

# M4 N. Wells Street



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REALTY GROUP



**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

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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

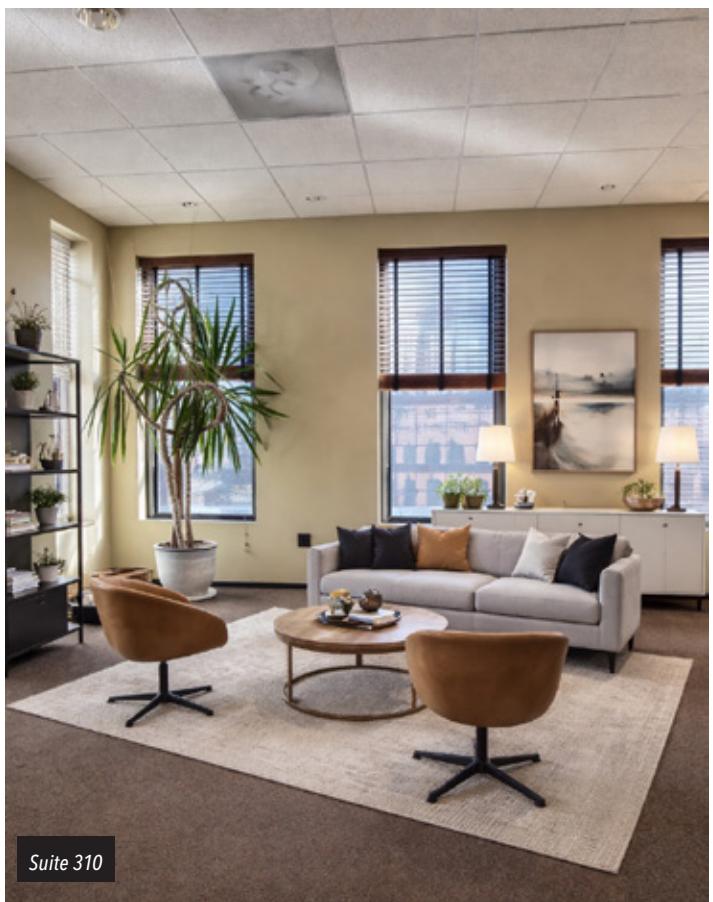
AVAILABLE SPACE:

Suite 105

est. 380 SF



# Third Floor Available Suites



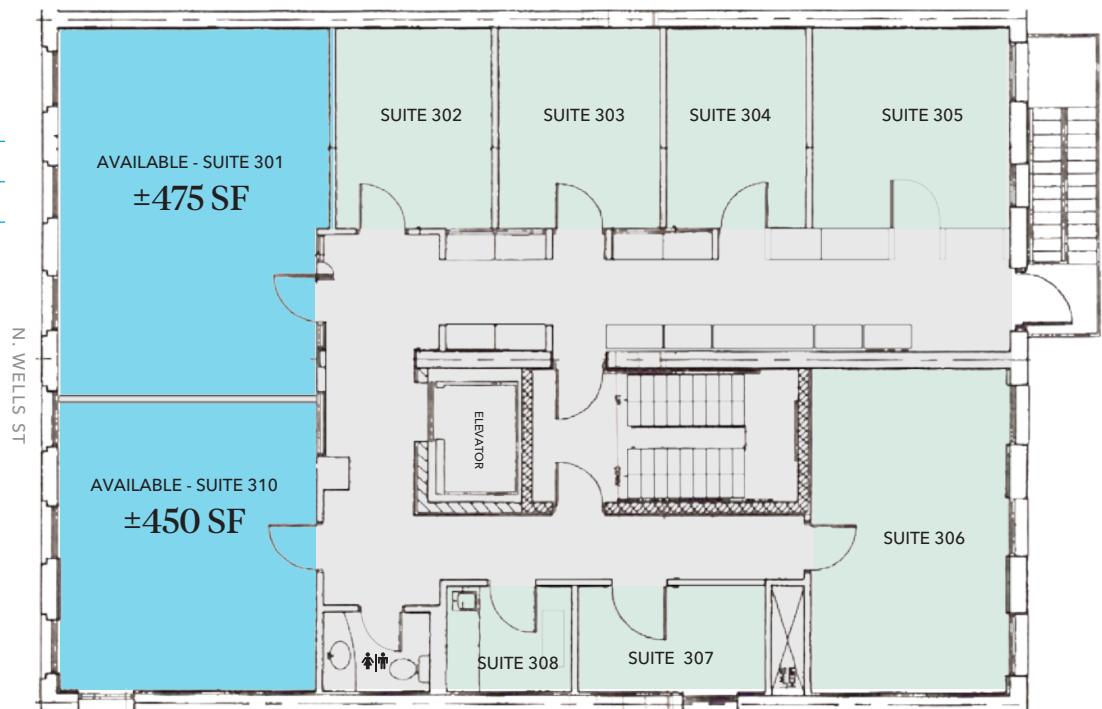
*AI generated, furniture not included.*

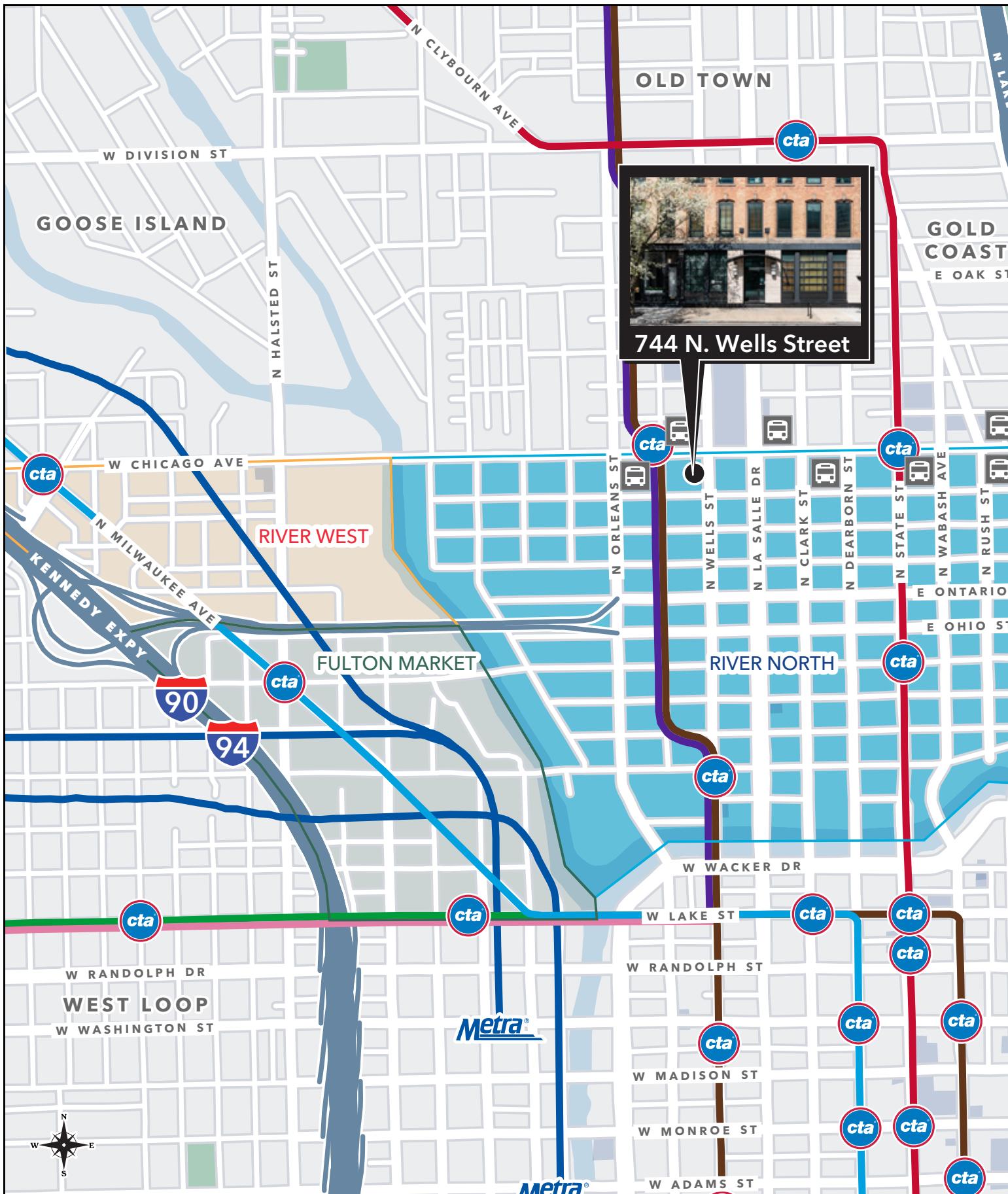
*AI generated, furniture not included.*

## 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



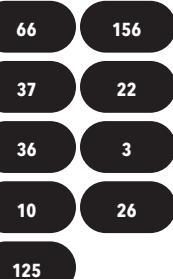
KENNEDY EXPRESSWAY (I-90/94) 0.4 mi

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)

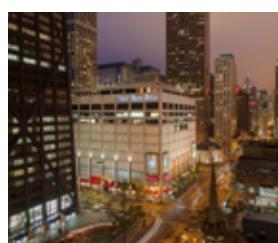
POPULATION  
**119,426**

AVERAGE HOUSEHOLD INCOME  
**\$190,819**

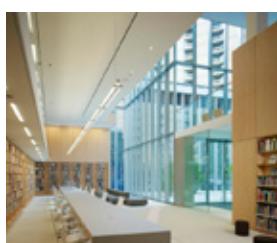
DAYTIME POPULATION  
**361,905**

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

NEARBY NOTABLE LOCATIONS INCLUDE:



Magnificent Mile Shopping



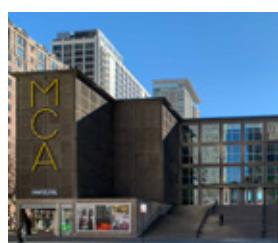
The Poetry Foundation



TAO Chicago



Avec River North



Museum Of Contemporary Art



Shopping on Oak & Rush Streets



Indienne



Starbucks Reserve Roastery

FOR LEASE

# 744 N. Wells Street

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



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For more information or to schedule a tour, contact:

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