

FOR LEASE 609 N. Wells / Chicago, IL 60654



OFFERING SUMMARY

Available SF:	1,500 - 3,000 SF
Lease Rate:	\$27.50 SF/yr (MG)
Lot Size:	0.07 Acres
Year Built:	1881
Building Size:	5,800
Zoning:	DX-5
Market:	Chicago
Submarket:	River North

PROPERTY OVERVIEW

Two full floors of office in a walk up building in River North. Each floor is approximately 1,500 sq. ft. Floor two has reception area, two bathrooms and seven private offices. The third floor has a large kitchen, meeting space, two bathrooms and eight private offices. Sublease until March of 2020.

AVAILABLE SPACES

SPACE		LEASE RATE	SIZE (SF)
609 N. Wells #2		\$27.50 SF/yr	1,500 - 3,000 SF
609 N. Wells #3		\$28.50 SF/yr	1,500 - 3,000 SF
DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MIL
Total Households	14,137	45,793	77,0
Total Population	22,016	72,536	125,3
Average HH Income	\$126,090	\$130,966	\$129,5

BECCA LUNDSTROM 773.329.5298 becca@atproperties.com



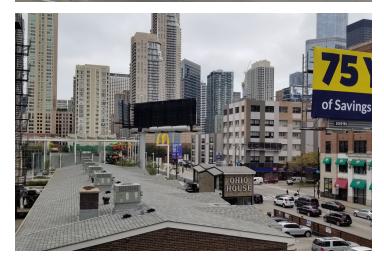
COMPLETE HIGHLIGHTS 609 N. Wells / Chicago, IL 60654

LEASE HIGHLIGHTS

- Office Sublease in the Heart of River North
- Two Full Floors of Office Space
- Separate Entrance
- Modified Gross Lease the Expires March 31st of 2020
- Private Furnished Offices Available
- AT&T Fiber
- Close to Public Transportation
- Small Courtyard
- DX-5 zoning
- Move in Ready
- Available Immediately
- Longer Lease Possible
- Possible Uses Include: Co-working, Legal Office, Creative and Medical



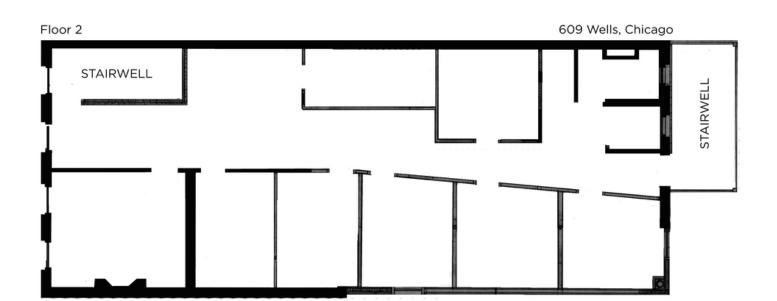




BECCA LUNDSTROM 773.329.5298 becca@atproperties.com



FLOOR PLANS #2 609 N. Wells / Chicago, IL 60654



BECCA LUNDSTROMLARRY COHN773.329.5298312.401.8966becca@atproperties.comlarrycohn@atproperties.com

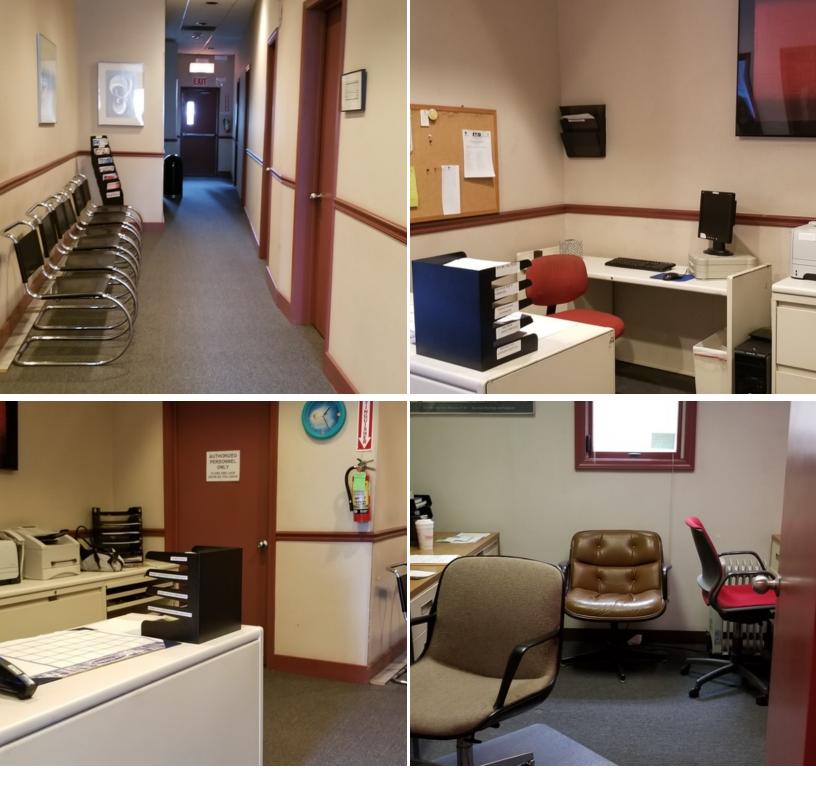
atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof atpropertiescommercial.com and it is submitted subject to errors, omissions, changes, or withdrawal without notice.



ADDITIONAL PHOTOS SECOND FLOOR

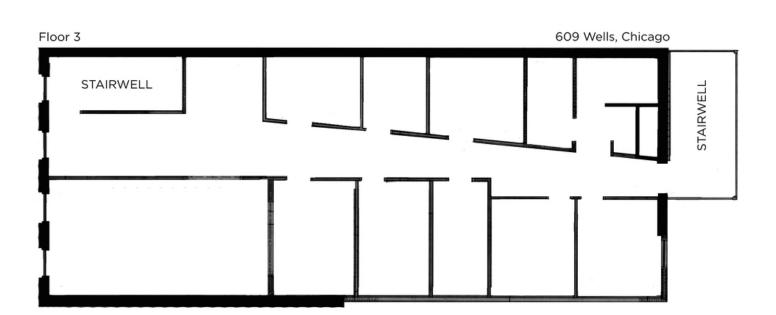
609 N. Wells / Chicago, IL 60654



BECCA LUNDSTROM 773.329.5298 becca@atproperties.com



FLOOR PLANS #3 609 N. Wells / Chicago, IL 60654



BECCA LUNDSTROMLARRY COHN773.329.5298312.401.8966becca@atproperties.comlarrycohn@atproperties.com

atpropertiescommercial.com

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof atpropertiescommercial.com and it is submitted subject to errors, omissions, changes, or withdrawal without notice.



ADDITIONAL PHOTOS, THIRD FLOOR

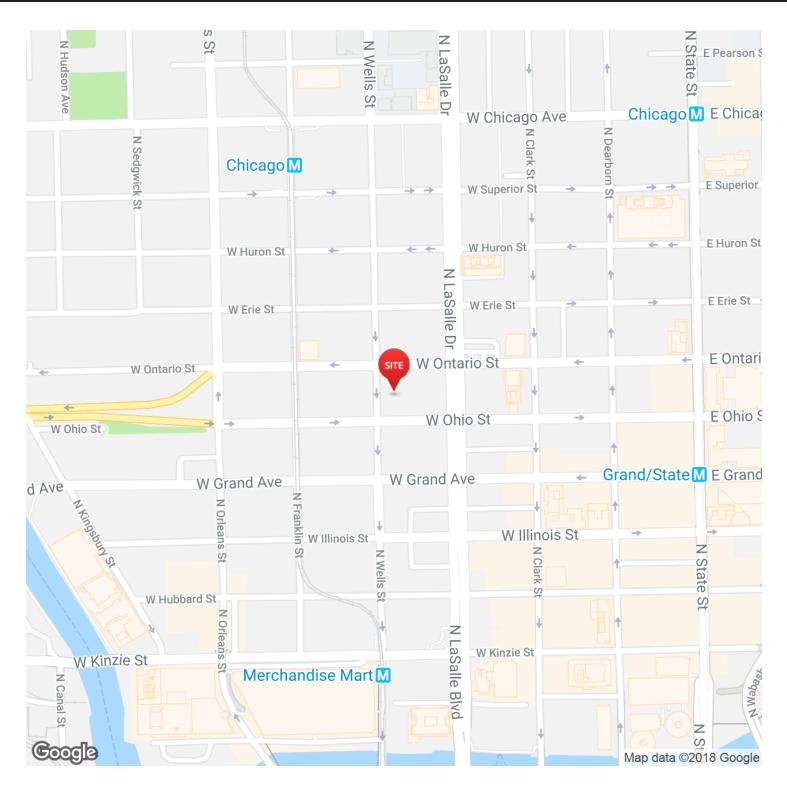
609 N. Wells / Chicago, IL 60654



BECCA LUNDSTROM 773.329.5298 becca@atproperties.com



LOCATION MAPS 609 N. Wells / Chicago, IL 60654

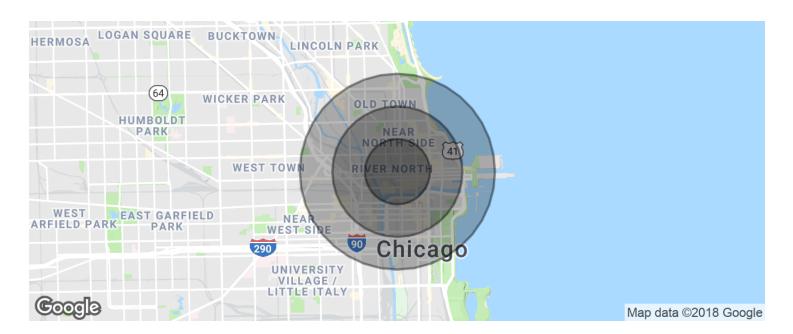


BECCA LUNDSTROMLARRY COHN773.329.5298312.401.8966becca@atproperties.comlarrycohn@atproperties.com



DEMOGRAPHICS MAP & REPORT

609 N. Wells / Chicago, IL 60654



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total population	22,016	72,536	125,334
Median age	32.6	37.1	38.0
Median age (Male)	33.7	37.4	38.0
Median age (Female)	31.4	36.4	37.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
HOUSEHOLDS & INCOME Total households	0.5 MILES 14,137	1 MILE 45,793	1.5 MILES 77,021
	-		
Total households	14,137	45,793	77,021

* Demographic data derived from 2010 US Census

BECCA LUNDSTROM LARRY COHN 773.329.5298 312.401.8966 becca@atproperties.com