

FOR LEASE

THE 744

744 N. WELLS ST.

cawley  **CHICAGO**

Zach Pruitt | Principal
312.766.4289
zpruitt@cawleychicago.com

Nicholas Schaefer | VP
312.766.4285
nschaefer@cawleychicago.com

Will Thurman | Associate
404.697.0678
wthurman@cawleychicago.com



BUILDING OVERVIEW



744 N. WELLS ST.

Cawley Chicago is pleased to present for lease The 744. The 744 is River North's premier boutique office building, catering to Chicago's Professional Service users. Perfectly positioned in the heart of River North, The 744 provides the complete combination of convenience, flexibility, value and exposure.

Tailored exclusively for individual and professional service companies, The 744 offers personalized space options from 500 RSF suites to 2,000 RSF full floors, with built out private offices and move-in ready conditions. Each suite comprised of top-quality finishes, high ceilings and an abundance of natural light. Accessible via wide, enclosed stairwell or passenger elevator, each floor delivers dual-zoned climate control, private restrooms, multiple filing/storage options and the opportunity for interior branding & elevator ID. Throughout the building, tenants are provided high speed Internet and wi-fi access, along with use to an executive sized conference room and private kitchen. Adding to its appeal, The 744 presents full service lease rates all-inclusive of HVAC, janitorial, electric, high speed Internet and flexible lease terms.

From its prominent main entrance off N. Wells St, The 744 provides touch free and remote access via wireless security system. Secure entrance from the rear of the building is accessed via the attached surface parking lot, with nine parking spaces available for Tenants.

Positioned at the intersection of N. Wells St. and W. Chicago Ave, exterior branding and signage opportunities offer maximum visibility to more than 38,300 VPD. With its unbeatable location, The 744 is walking distance to the countless amenities, multiple public transit options including the Brown, Purple and Red Line CTA Stations, and offers direct routes to Downtown, Chicago's North side, Lakeshore Drive and interstate access.



BUILDING HIGHLIGHTS



744 N. WELLS ST.

- SPACES TAILORED EXCLUSIVELY FOR INDIVIDUAL & PROFESSIONAL SERVICES COMPANIES
- Move-in Ready Conditions with Top-Quality buildout
- Furnished Suites Available
- Natural Light Throughout
- Full Service Leases INCLUDE: Electricity, HVAC, High Speed Internet, Janitorial
- 9 Parking Available
- Unique Opportunity for Small to Mid-Sized Companies to have Exterior Signage & Brand Exposure to 38,300 VPD
- Interior Branding & Elevator ID Opportunities
- 24/7 Access & Remote Entry Via Wireless Security System
- Flexible Space Options & Comfortable Lease Term
- Touch-free and Direct Access to Suite Via Enclosed Staircase Or Passenger Elevator
- Walking Distance to Countless Amenities and Multiple CTA Stations
- Wells St & Chicago Ave. Corridors Provide Direct Access to Lakeshore Drive, Downtown, Chicago's Northside and Interstate

BUILDING DETAILS



744 N. WELLS ST.

Total Building Size:	10,288 RSF
Total Available:	5,500 RSF
Available Spaces:	1st Floor: 500 – 2,000 RSF 2nd Floor: 200 RSF – 2,000 RSF 3rd Floor: 200 RSF – 1,500 RSF
Asking Rate:	\$34.00/Full Services per RSF
Included in Rate:	HVAC, Janitorial, Electrical, High Speed Internet
Parking:	9 Spaces \$200/Month per space
Zoning:	DX-5 (Favorable to most business uses)
Building Amenities:	Optionality and Flexibility Parking Available Access to Shared & Executive Sized Conference Room Private, Individual Restrooms Wireless Security System providing 24/7 Remote Access Direct Stair & Passenger Elevator Access to Each Floor Exterior & Interior Branding & Signage Available Dual-Zoned Climate Control on Each Floor



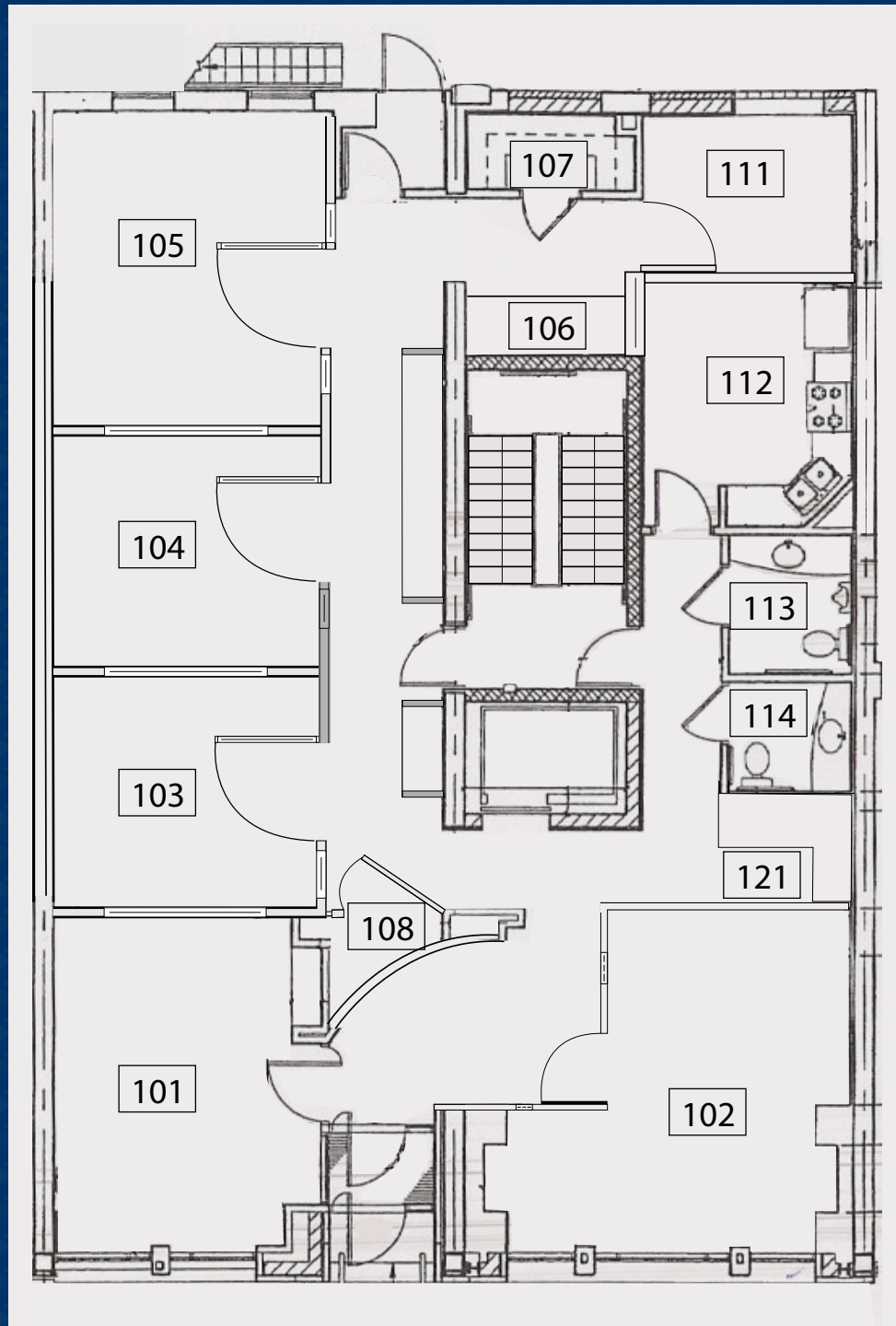
AVAILABLE SPACE



FIRST FLOOR

- 500 RSF – 2,000 RSF
- 7 Private Offices
- 2 Private Restrooms
- Kitchen (Shared)
- Touchdown Workstations
- Glass Partition Walls & Doors

[View Virtual
3D Tour](#)



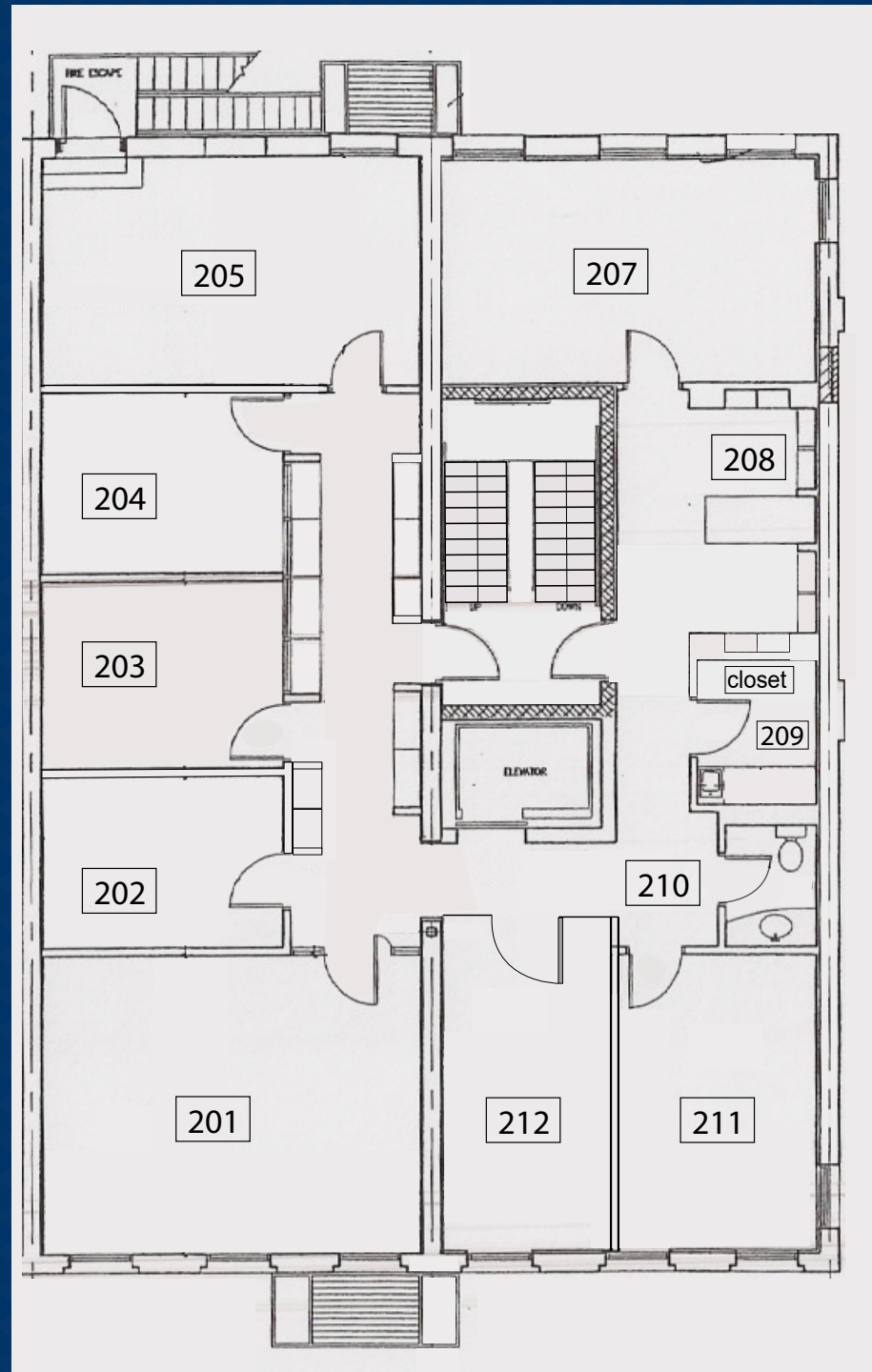
AVAILABLE SPACE



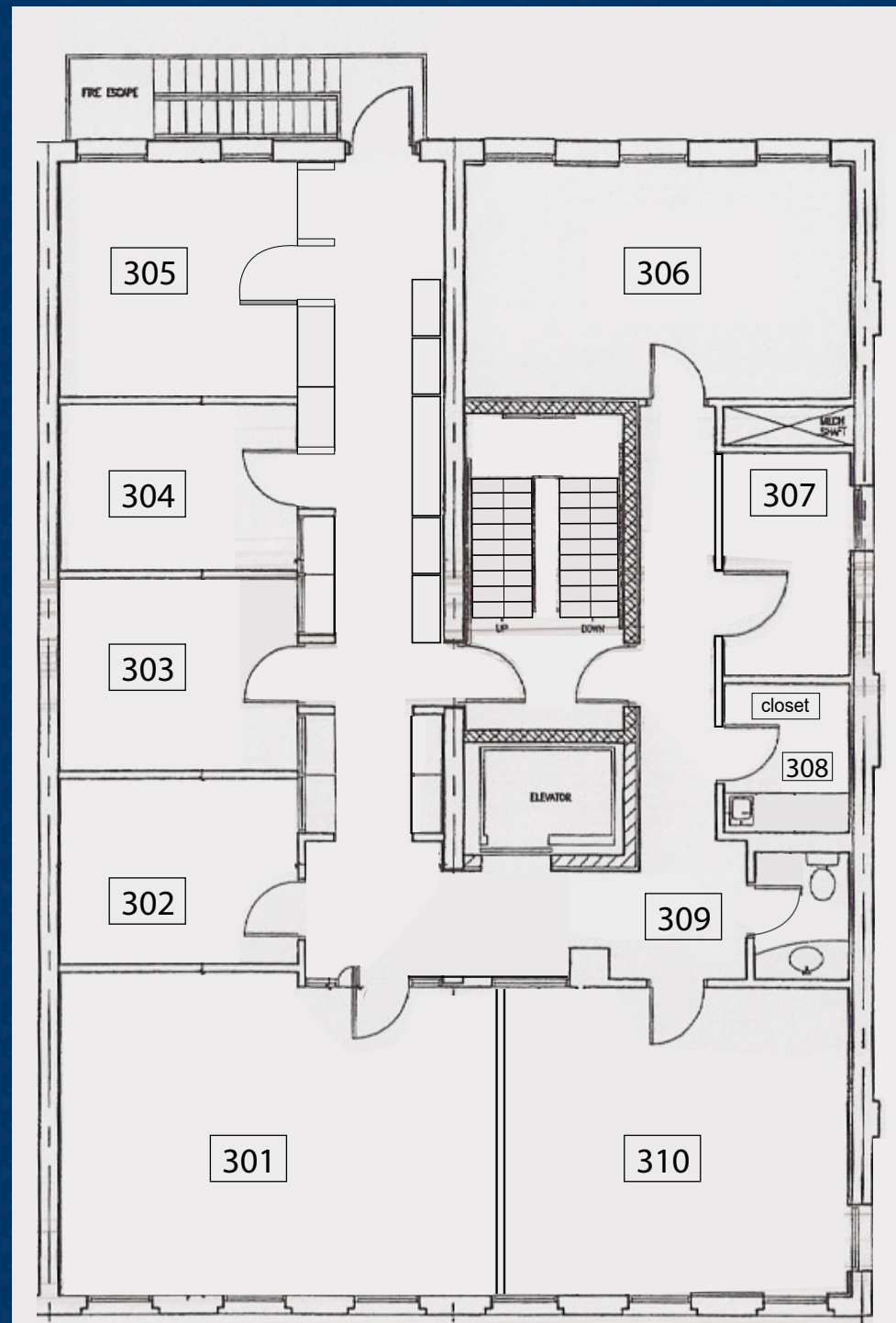
SECOND FLOOR

- 200 RSF – 2,000 RSF
- 8 Private Offices
- 2 Touchdown Workstations
- Reception / Waiting Area
- Private Restroom
- Storage Closet

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3D Tour](#)



AVAILABLE SPACE



THIRD FLOOR

500 RSF – 1,500 RSF

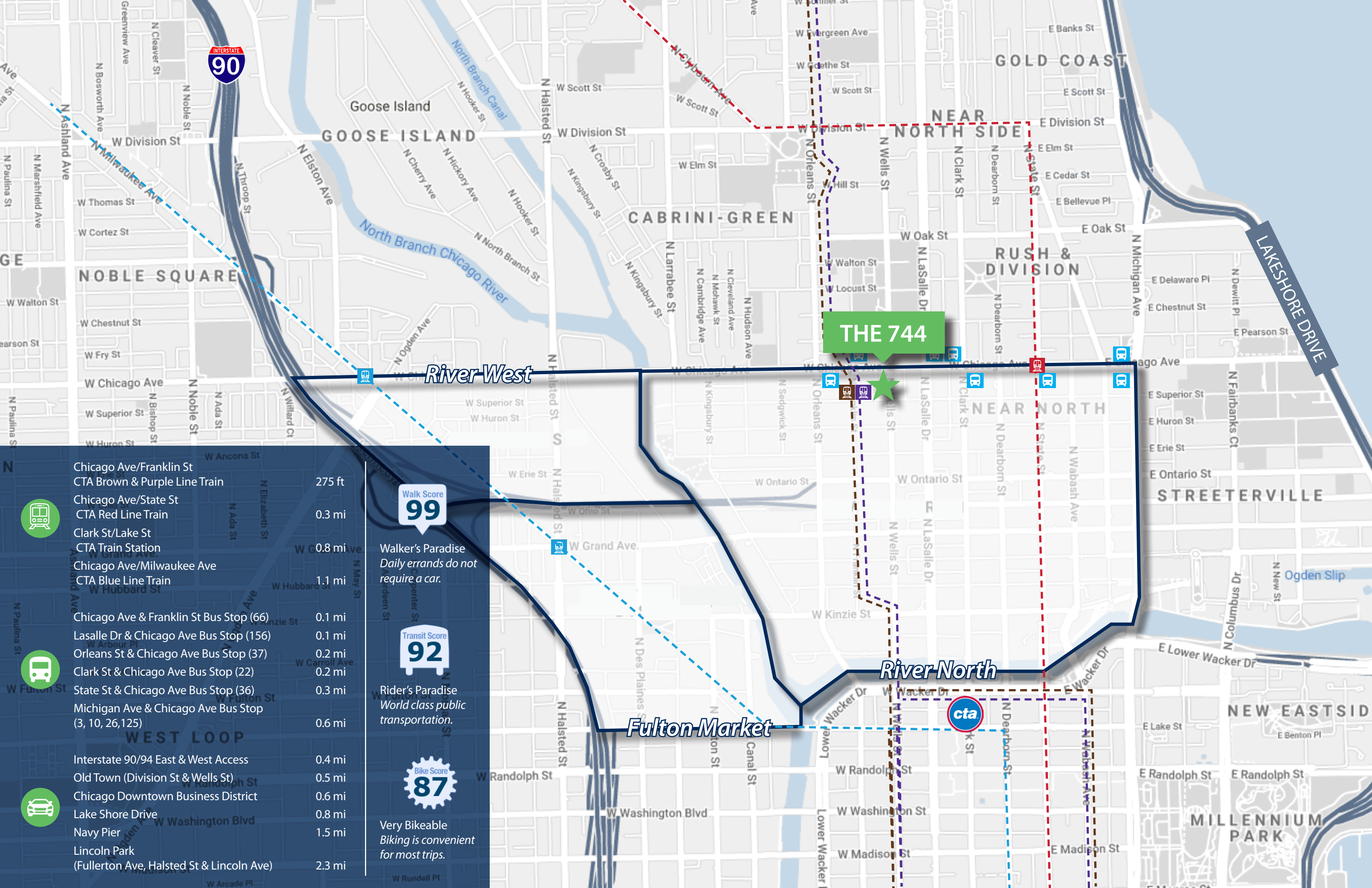
7 Private Offices

Private Restroom

Storage Closet

Amazing Views





THE 744

	Chicago Ave/Franklin St CTA Brown & Purple Line Train	275 ft
	Chicago Ave/State St CTA Red Line Train	0.3 mi
	Clark St/Lake St CTA Train Station	0.8 mi
	Chicago Ave/Milwaukee Ave CTA Blue Line Train	1.1 mi
	Chicago Ave & Franklin St Bus Stop (66)	0.1 mi
	Lasalle Dr & Chicago Ave Bus Stop (156)	0.1 mi
	Orleans St & Chicago Ave Bus Stop (37)	0.2 mi
	Clark St & Chicago Ave Bus Stop (22)	0.2 mi
	State St & Chicago Ave Bus Stop (36)	0.3 mi
	Michigan Ave & Chicago Ave Bus Stop (3, 10, 26, 125)	0.6 mi
	Interstate 90/94 East & West Access	0.4 mi
	Old Town (Division St & Wells St)	0.5 mi
	Chicago Downtown Business District	0.6 mi
	Lake Shore Drive	0.8 mi
	Navy Pier	1.5 mi
	Lincoln Park (Fullerton Ave, Halsted St & Lincoln Ave)	2.3 mi

Walk Score
99

Walker's Paradise
Daily errands do not require a car.

Transit Score
92

Rider's Paradise
World class public transportation.

Bike Score
87

Very Bikeable
Biking is convenient for most trips.

River West

River North

Fulton Market





CHICAGO | 770 N Halsted Street, Suite 206, Chicago, IL

HEADQUARTERS | One Lincoln Centre, Suite 120, Oakbrook Terrace, IL

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