

# FOUR HUNDRED

## NORTH WELLS

*Retail and Office Space Available • Unparalleled River North Location*



BROKER OWNED

MARK FREDERICKS  
312.275.3109  
mark@baumrealty.com

TREVOR JACK  
312.275.3128  
Trevor@baumrealty.com

 **BAUM**  
REALTY GROUP

# *One of the best locations in River North*

400 N. WELLS SITS AT  
THE CENTER OF RIVER  
NORTH, JUST STEPS FROM  
THE MERCHANDISE MART,  
PUBLIC TRANSPORTATION,  
THE CHICAGO RIVERWALK,  
GALLERIES, RESTAURANTS  
AND NIGHTLIFE.



FOR LEASING INFORMATION CONTACT:

**MARK FREDERICKS**  
312.275.3109  
mark@baumrealty.com

**TREVOR JACK**  
312.275.3128  
Trevor@baumrealty.com



# RIVER NORTH RETAIL SPACE WITH UNPARALLELED ACCESS

400 N. Wells is located at the CTA Brown / Purple Line Merchandise Mart 'L' Station placing access to the entire city at the front door.

**2.2 M**

**ANNUAL RIDERS**

CTA Merchandise Mart Brown / Purple line 'L' Station

**168,934**

**EMPLOYEES**

Within a ½ mile radius  
**90%** hold White Collar jobs

**178,200**

**DAYTIME POPULATION**

Within a ½ mile radius  
of 400 N. Wells

## RETAIL SPACE HIGHLIGHTS

Up to **±2,000 SF available**  
with basement storage

Multiple demising options

**Black Iron** ready

High ceilings and exposed  
brick in some spaces

Abundant natural light

**Premium location** close to  
transportation and nightlife

Adjacent to the iconic  
Merchandise Mart

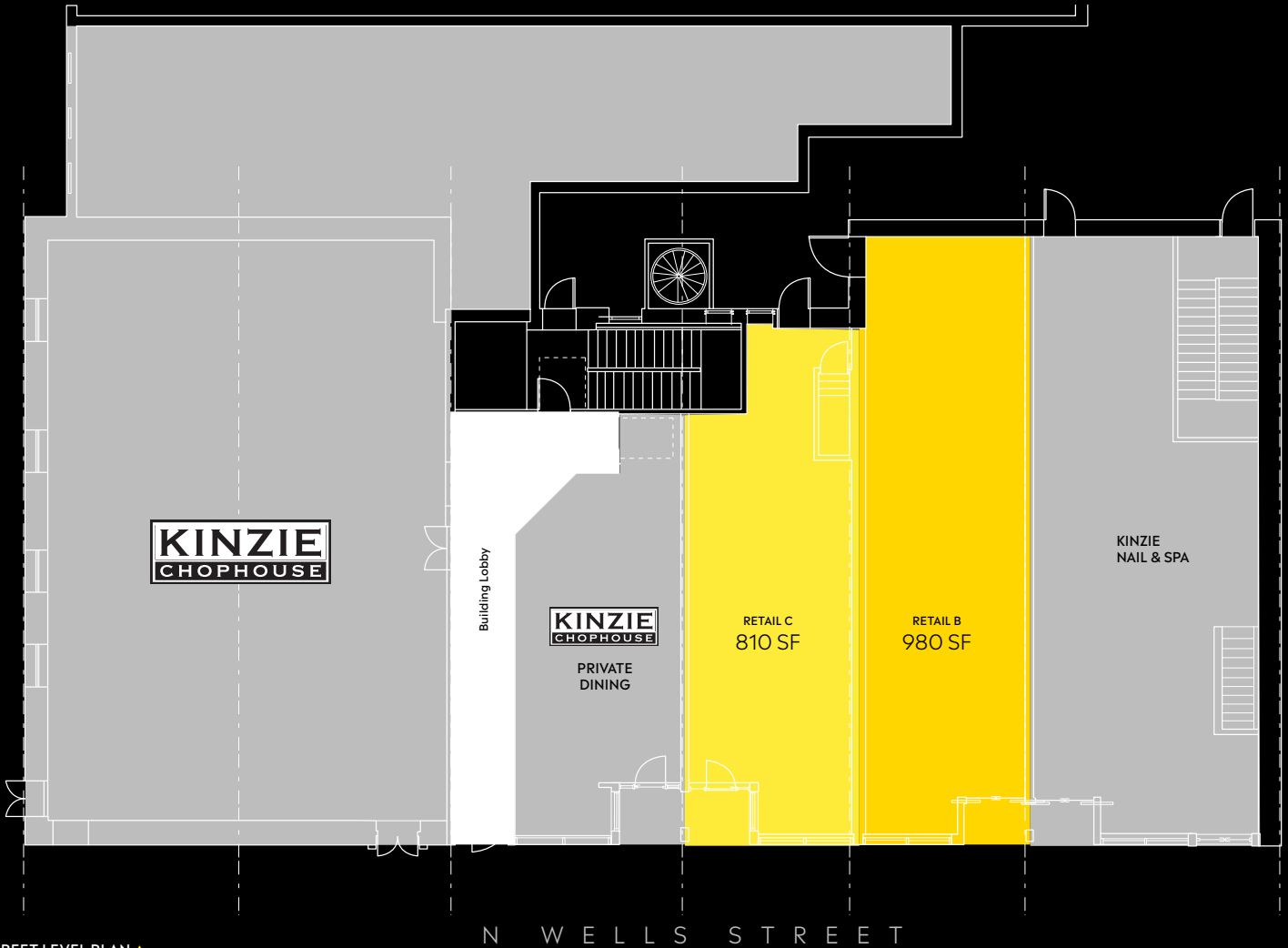


FOR LEASING INFORMATION CONTACT:

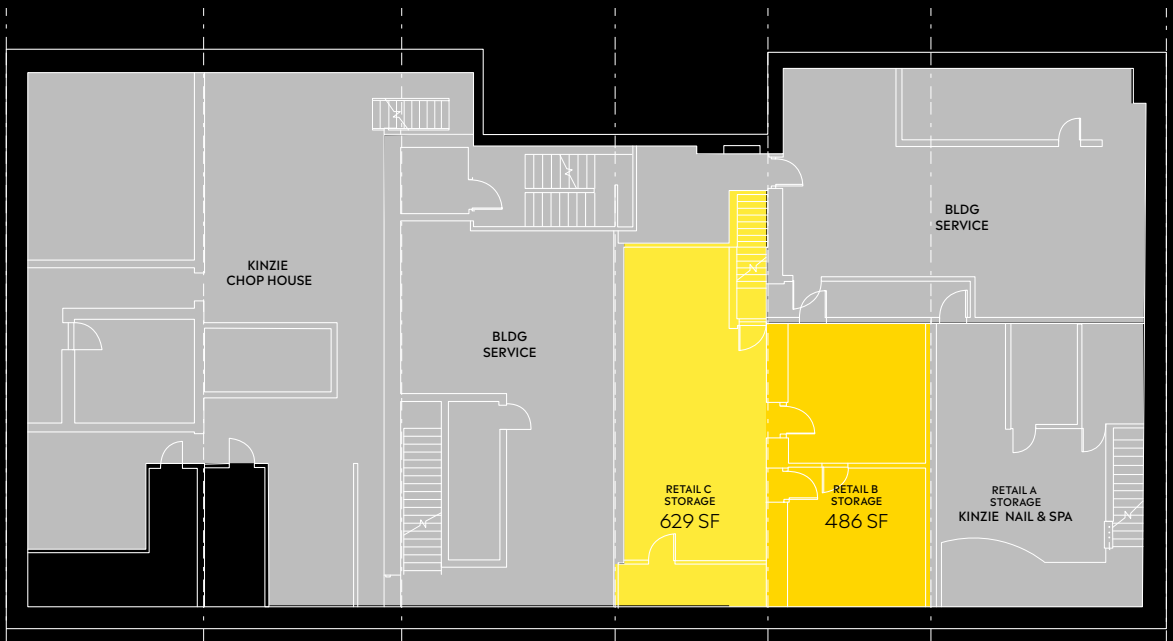
**MARK FREDERICKS**  
312.275.3109  
mark@baumrealty.com

**TREVOR JACK**  
312.275.3128  
Trevor@baumrealty.com

W  
K  
I  
N  
Z  
I  
E  
  
S  
T  
R  
E  
E  
T



STREET LEVEL PLAN ▲



BASEMENT PLAN ▶

# CHICAGO'S TECH & DESIGN HUB

---

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.



## **RXBAR**

RXBAR is a Chicago-based health bar company that was bought by Kellogg in less than 4 years. RXBAR leased the entire 50K SF office tower at 412 N. Wells located immediately adjacent to 400 N. Wells



## **TheMART**

400 N. Wells is located adjacent to Merchandise Mart, recently re-branded as theMART. The largest privately held commercial building in the United States, it is 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.**

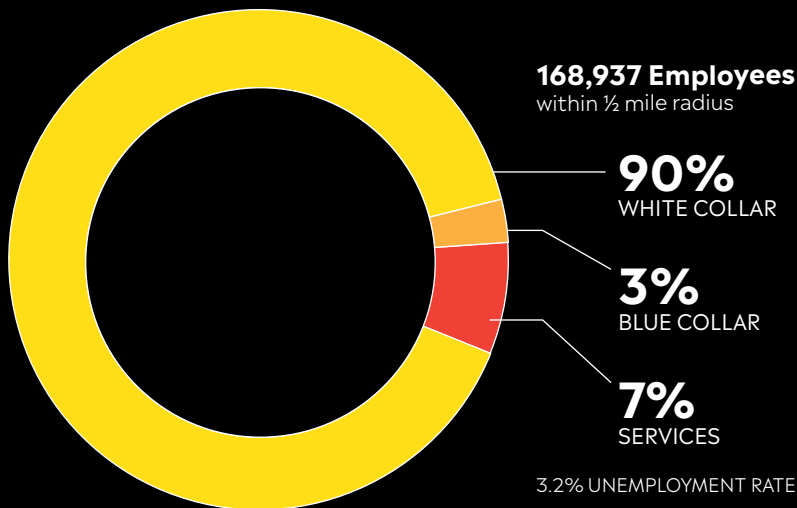
**FOR LEASING INFORMATION CONTACT:**

**MARK FREDERICKS**  
312.275.3109  
mark@baumrealty.com

**TREVOR JACK**  
312.275.3128  
Trevor@baumrealty.com



OFFICE SPACE - FLOORS 2-4 ▲  
FULL FLOOR PLATES AVAILABLE



**Chicago's tech landscape incubates unique ideas that propels communities and industries forward.**

— KEVIN AKEROYD, CEO AT CISION

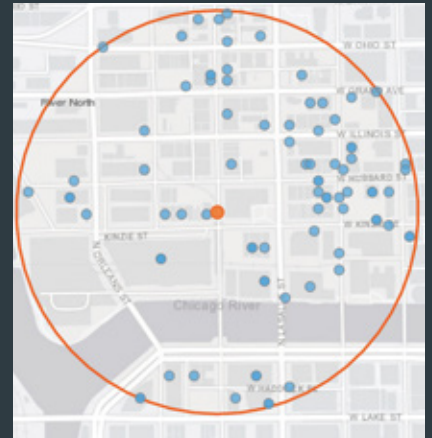
**Chicago one of the best hubs in the country to build a business. Compared to the coasts, it has actually shown stronger returns while being more cost-effective to grow here. That's a winning combination if you're a founder.**

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

# PREMIUM RIVER NORTH LOCATION

River North is the go-to neighborhood for those who appreciate fine art and design, as well as world class restaurants and nightlife; it is one of the most vibrant and diverse entertainment districts in Chicago.

## FINE DINING MECCA



Restaurants within a 1/2 mile radius of 400 N. Wells Street



**KINZIE CHOPHOUSE ▲**  
Located in the building @ the corner of Kinzie & Hubbard

**THREE DOTS AND A DASH (far left)**  
435 N. Clark Street  
4 minute walk from 400 N. Wells Street

**TOPOLOBAMPO (left)**  
445 N. Clark Street  
5 minute walk from 400 N. Wells Street



**BAVETTE'S BAR & BEUF**  
218 W. Kinzie Street  
<1 minute walk from 400 N. Wells Street



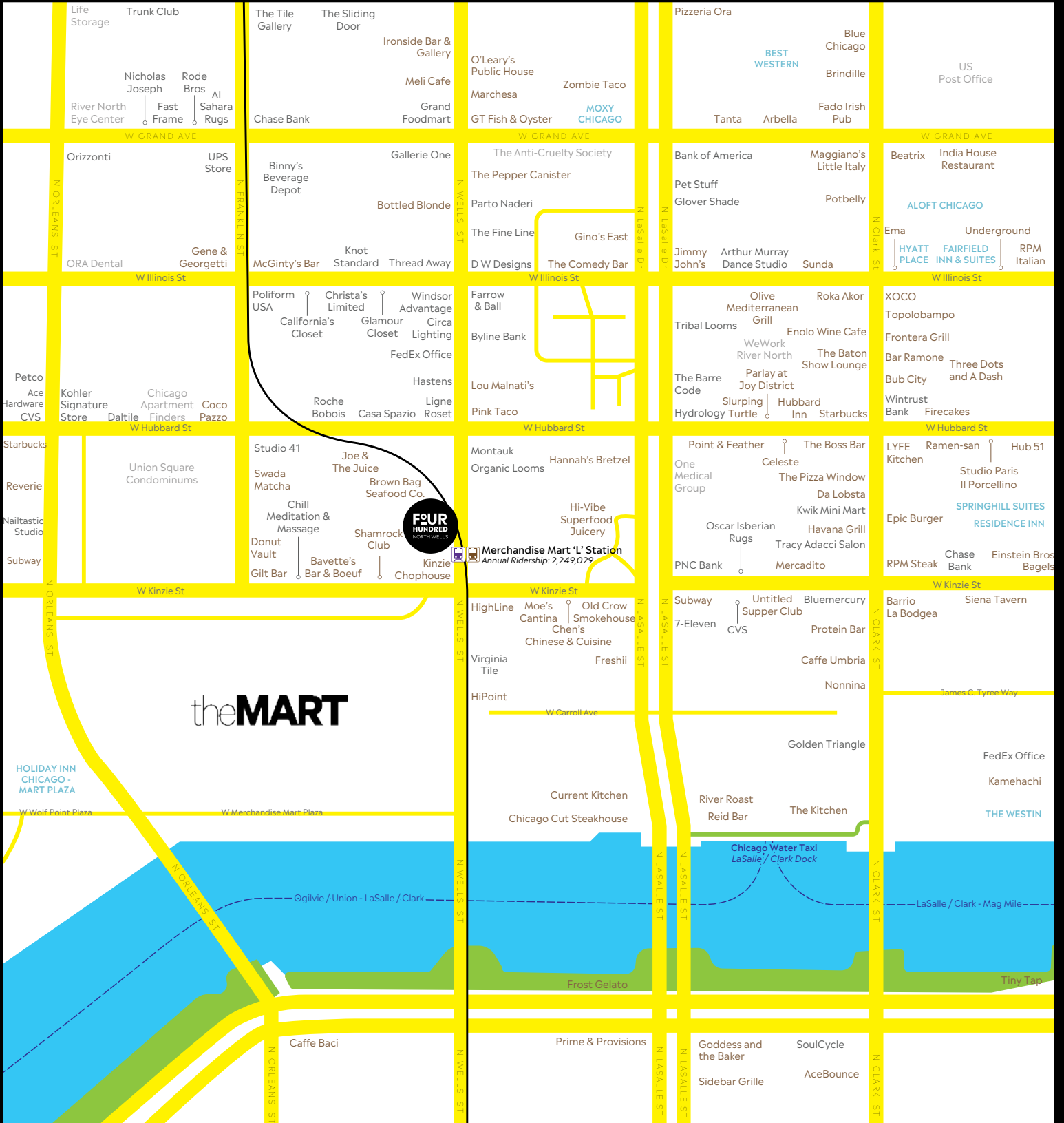
Cultured by day, River North shifts into high gear by night. There is an endless dining scene, featuring over 100 restaurants. From ramen and Spanish small plates to high-end steakhouses and famed pizzerias, almost every cuisine is represented by a mix of award-winning restaurants and local favorites. For after-hours patrons, there are plenty of sleek clubs, upscale wine bars and craft cocktail lounges in the neighborhood including Studio Paris, Three Dots and a Dash, Underground, Untitled Supper Club, Siena Tavern, Hubbard Inn and Hub 51, with many more.

FOR LEASING INFORMATION CONTACT:

**MARK FREDERICKS**  
312.275.3109  
mark@baumrealty.com

**TREVOR JACK**  
312.275.3128  
Trevor@baumrealty.com





# RIVER NORTH DEMOGRAPHICS

Many residents choose to live in River North in the variety of town-homes, mid-rise and high-rise condos, lofts and new construction buildings because of the close proximity to the Loop.

## NEW RIVER NORTH DEVELOPMENTS

	TYPE	UNITS
Three Sixty West	Residential	38
Wolf Point East	Residential	198
Renelle on the River	Residential	50
56 Huron	Residential	11
Home2Suites	Hotel	185
The Ardus	Residential	149
Marlowe*	Residential	176
Hubbard221**	Residential	195
8 East Huron**	Residential	102
3Eleven**	Residential	245
Niche 905**	Residential	202
Aurelien**	Residential	373
The Hudson**	Residential	240
SixForty**	Residential	251
Gallery on Wells**	Residential	442
Exhibit on Superior**	Residential	298
Next**	Residential	310

\*Opened in 2018    \*\*Opened in 2017

## WITHIN 1/4 MILE OF 400 N. WELLS

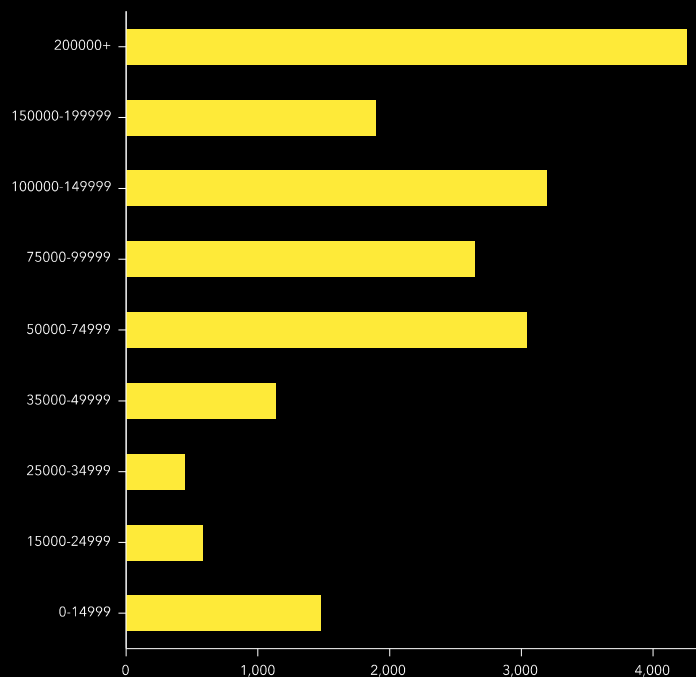
**28,277**  
2018 EST. POPULATION

  
**\$96,479**  
PER CAPITA INCOME

  
**1.5**  
AVERAGE  
HOUSEHOLD SIZE

**\$146,135**  
AVERAGE HOUSEHOLD INCOME

## HOUSEHOLD INCOME



FOR LEASING INFORMATION CONTACT:

**MARK FREDERICKS**  
312.275.3109  
mark@baumrealty.com

**TREVOR JACK**  
312.275.3128  
Trevor@baumrealty.com

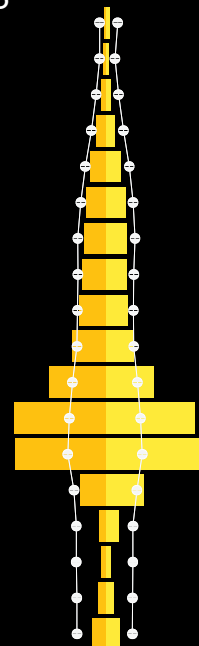
**\$75,133**  
MEDIAN DISPOSABLE INCOME

**\$71,247**  
MEDIAN NET WORTH



**88%** of population holds a Bachelor's Degree or higher

**AGE PYRAMID**



The Largest Group:  
**2018 Female Population Age 25-29**

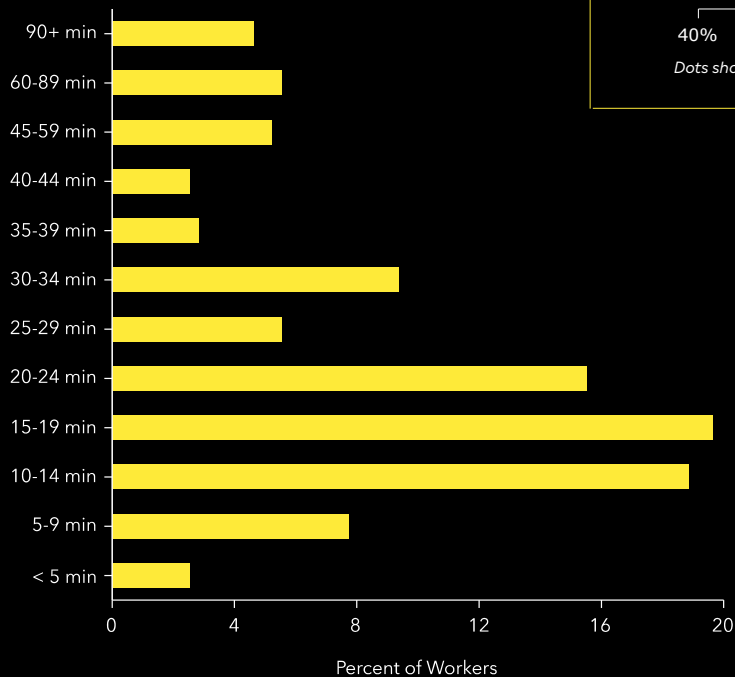
The Smallest Group:  
**2018 Male Population Age 85+**

**33.6**

**MEDIAN AGE**

40% 20 0 20 40%  
Dots show comparison to Cook County

**TRAVEL TIME TO WORK**



**AVERAGE ANNUAL HOUSEHOLD SPENDING**

**\$6,393**  
DINING OUT

**\$4,103**  
APPAREL & SERVICES



# FOUR HUNDRED

NORTH WELLS

FOR MORE INFORMATION CONTACT:

**MARK FREDERICKS**  
312.275.3109  
mark@baumrealty.com

**TREVOR JACK**  
312.275.3128  
Trevor@baumrealty.com

