



**FURNISHED OFFICE SUBLEASE IN THE HEART OF RIVER NORTH**

**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 MILE
Total Households	14,137	45,793	77,600
Total Population	22,016	72,536	125,500
Average HH Income	\$126,090	\$130,966	\$129,900

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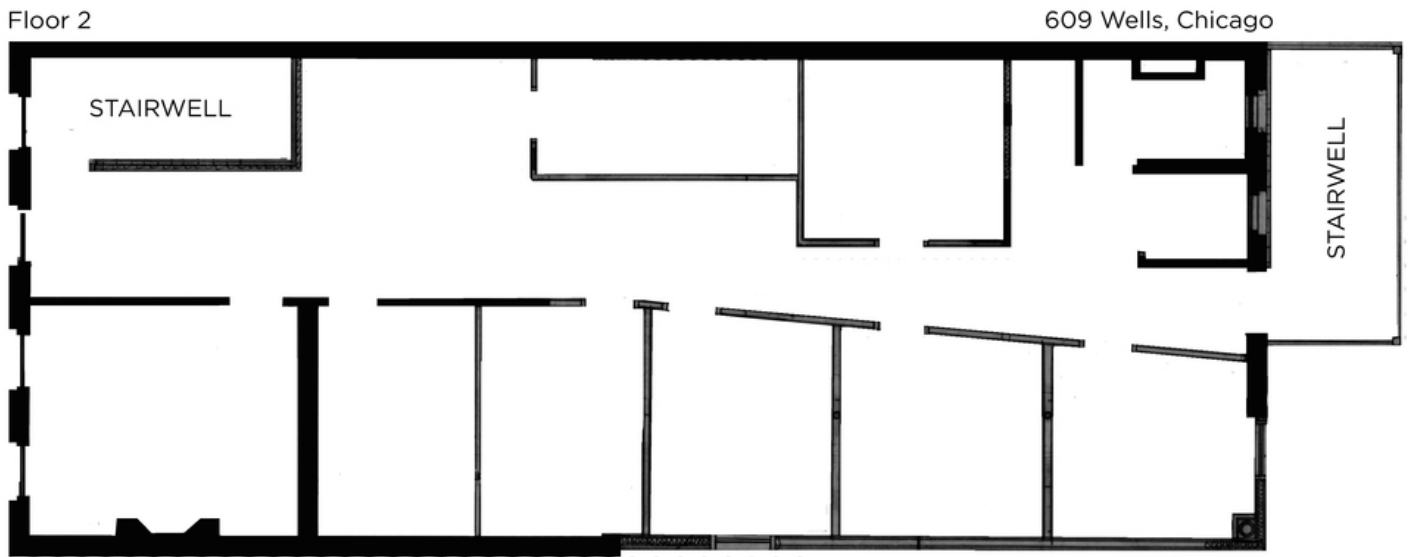
**LEASE HIGHLIGHTS**

- 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



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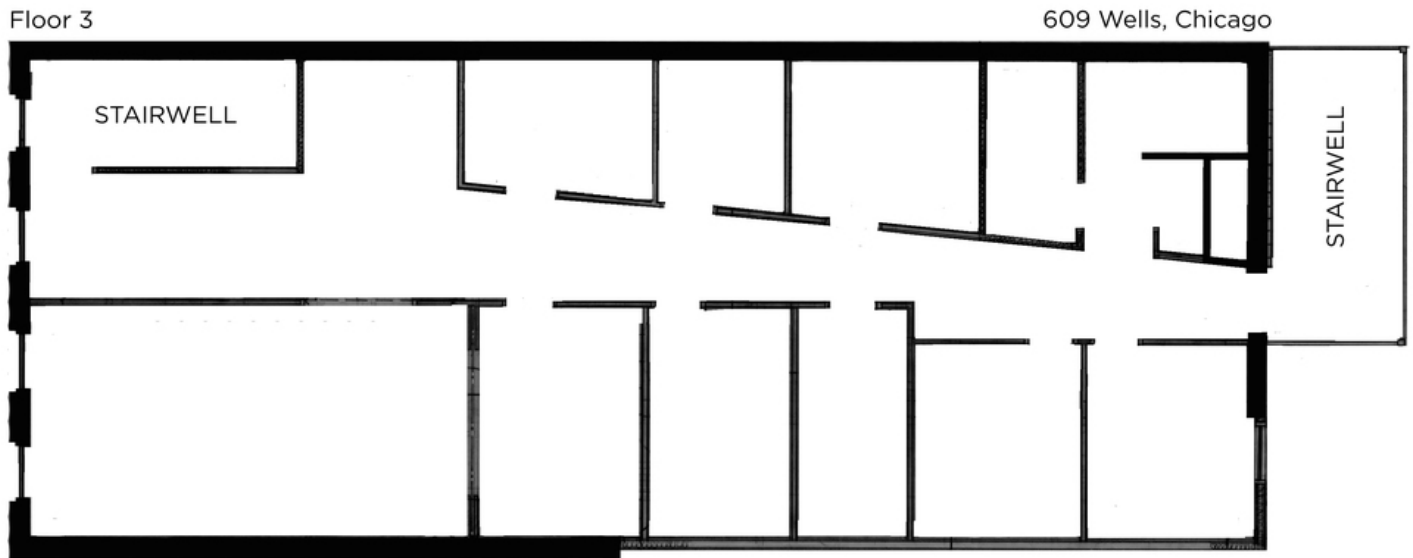
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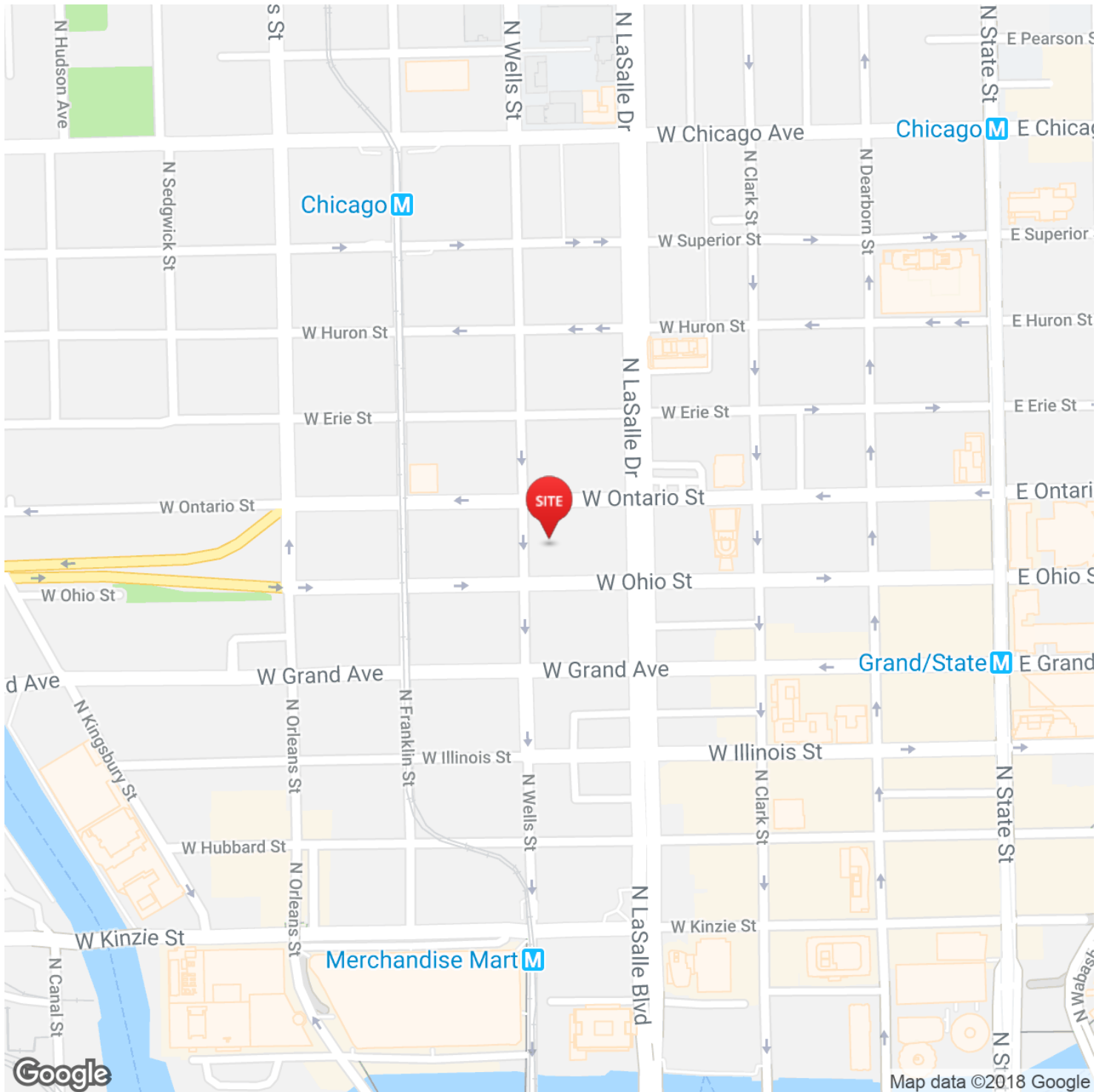
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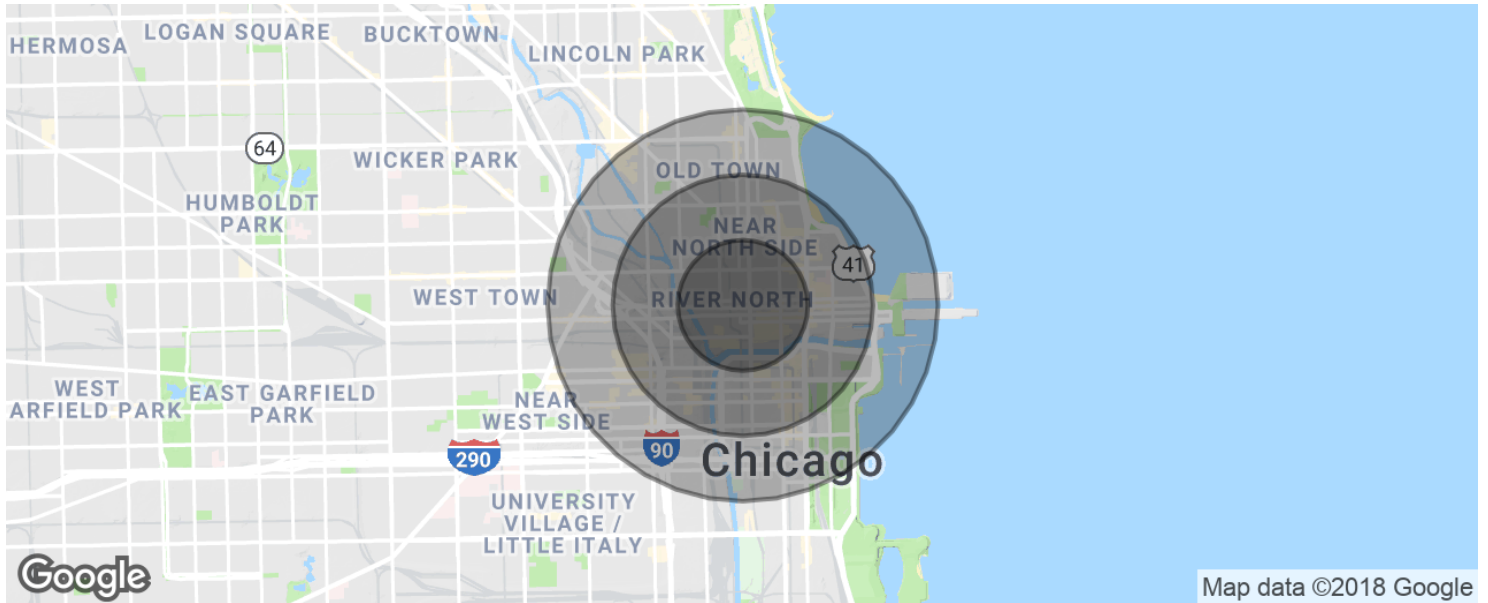
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**POPULATION**

	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
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**

	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total households	14,137	45,793	77,021
# of persons per HH	1.6	1.6	1.6
Average HH income	\$126,090	\$130,966	\$129,983
Average house value	\$483,200	\$528,044	\$505,670

*\* Demographic data derived from 2010 US Census*

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