



440 N Wells

New Office Opportunity in
the Heart of River North

Space Available

Suite 450 | 765 RSF

For Information

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urbaninnovations.com



4th Floor | Suite 450 | 765 RSF

Key Facts & Amenities

Immediate Availability

Recently rehabbed suite with optional furniture package available

Newly renovated building lobby, restrooms and modernized passenger and freight elevators

One block from the Merchandise Mart

Loft building with exposed timber ceilings/columns and brick perimeter walls

AT&T, Comcast, RCN and Everywhere Wireless fiber service

Resource/mother's room

Parking available

Tenant-controlled HVAC included in rental rate

On-site engineering team

Storage spaces available

Bicycle storage room

Sustainability

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

Needlepoint Bipolar Ionization which provides cleaner, healthier air

ENERGY STAR® certified

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

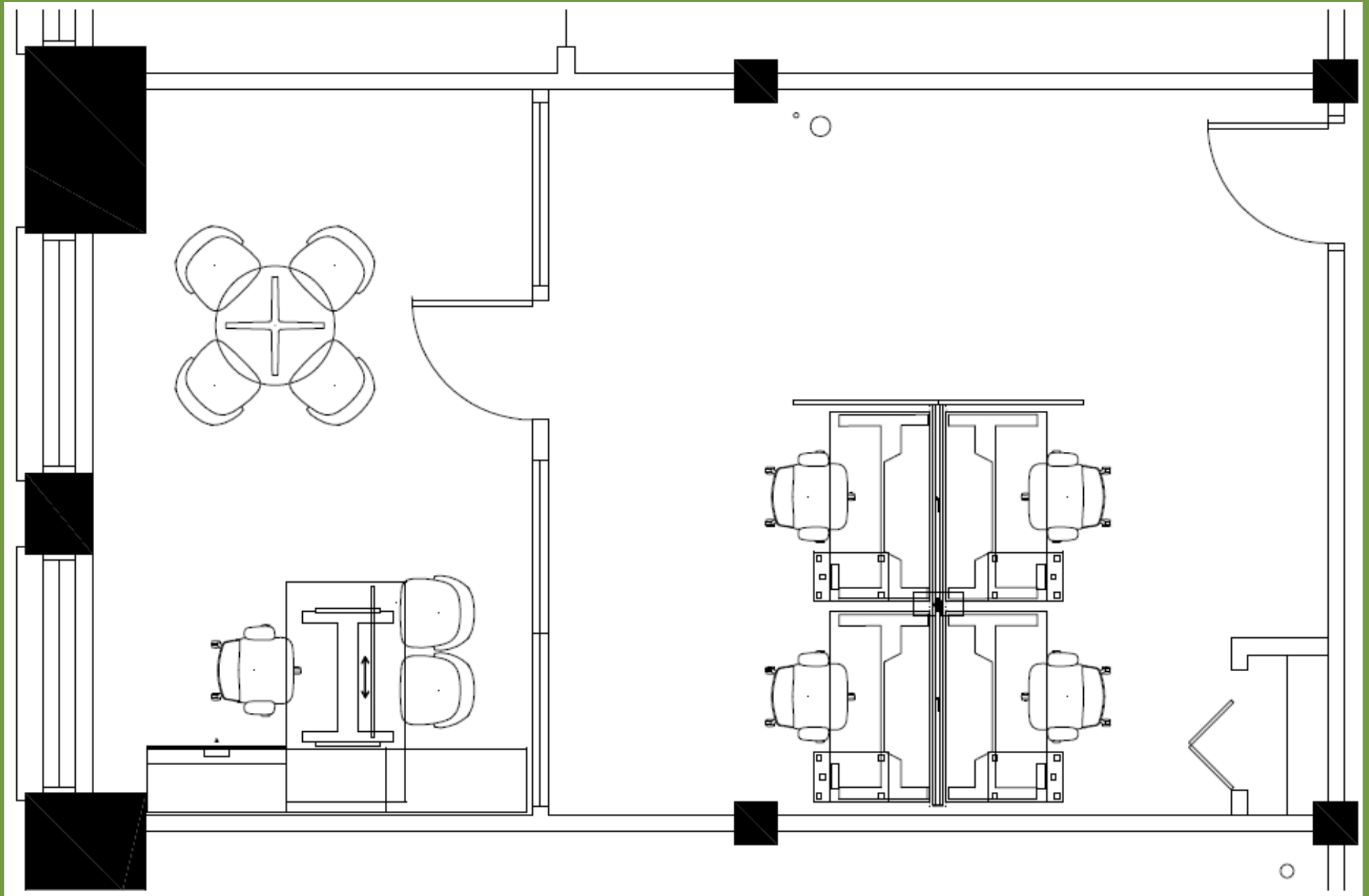
\$169,000

Average household
income

17%

Direct office vacancy

Floor Plan | Suite 450 | 765 RSF







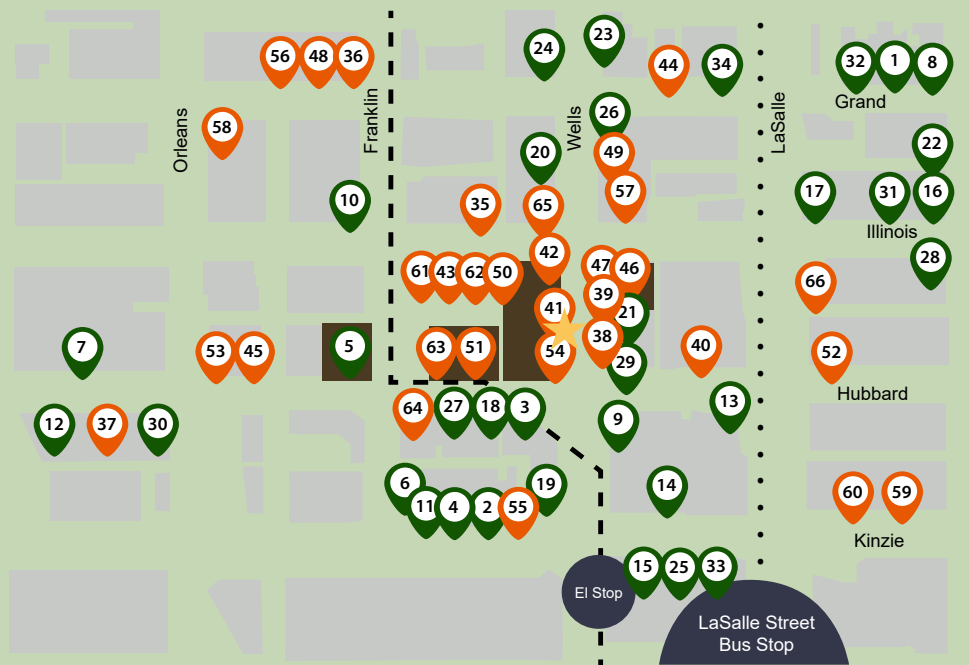


We Get You, We Got You

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Area Restaurants & Showrooms



★ 440 N. Wells

● 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