



744 N. Wells Street

Sarah Aiyash

630.229.4693 · sarah@baumrealty.com

RIVER NORTH · CHICAGO, IL 60654

Zach Pruitt

773.572.2268 · zach@baumrealty.com

Brayden Schiff

312.585.8792 · brayden@baumrealty.com





AVAILABLE FOR LEASE

Upscale, Boutique River North Office Space

Move-in-ready, private 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

Restrooms conveniently
located on each floor.

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

First Floor Available Suite

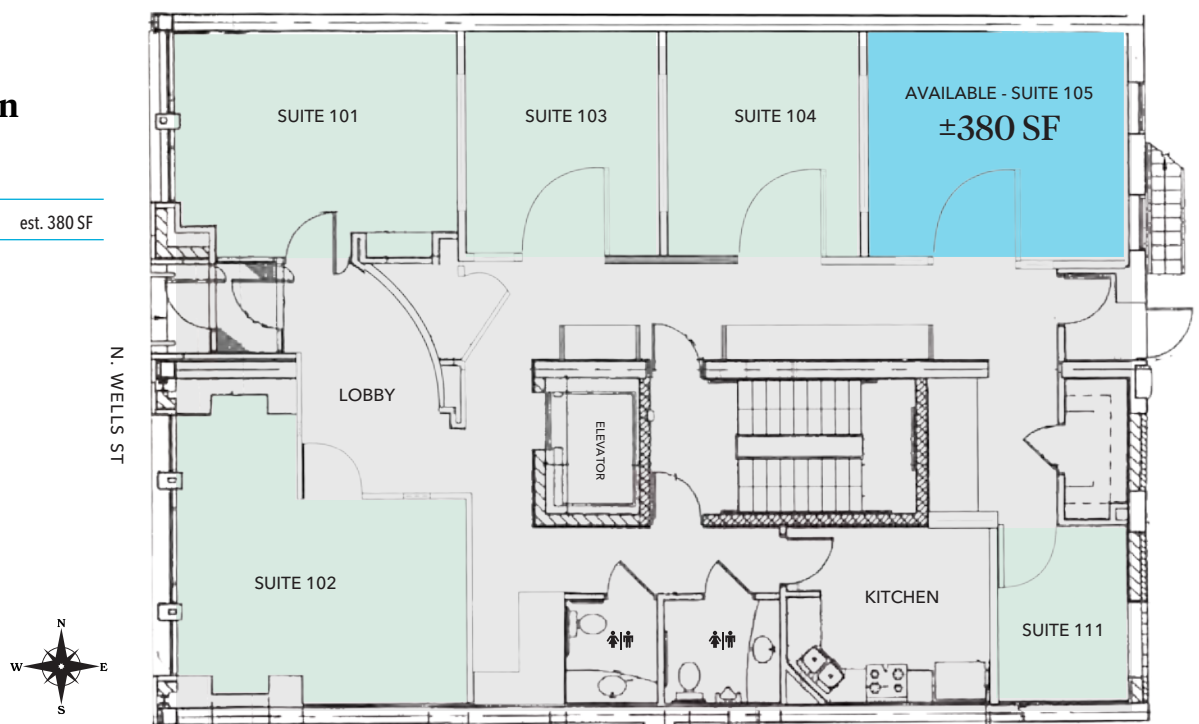


AI generated, furniture not included.

First Floor Plan

AVAILABLE SPACE:

Suite 105 est. 380 SF

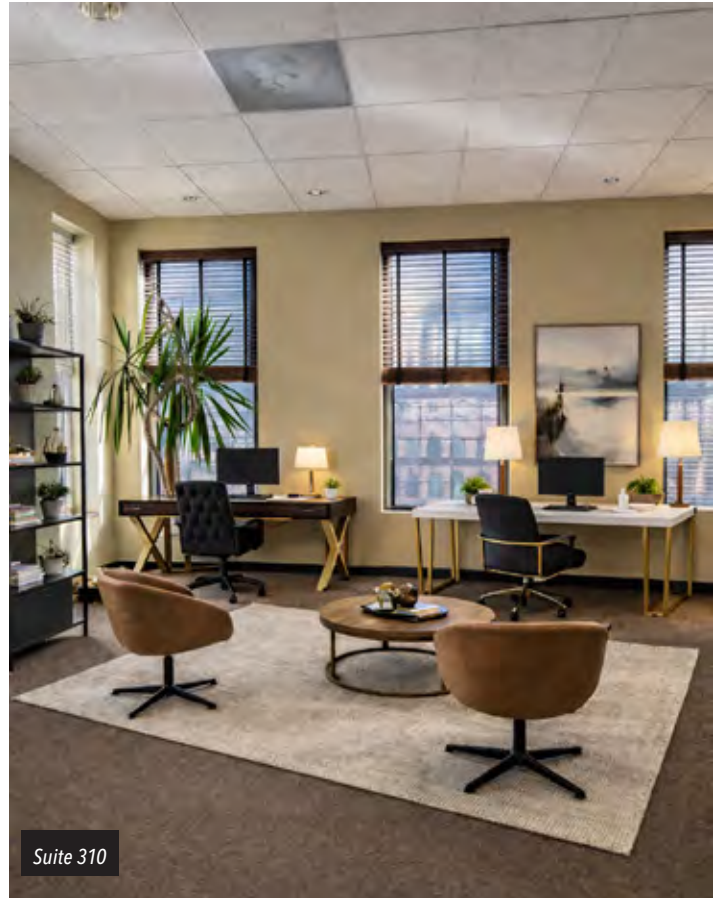


Third Floor Available Suites



Suite 301

AI generated, furniture not included.



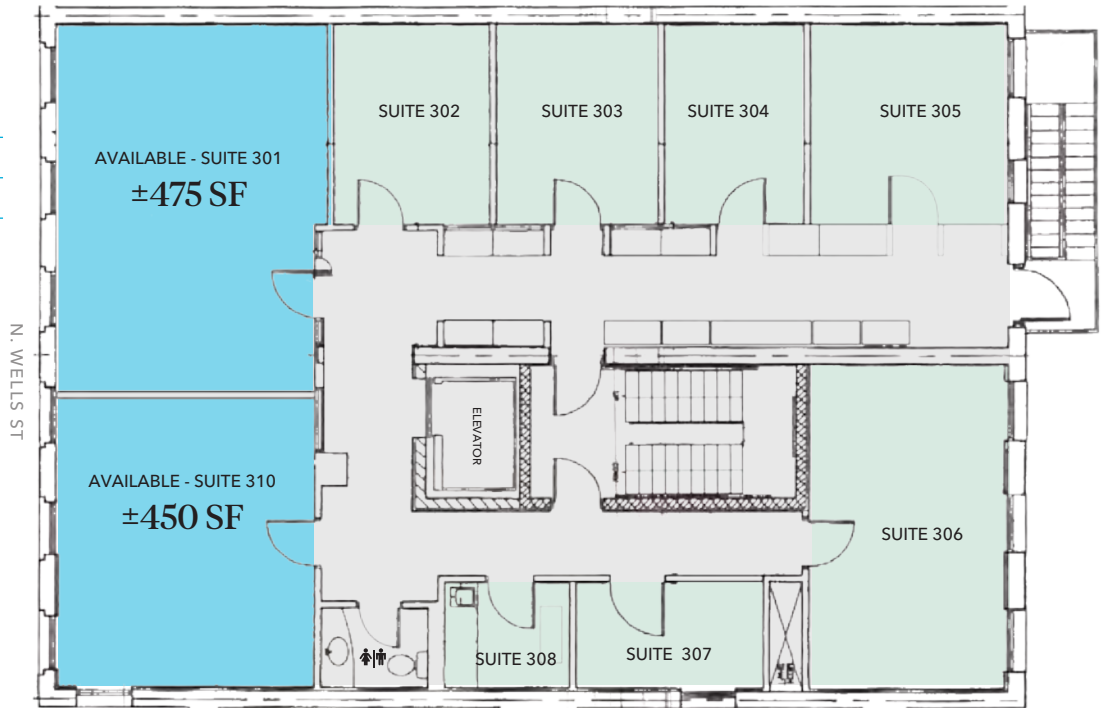
Suite 310

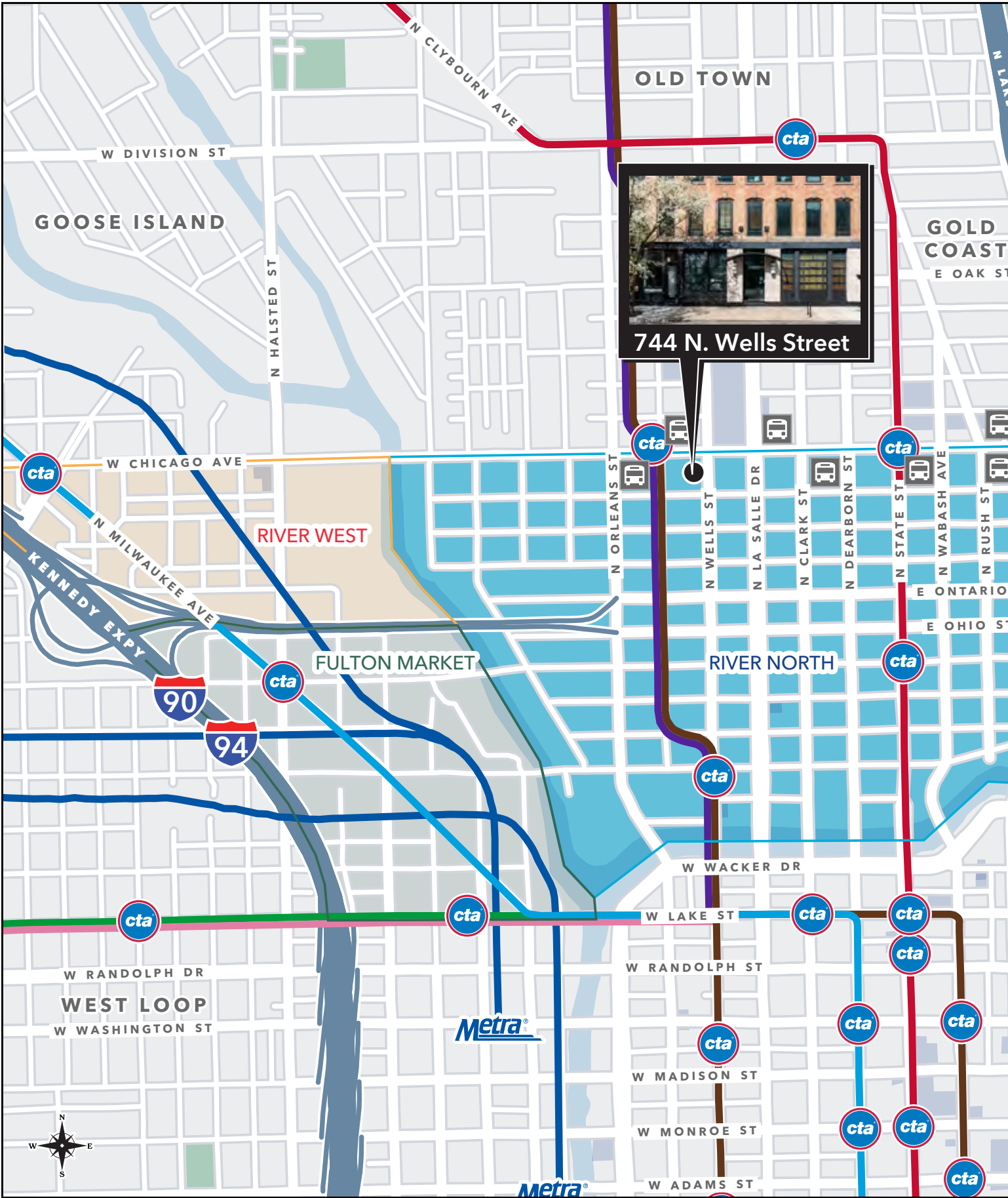
AI generated, furniture not included.

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



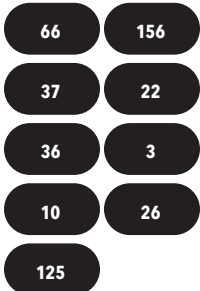
KENNEDY EXPRESSWAY (I-90/94) 0.4 mi

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



For more information or to schedule a tour, contact:

Sarah Aiyash

630.229.4693

sarah@baumrealty.com

Zach Pruitt

773.572.2268

zach@baumrealty.com

Brayden Schiff

312.585.8792

brayden@baumrealty.com

© 2026 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.

