

STREETERVILLE OFFICE SPACE FOR LEASE

610 N. Fairbanks Court

CHICAGO, IL 60611



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Suite 200



AVAILABLE SPACE

Suite 200 | 4,745 RSF

Available for the first time in decades!

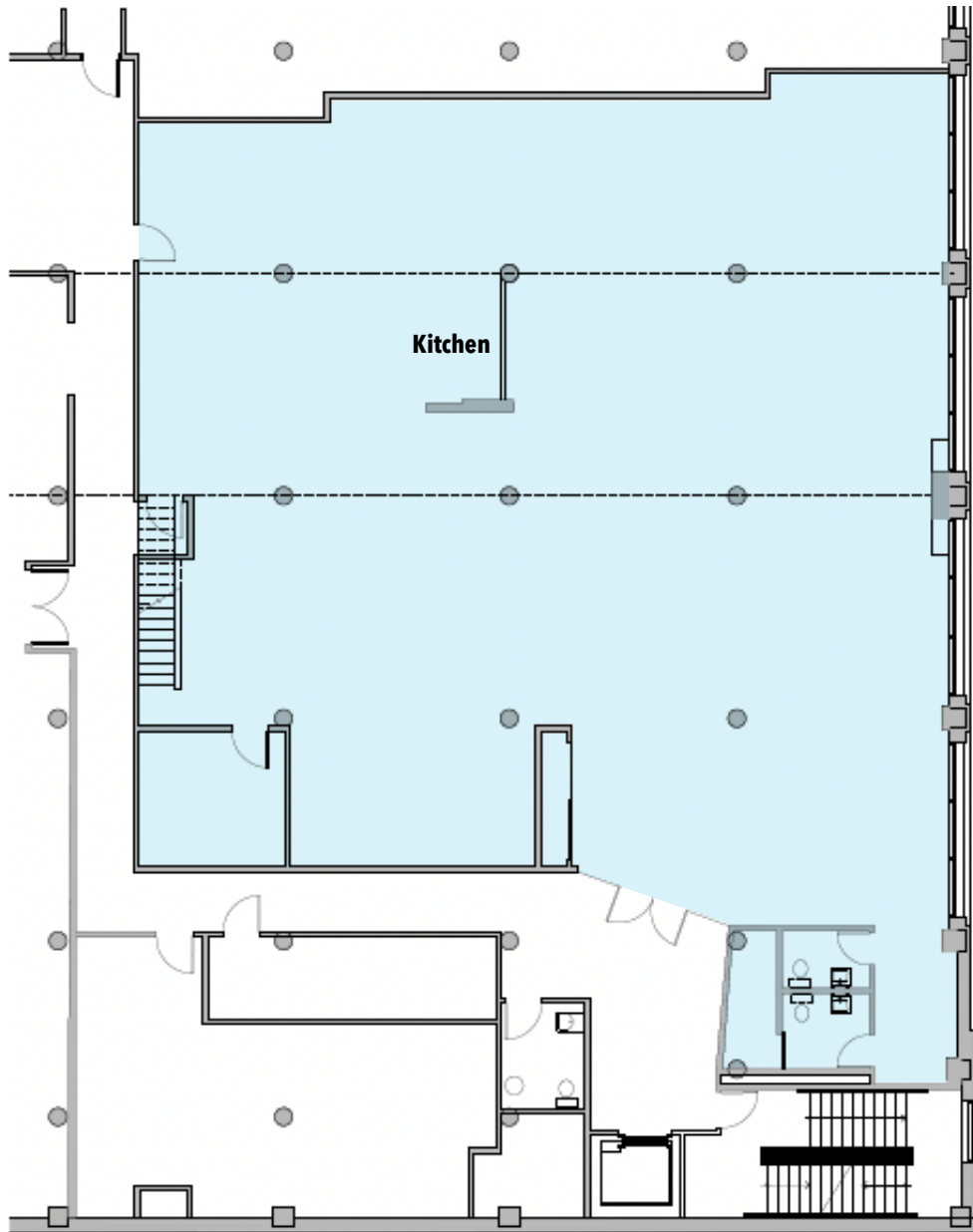
- + \$34/RSF Modified Gross
- + Dramatic 17-foot+ ceilings
- + Incredible natural light from stunning 14-foot-wide windows
- + 1,214 SF mezzanine area included at no additional cost
- + In-suite kitchenette and two restrooms

Suite 300 | 3,600 RSF

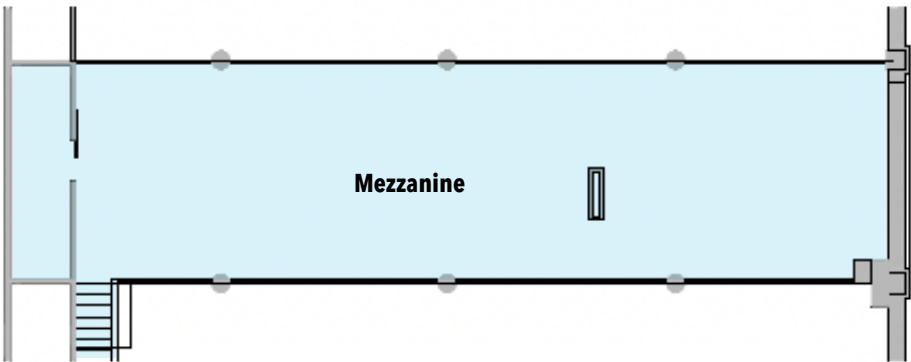
- + \$32/RSF Modified Gross
- + 15-foot ceilings
- + Massive 14-foot-wide x 10-foot-high windows provide abundant natural light

PROPERTY HIGHLIGHTS

- + Boutique building ideal for creative office users including architecture, design, technology, marketing, real estate, and other professional services
- + Character-rich environment with soaring ceilings, oversized windows, and abundant natural light
- + Premier Streeterville location near Northwestern Memorial Hospital, Michigan Avenue, public transportation, dining, and neighborhood amenities



Not to scale



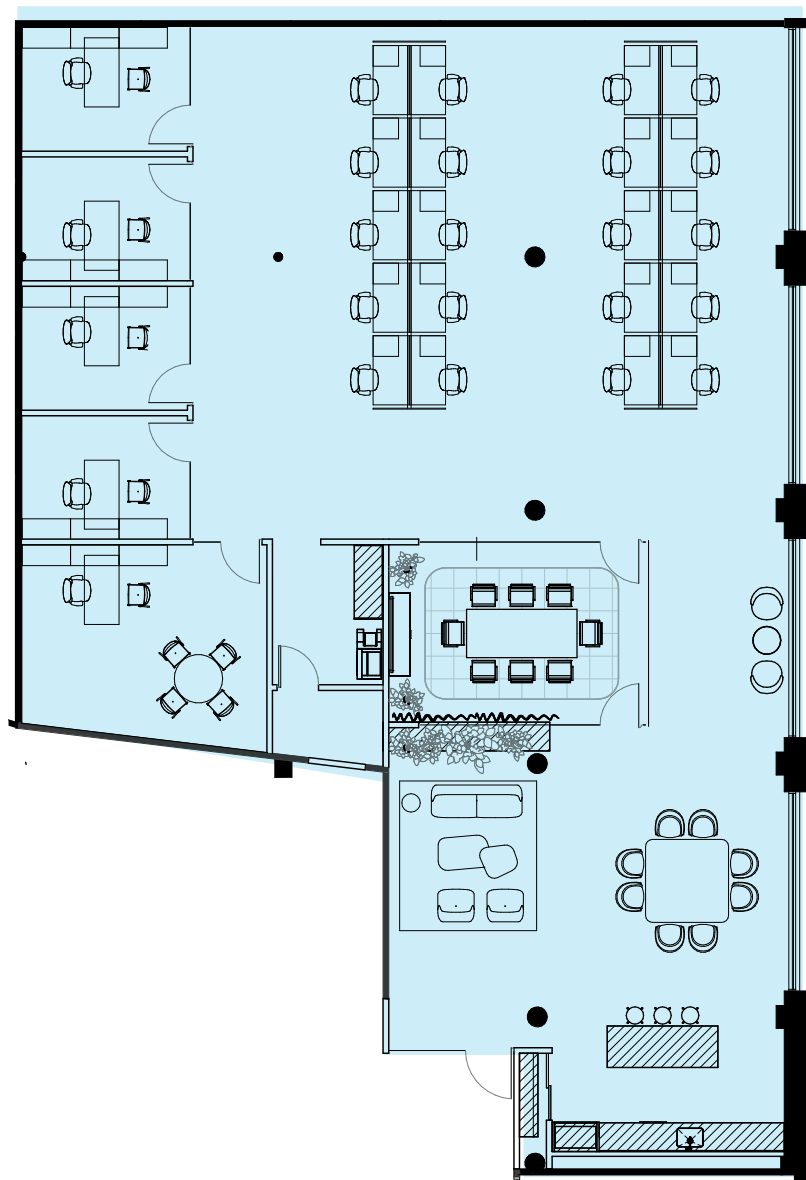
Suite 200

4,745 RSF

DETAILS

Asking Rent:	\$34.00 / RSF
Lease Type:	Modified Gross
Condition:	Move-In Ready
Availability:	Immediate
Ceiling Heights:	17 feet+





Potential layout shown | Not to scale



Suite 300

3,600 RSF

DETAILS

Asking Price: \$32.00 / RSF

Lease Type: _____ Modified Gross

Availability: Immediate

Ceiling Heights: 15 feet



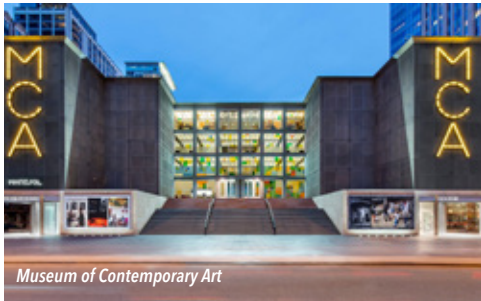
WELL CONNECTED STREETERVILLE LOCATION



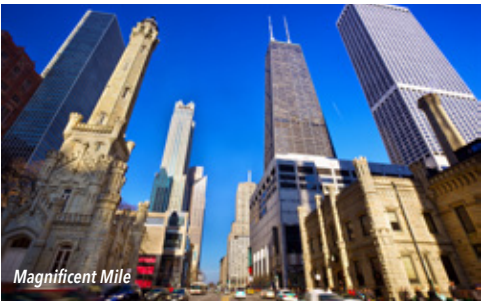
Navy Pier



Northwestern Memorial Hospital



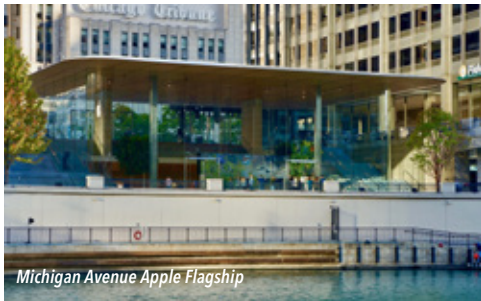
Museum of Contemporary Art



Magnificent Mile



Chicago Riverwalk



Michigan Avenue Apple Flagship

610 N. Fairbanks Court is ideally situated in Streeterville, just steps from the Magnificent Mile and Northwestern Memorial Hospital, with convenient access to public transportation, dining, shopping, and neighborhood amenities.

The surrounding area offers a dynamic mix of restaurants, hotels, retail, healthcare, and cultural destinations, providing an amenity-rich downtown location for employees and clients alike.

DEMOGRAPHIC SUMMARY
(.5 mile radius)

POPULATION
46,446

TOTAL HOUSEHOLDS
30,142

DAYTIME POPULATION
112,521

AVERAGE HHI
\$216,874



WALK SCORE
98
WALKER'S PARADISE



TRANSIT SCORE
100
RIDER'S PARADISE



BIKE SCORE
82
VERY BIKEABLE

NEARBY TRANSIT:
2 Blocks
CTA RED LINE + BUS ROUTES





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FOR MORE INFORMATION CONTACT

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