



Offering Summary

Lease Rate:	Negotiable
NNN's:	\$12.35 PSF
Available SF:	Up to 8,604 SF + 1,560 SF basement
Building SF:	121,014 SF
Ceiling Height:	Approx. 14-feet
Lot Size:	
Renovated:	2004
Zoning:	C3-5, Cook County
Market:	Chicago

Property Overview

Prime leasing opportunity at the corner of the signalized intersection at the SEC of Huron and Orleans Streets in the heart of Chicago's affluent River North neighborhood. Ideally located in one of the city's trendier neighborhoods for living, working and nightlife, the space features visibility and exposure to over 33,000 VPD, along with heavy pedestrian traffic. The building's prominent location has become one of Chicago's favorite destinations for urban professionals and continues to see new commercial developments in the immediate area. The commercial space is located at the base of an eight-story loft office building and features an open floor plan flexible for tenant build-outs, a built-out kitchen with black-iron, walk-in-coolers, 14-foot ceiling heights, a basement and offers potential for outdoor seating. The space is 8,604 SF plus a 1,560 SF basement, however Landlord is open to demising the space to smaller footprints. The C3-5 zoning provides flexibility for an array of options for retail, restaurant, office or medical office professionals. The location offers tenant signage opportunities at the SE corner of Huron and Orleans, providing visibility and exposure at the signalized intersection, and is located steps from the Chicago/Franklin "L" station (brown and purple line), providing convenient transit options.

Property Highlights

- Second-generation restaurant opportunity with potential for an outdoor patio in the heart of River North
- River North has 130,000 residents that live within a one-mile radius and features a daytime employee population of 453,000
- Conveniently located steps from the Franklin/Chicago (brown/purple) and Chicago (red) "L" stations

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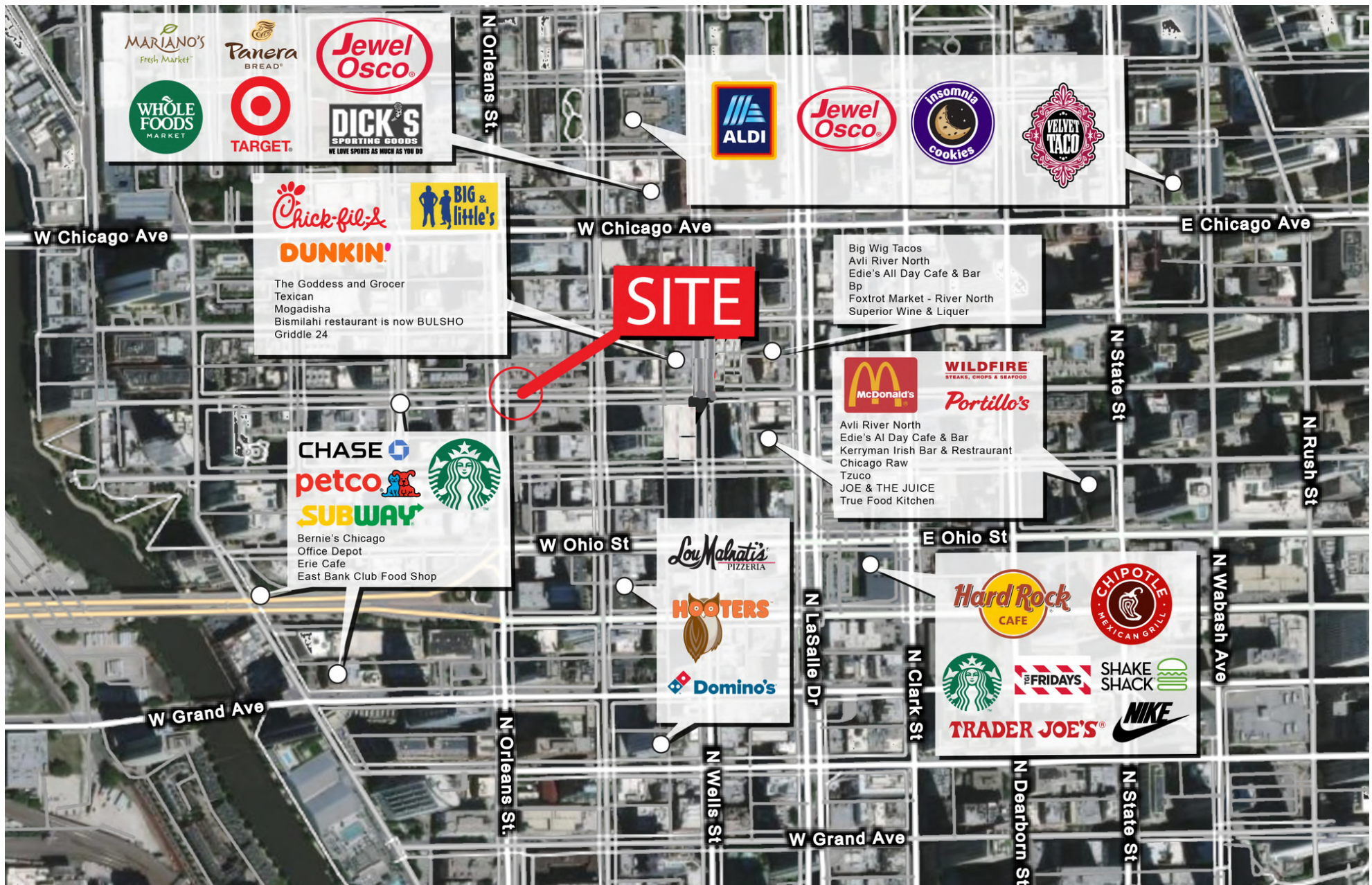
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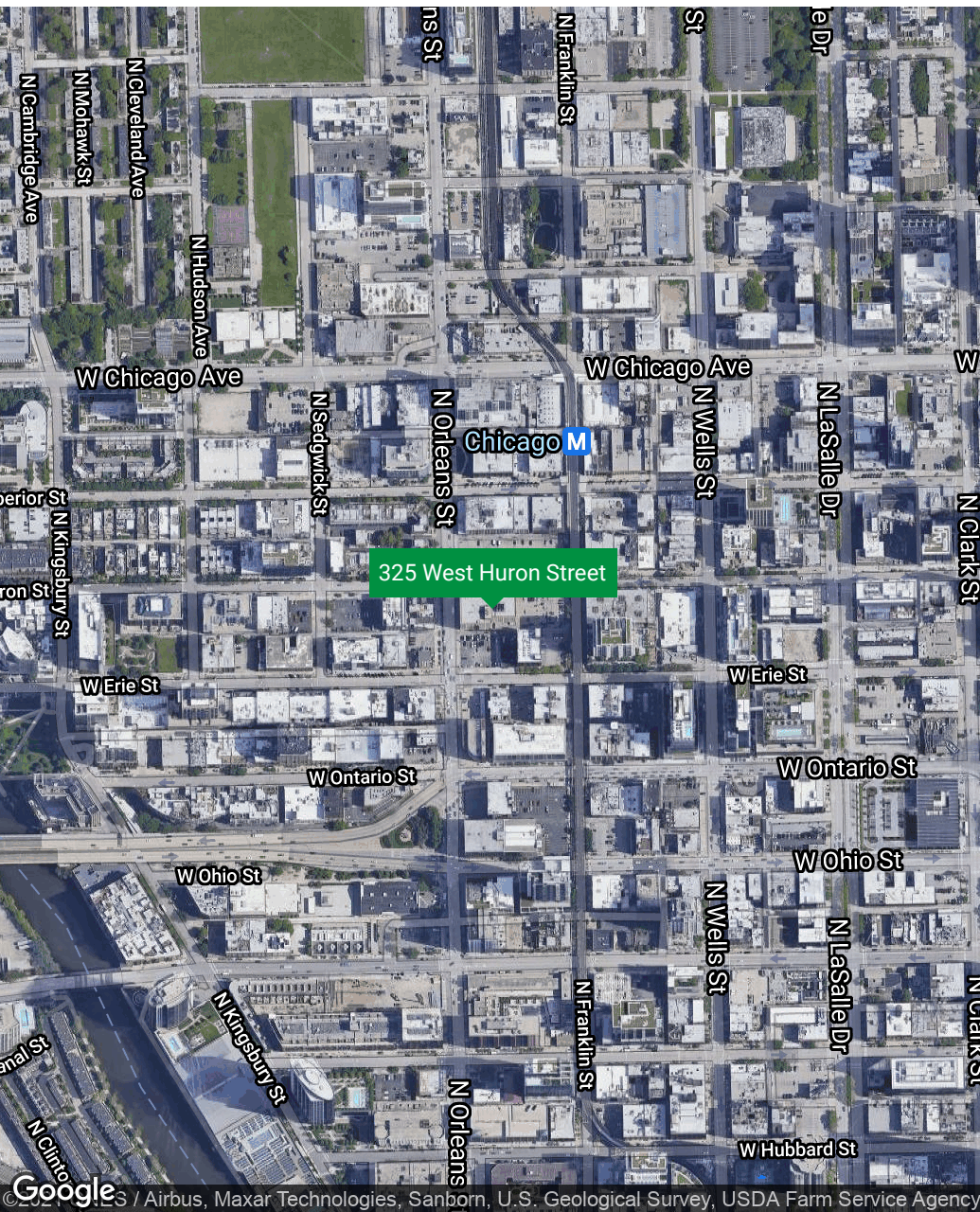
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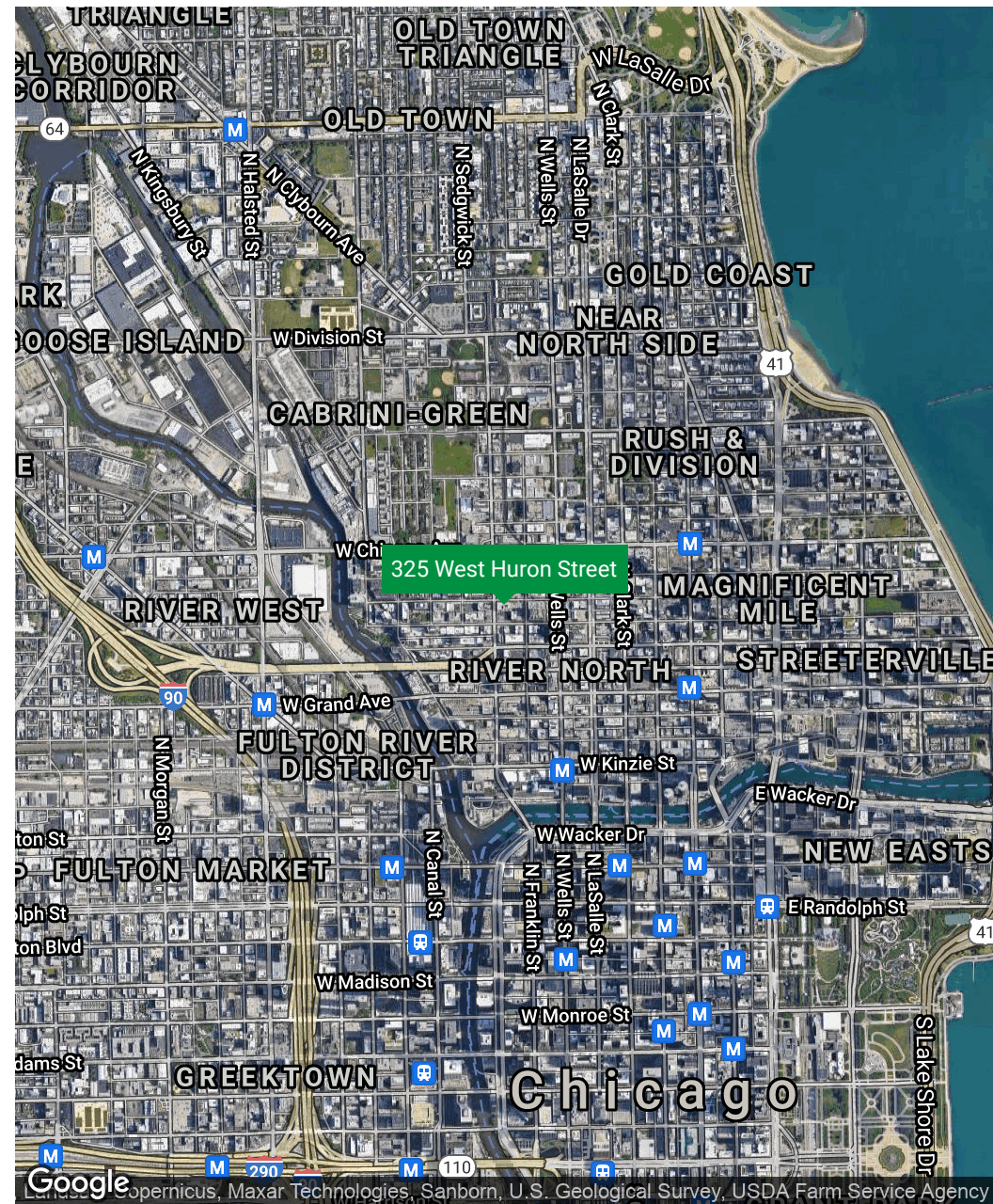
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FOR LEASE | 325 WEST HURON STREET

LOCATION MAP



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Location Description

The eight-story loft office building is located at the northwest corner of West Huron Street and North Orleans Street within affluent River North neighborhood on the near north side of Chicago in The property is part of a thriving community that will experience a 5.70% population growth projection over the next five (5) years and has a median household income of \$136,672 within a one-mile radius. The building is situated on an entire city block between Street and Huron Street (east/west thoroughfares) and between Orleans Street and North Franklin Street (north/south thoroughfares). With this location, the building finds itself in one of Chicago's most densely populated neighborhoods (130,000 residents within a one-mile radius) with excellent public transit options. The building is steps from the Chicago/Franklin "L" station (brown and purple lines) and is just west of the Chicago and Grand "L" stations (red line). Additionally, the Brown Line (pre-covid) has an average weekday ridership of 68,073 while the purple line has an average weekday ridership of 10,413. It is worth noting that the properties are surrounded by several tech companies that help drive a daytime employee population of approximately 453,000 residents. Some of the nearby companies include Groupon (HQ) Yelp, Spotify, Salesforce, Motorola, Braintree, GoHealth, 1871, and eBay, among others.

Another feature of the location is the convenient access to the Kennedy Expressway (Interstate-90 and Interstate-94). Located under two (2) blocks south of the site is the Ontario Street and Ohio Street exit/entrance ramps. The nearby location of the feeder ramps allows vehicular commuters and delivery vehicles a direct route to and from the property. Additionally, the building is surrounded by an abundance of national and local retailers and is within walking distance to North Michigan Avenue, Chicago's top shopping destination. Neighboring retailers include: Whole Foods, Walgreens, Orange Theory, CorePower Yoga, Starbucks, McDonald's, Potbelly, Chick-Fil-A, Dunkin Donuts, Portillo's, Peet's Coffee, Limitless Coffee, UFC Gym, Binny's Beverage Depot, River North CrossFit, Supercuts, and Chase Bank among many others.

Property Highlights

- Prime second generation leasing opportunity with black-iron in the heart of one of Chicago's most affluent neighborhoods
- The Property is situated in an area with numerous completed/active new developments, demonstrating tenants desire to be part of the River North neighborhood
- Conveniently located steps from the Franklin/Chicago and Merchandise Mart "L" stations (brown and purple lines) as well as the Grand and Chicago "L" station (red line)
- Multiple dedicated parking options available to tenants
- Less than two (2) blocks from the Ohio Street/Ontario Street entrance/exit ramps

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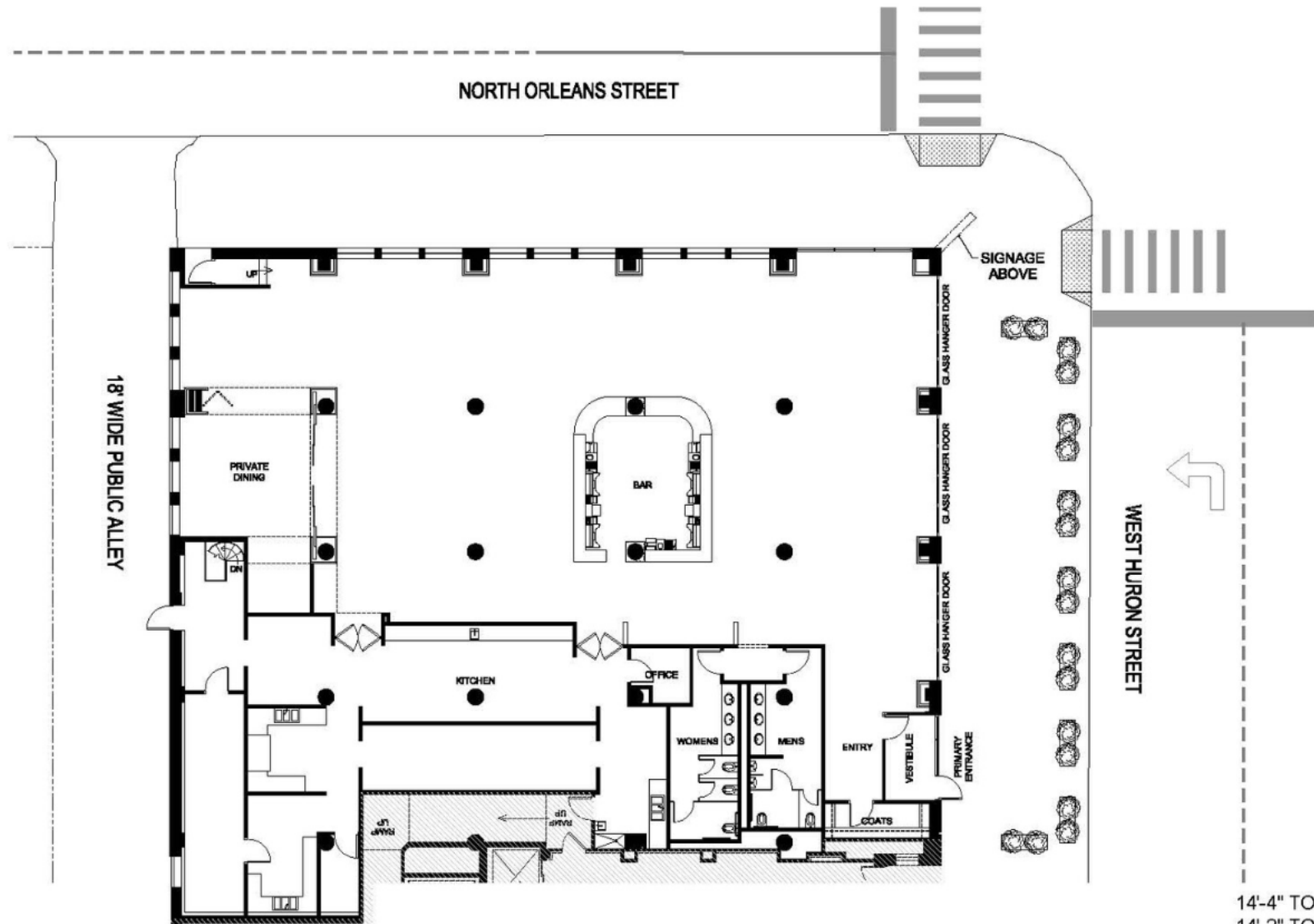
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14'-4" TO BOTTOM OF DECK
14'-2" TO BOTTOM OF CONCRETE
COLUMN DIAMETER 2'-3"
WITH FLARED MUSHROOM CAP

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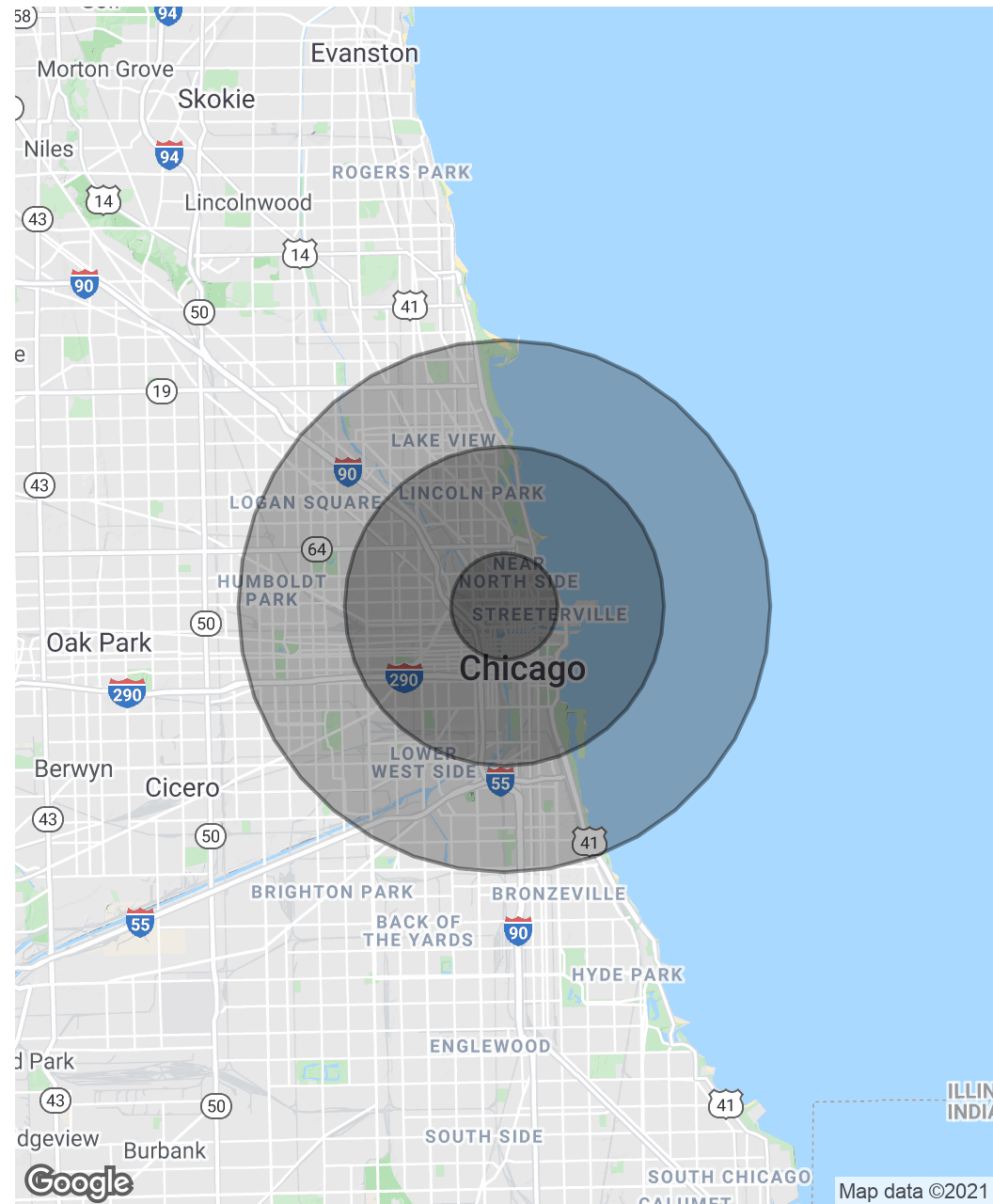
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Population	1 Mile	3 Miles	5 Miles
Total Population	130,003	443,875	877,553
Average age	35.7	34.2	32.8
Average age (Male)	36.2	34.4	32.9
Average age (Female)	35.0	34.1	32.9

Households & Income	1 Mile	3 Miles	5 Miles
Total households	44,792	180,992	370,593
# of persons per HH	1.6	1.8	2.1
Average HH income	\$125,502	\$117,040	\$97,217
Average house value	\$506,490	\$541,729	\$490,011

Race	1 Mile	3 Miles	5 Miles
% White	41.1%	53.5%	55.9%
% Black	6.8%	9.0%	13.2%
% Asian	5.4%	7.5%	8.6%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.1%	0.2%	0.2%
% Other	1.1%	3.9%	8.9%



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