



222 W HUBBARD

New High-End Spec Office
Opportunity in the Heart
of River North

Space Available

Suite 320 | 2,510 RSF

For Leasing

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3rd Floor | Suite 320 | 2,510 RSF

Key Facts & Amenities

Available September 1, 2025

Fully furnished spec suite with high-end finishes

Timber loft building with exposed timber ceiling/columns and brick perimeter walls

Located 1 block from the Merchandise Mart

Heat included in rental rate and tenant-controlled air conditioning

AT&T, Comcast and RCN fiber service

Adjacent parking available

On-site engineering team

Bicycle storage room with shower facilities

Sustainability

WELL Health-Safety Rated through the International WELL Building Institute (IWBI)

Needlepoint Bipolar Ionization which provides cleaner, healthier air

LEED certified and ENERGY STAR® rated building

River North at a Glance

44%

Population growth
since 2010

66,700

Daytime employee
population

\$2.3 billion

Annual consumer
spending

230

Existing office
buildings

41,200

Residential
population

19.9 million

SF of office space

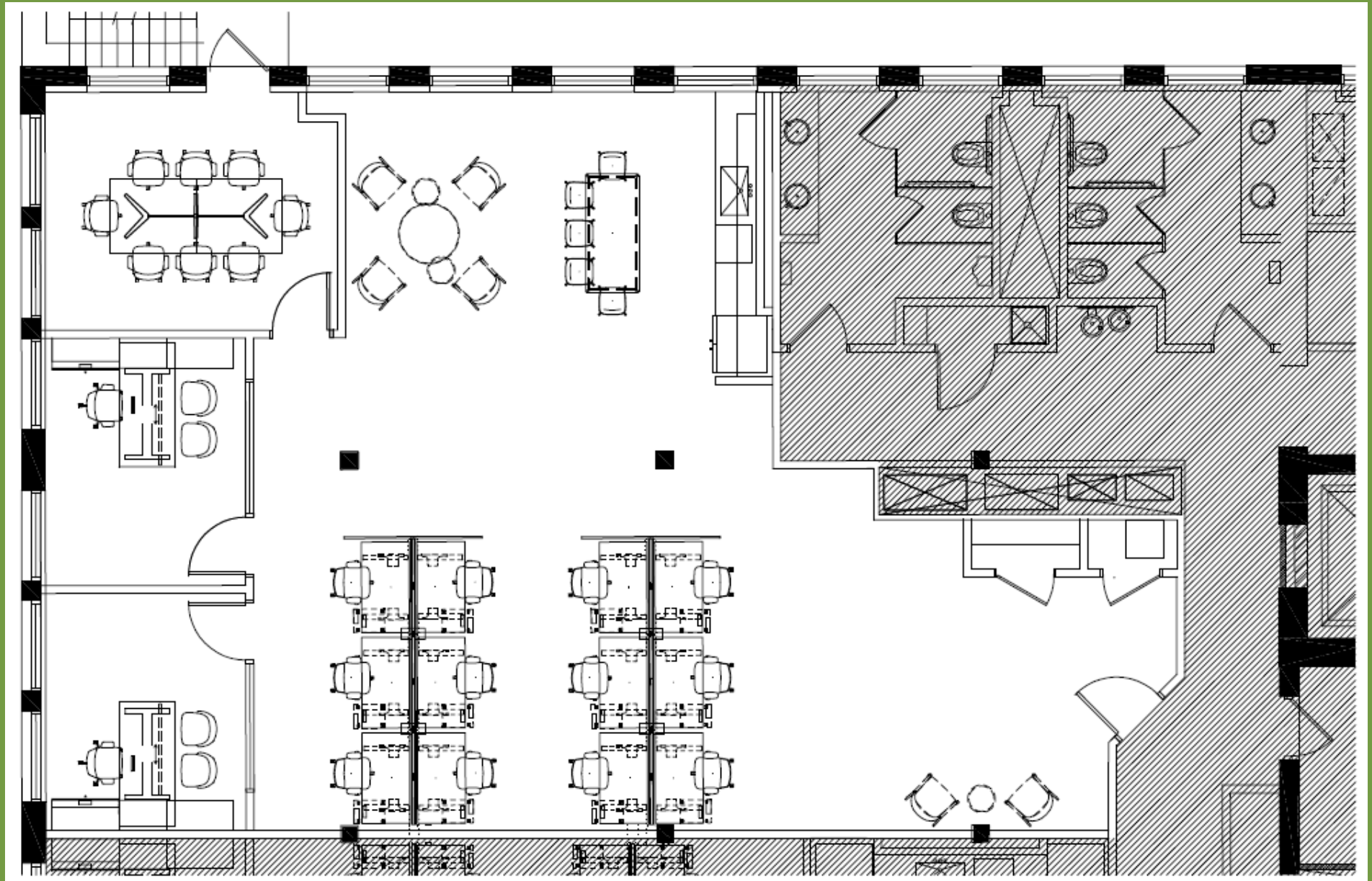
\$169,000

Average household
income

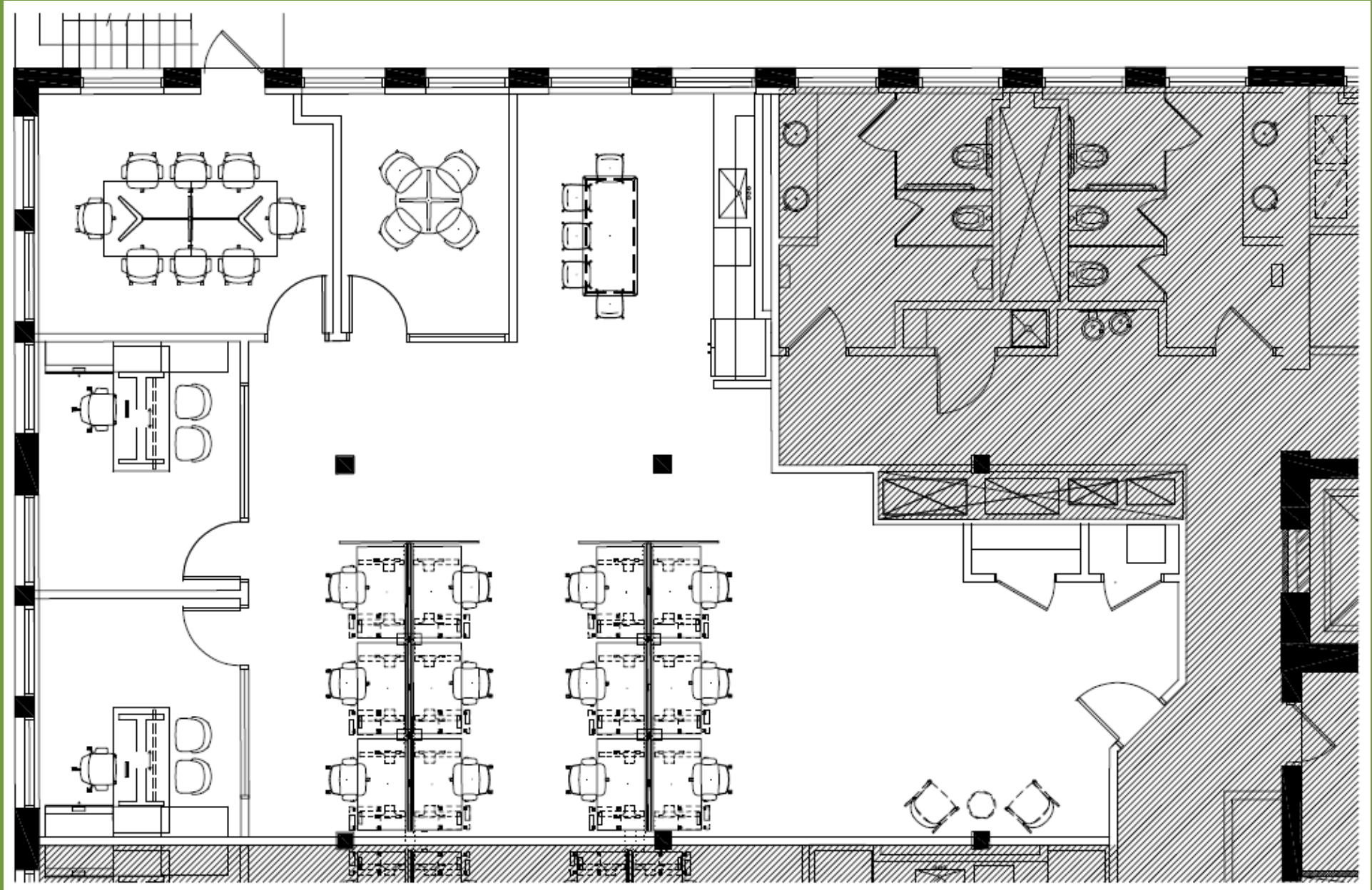
17%

Direct office vacancy

Floor Plan | Suite 320 | 2,510 RSF



Optional Floor Plan with 3rd Office/Huddle Room





Photos taken from a similar built out suite







We Get You, We Got You

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Area Restaurants & Showrooms



★ 222 W. Hubbard

● Restaurants

● Showrooms

■ UI Managed Buildings

Restaurants

- 1 Arbella
- 2 Bavette's Bar & Boeuf
- 3 Brown Bag Seafood Co.
- 4 Ciccio Mio
- 5 Coco Pazzo
- 6 Donut Vault
- 7 Edie's All Day Cafe
- 8 Fado Irish Pub
- 9 Foxtrot Market
- 10 Gene & Georgetti
- 11 Gilt Bar
- 12 Hampton Social
- 13 Hannah's Bretzel
- 14 HI-VIBE
- 15 Highline Bar & Lounge
- 16 Jaleo
- 17 Jimmy John's
- 18 Joe & The Juice
- 19 Kinzie Chophouse
- 20 Le Select
- 21 Lou Malnati's
- 22 Maggiano's
- 23 Marchesa
- 24 Meli Cafe
- 25 Moe's Cantina
- 26 No Vacancy (Coming Soon)
- 27 PF Chang's To Go
- 28 Roka Akor
- 29 Solita
- 30 Starbucks
- 31 Sunda
- 32 Tanta
- 33 Tree House
- 34 Zombie Taco (Moxy Hotel)

Showrooms

- 35 210 Design House
- 36 Al Sahara Rugs
- 37 Artemide
- 38 Artists Frame Service
- 39 Assured Windows & Doors
- 40 Calia Stone Boutique
- 41 Chicago Luxury Beds
- 42 Circa Lighting
- 43 Consentino
- 44 Contrast Design Group
- 45 Daltile Tile & Stone
- 46 Duxiana
- 47 Farrow & Ball Paint & Paper
- 48 Fast Frames
- 49 Fine Line
- 50 Glamour Closet
- 51 Heritage Auctions
- 52 Hydrology
- 53 Kohler
- 54 Ligne Roset
- 55 Materials Marketing
- 56 Nicholas Joseph Suits
- 57 O'Brien Harris
- 58 Orizzonti Home
- 59 Oscar Isberian Rugs
- 60 Pauline Grace
- 61 Poliform Chicago
- 62 Roca
- 63 Roche Bobois
- 64 Studio 41
- 65 Toto Gallery
- 66 Tribal Looms

Walking Score
95

Riding Score
100

Biking Score
84