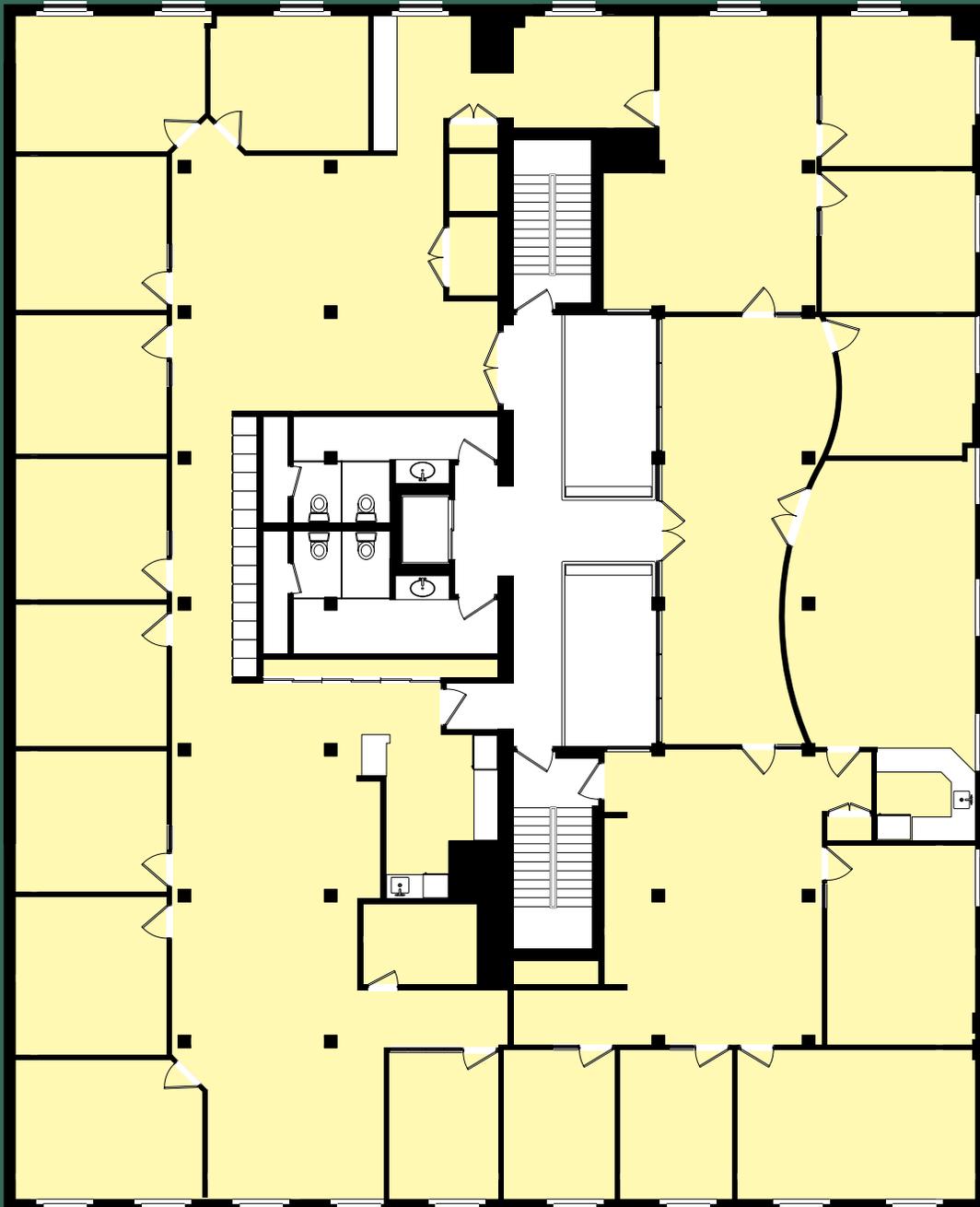
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AVAILABLE SPACE

FLOOR 3 - ±8,000 SF

VIRTUAL
TOUR
AVAILABLE

bit.ly/3rlU2vD



RIVER NORTH

With easy access to transportation, expressways, and fortune 500 neighbors like Kellogg, Conagra, and Granger, among others as well as countless tech start-ups and incubators, River North is the hottest office market in the CBD.

Chicago is one of the best hubs in the country to build a business. Compared to the coasts, it has actually shown stronger returns while being more cost-effective to grow here. That's a winning combination if you're a founder.

— IRA WEISS Founder & Managing Director of Hyde Park Venture Partners



SALESFORCE TOWER CHICAGO ▲
CRM software giant Salesforce signed a 500,000 SF lease in 2018 at this 1.2M SF, 58-story office tower. Salesforce Tower is slated to open in 2023 and will be topped by a company logo and a communal "Ohana" floor.



THE MART

400 N. State Street is located just an 8 minutes walk to Merchandise Mart, recently re-branded as theMART. The largest privately held commercial building in the US, theMART one of the world's leading commercial buildings, wholesale design centers and the preeminent international business location in Chicago.

Encompassing 4.2M GSF, theMART spans two city blocks and is visited by nearly 10M people annually. TheMART serves as a business hub for interior designers, architects, contractors, and is home to Fortune 500 companies as well as Chicago's most technologically innovative companies including Motorola Mobility, 1871, Yelp, PayPal and MATTER.

ART ON THEMART

At night, theMart delights residents & tourists alike with the largest permanent digital art projection in the world featuring works by renowned local, national and international artists.

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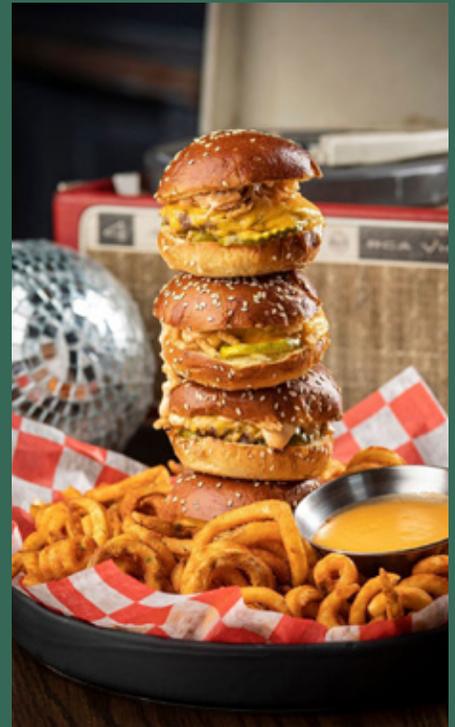
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RPM ITALIAN
52 W. Illinois Street
4 minute walk from 400 N. State Street



RADIO ROOM ▲
Located in the building @ the corner of
Kinzie & State



SHAW'S CRAB HOUSE ▲
21 E. Hubbard Street
3 minute walk from 400 N. State Street



SMITH & WOLLENSKY
318 N. State Street
2 min walk from 400 N. State Street

One of the most vibrant & diverse entertainment districts in Chicago.

The go-to neighborhood for those who appreciate fine art and design, world class restaurants, and nightlife. Cultured by day, River North shifts into high gear by night. There is an endless dining scene, featuring over 100 restaurants. From ramen and Spanish small plates to high-end steakhouses and famed pizzerias, almost every cuisine is represented by a mix of award-winning restaurants and local favorites. For after-hours patrons, there are plenty of sleek clubs, upscale wine bars and craft cocktail lounges in the neighborhood.



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