



Live Work

Deena Zimmerman
312.858.3897
deena@baumrealty.com

Kerwin Alvero
312.278.2189
kerwin@baumrealty.com

Owen Wiesner
312.275.3119
owen@baumrealty.com

62 W. Huron Street

EXCEPTIONAL RIVER NORTH COMMERCIAL CONDO
AVAILABLE FOR SALE

 **BAUM**
REALTY GROUP

Exceptional Work Deserves an Exceptional Workspace



3,000 SF third-floor live/work commercial condo available for sale in a vintage mixed-use building at the intersection Huron & Clark in Chicago's River North neighborhood.

Currently improved as an office space, this live/work-compatible condo lends itself to a variety of uses. It features an open floor plan, professional audio/video suites, recording studios, and additional spaces ideal for content creation, social media, music production, and more.

The commercial condo spans the entire third-floor of the building and is beautifully appointed with high-end finishes throughout, private bathrooms, hardwood floors, upgraded HVAC, a private deck, fireplace, and modern kitchen. Large windows and skylights provide abundant natural light throughout.

Available SF:	3,000 (3rd floor)
Asking Price:	\$750,000



PROPERTY HIGHLIGHTS

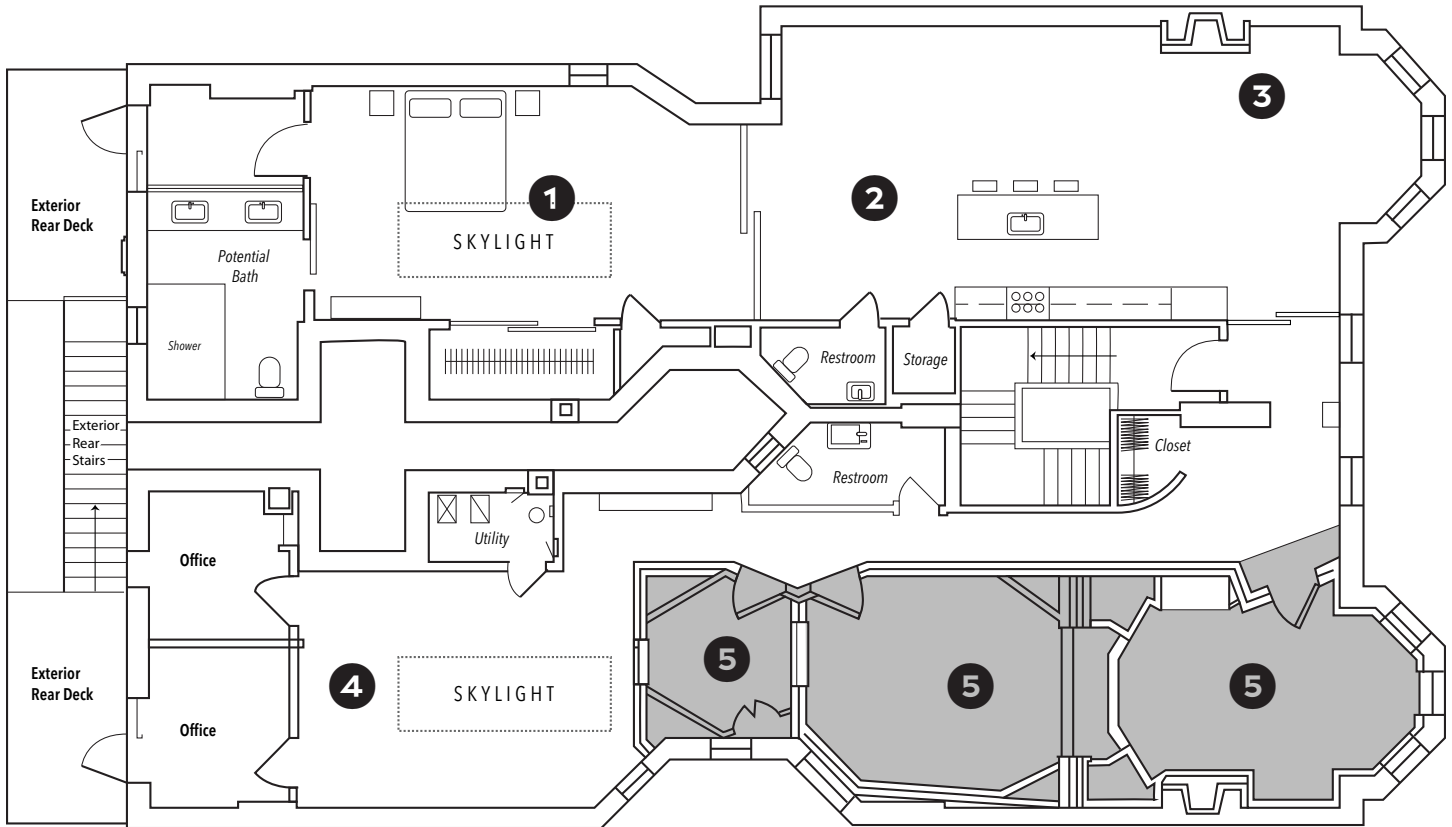
- » 3,000 SF available for sale
- » Live/work as of right
- » Several rooms built with acoustic panels, perfect for multi-media, podcast, video, audio, and content creation
- » Open space with large windows and skylights flood the space with natural light
- » Interiors boast hardwood floors, gas fireplace, updated HVAC, an exterior deck, and private offices

PROPERTY DETAILS

HVAC:	Updated in 2024
Zoning:	DZ-5
Real Estate Taxes:	\$18,091 (2023)
Building Size:	12,000 SF
Office Class:	C

Floor Plan

Conceptual Work/Live Layout



1 Bedroom Area
(currently open work area)



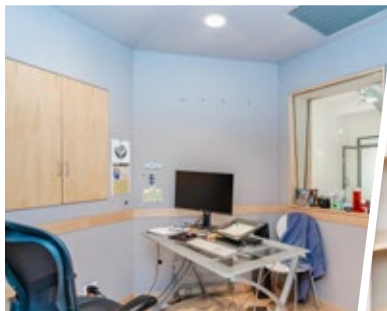
2 Open Kitchen Area



3 Gas Fireplace

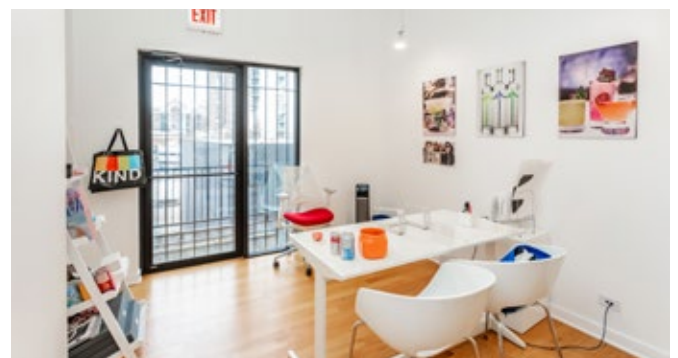


4 Open Work Area



5 Soundproof Conference Rooms





Unbeatable River North Location

Surrounded by shopping, restaurants, nightlife, and cultural institutions. Nearby notable locations include:



Magnificent Mile Shopping



The Poetry Foundation



TAO Chicago



Museum Of Contemporary Art



Whole Foods



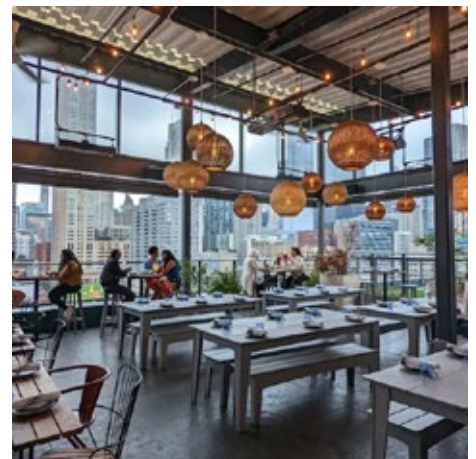
Shopping on Oak & Rush Streets



Indienne 



Starbucks Reserve Roastery



Avec River North



DEMOGRAPHICS

0.5 MILE RADIUS FROM 62 W. HURON STREET

RESIDENTIAL POPULATION

40,645

HOUSEHOLDS

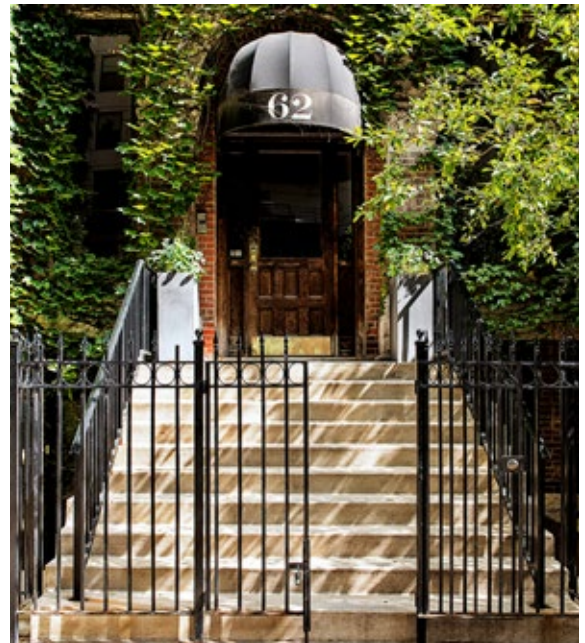
26,573

AVERAGE HOUSEHOLD INCOME

\$181,969

DAYTIME POPULATION

128,577



FOR SALE

62 W. Huron Street

EXCEPTIONAL LIVE/WORK COMMERCIAL CONDO | RIVER NORTH - CHICAGO

For more information or to schedule a tour, contact:

Deena Zimmerman

Principal / Broker

312.858.3897

deena@baumrealty.com

Kerwin Alvero

Associate / Broker

312.278.2189

kerwin@baumrealty.com

Owen Wiesner

Senior Associate / Broker

312.275.3119

owen@baumrealty.com



© 2025 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.

