



744 N. Wells Street

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AVAILABLE FOR LEASE

Upscale, Flexible, River North Office Space

Move-in-ready, office suites designed for individual & professional service companies

- + Move-in ready conditions
- + Full service leases include electricity, HVAC, janitorial, and high-speed internet
- + Spaces feature abundant natural light, flexible layouts
- + Exterior and interior branding opportunities with high visibility
- + 24/7 secure access, touch-free entry
- + DX-5 zoning favorable to most business uses
- + Convenient parking
- + Desirable River North location near CTA stations and local amenities



BUILDING AMENITIES

On-Site Parking

Nine on-site surface parking spaces;
contact brokers for allocation and details

Shared Conference Room

Shared executive size conference room
for tenant meetings and collaboration

Dual-Zoned Climate Control

Independent, dual-zoned HVAC on each
floor for improved comfort and efficiency

Direct Stair & Elevator Access

Passenger elevator and direct stair
access serving each floor

Private Restrooms

Individual, private restrooms

Zoning:	DX-5
Building Height:	3 Stories
Building Size:	10,288 RSF
Office Class:	B
Year Built / Renovated:	1891 / 2020

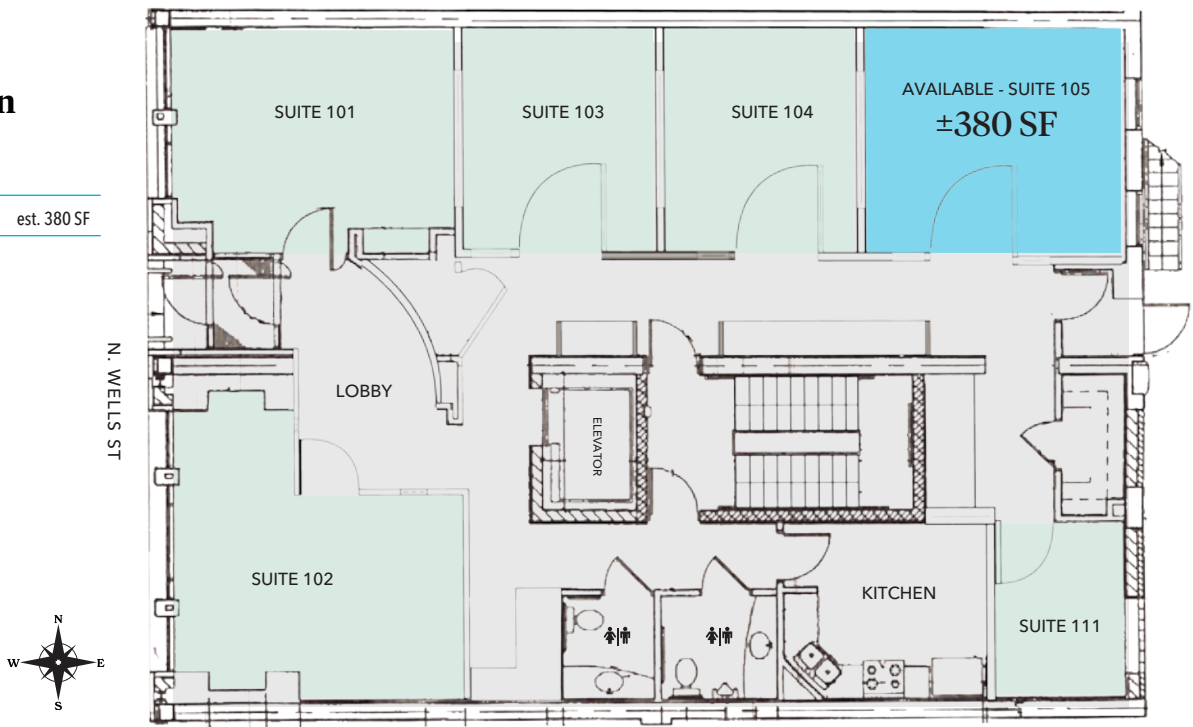
First Floor Available Suite



First Floor Plan

AVAILABLE SPACE:

Suite 105	est. 380 SF
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Third Floor Available Suites



Suite 301

AI generated, furniture not included.

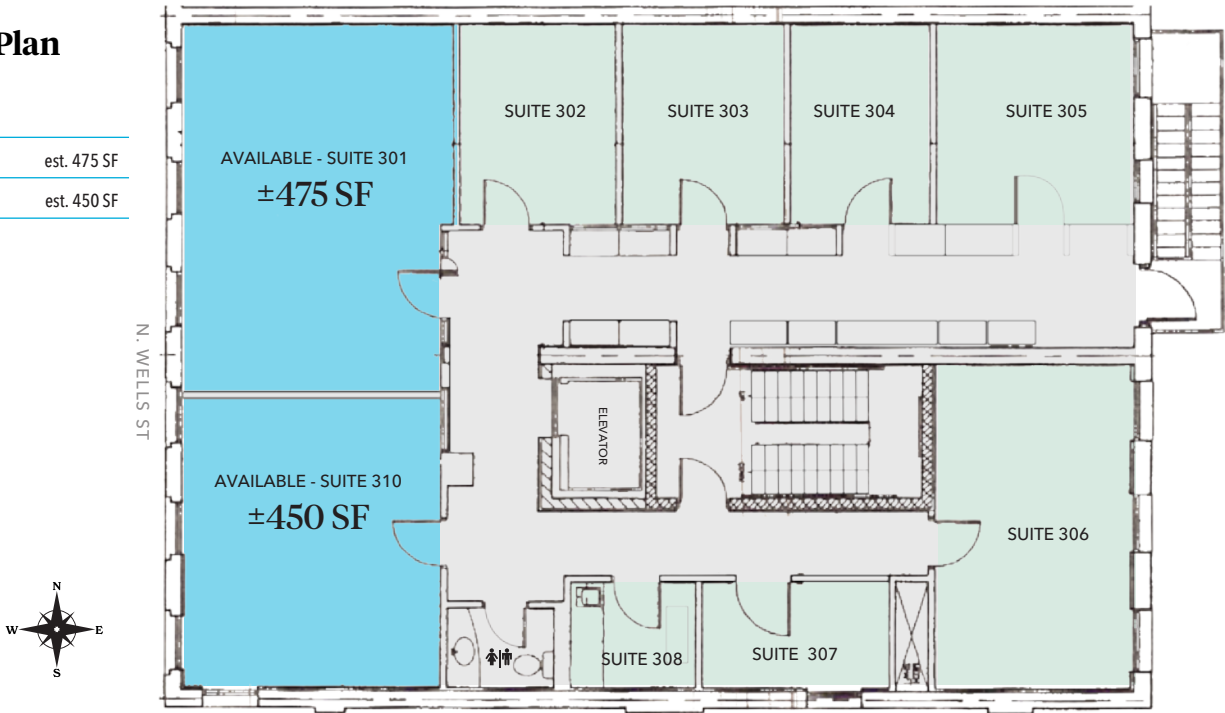


Suite 310

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Third Floor Plan

AVAILABLE SPACE:	
Suite 301	est. 475 SF
Suite 310	est. 450 SF







Well Connected River North Location

Transportation Hub

EXCEPTIONAL TRANSPORTATION ACCESS



KENNEDY EXPRESSWAY (I-90/94) 0.4 mi

LAKE SHORE DRIVE (US-41) 0.8 mi



NEARBY CTA 'L' STATIONS

Chicago & Franklin 275 ft
Chicago & State 0.3 mi
Clark & Lake 0.8 mi
Grand & Milwaukee 1.0 mi



NEARBY CTA BUS STOPS

Chicago & Franklin (66) 0.1 mi
LaSalle & Chicago (156) 0.1 mi
Orleans & Chicago (37) 0.2 mi
Clark & Chicago (22) 0.2 mi
State & Chicago (36) 0.3 mi
Michigan & Chicago (3, 10, 26, 125) 0.6 mi



WALK SCORE
99
WALKER'S PARADISE



BIKE SCORE
87
VERY BIKEABLE



TRANSIT SCORE
92
RIDER'S PARADISE

Dense & Affluent Area

DEMOGRAPHICS (1 MI RADIUS)

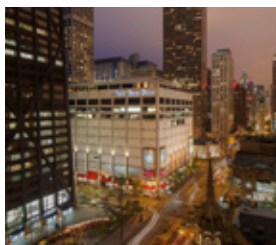
POPULATION
119,426

AVERAGE HOUSEHOLD INCOME
\$190,819

DAYTIME POPULATION
361,905

Surrounded by shopping, restaurants, nightlife, and cultural institutions.

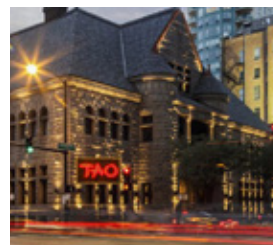
NEARBY NOTABLE LOCATIONS INCLUDE:



Magnificent Mile Shopping



The Poetry Foundation



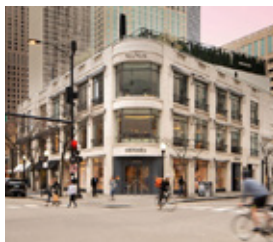
TAO Chicago



Avec River North



Museum Of Contemporary Art



Shopping on Oak & Rush Streets



Indienne



Starbucks Reserve Roastery

FOR LEASE

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MOVE-IN READY OFFICE SUITES AVAILABLE | RIVER NORTH - CHICAGO



For more information or to schedule a tour, contact:

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