

FOUR HUNDRED

NORTH WELLS

Retail and Office Space Available • Unparalleled River North Location



BROKER OWNED

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 **BAUM**
REALTY GROUP

One of the best locations in River North

400 N. WELLS SITS AT THE CENTER OF RIVER NORTH, JUST STEPS FROM THE MERCHANDISE MART, PUBLIC TRANSPORTATION, THE CHICAGO RIVERWALK, GALLERIES, RESTAURANTS AND NIGHTLIFE.



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RIVER NORTH RETAIL SPACE WITH UNPARALLELED ACCESS

400 N. Wells is located at the CTA Brown / Purple Line Merchandise Mart 'L' Station placing access to the entire city at the front door.

2.2 M

ANNUAL RIDERS

CTA Merchandise Mart Brown /
Purple line 'L' Station

168,934

EMPLOYEES

Within a ½ mile radius
90% hold White Collar jobs

178,200

DAYTIME POPULATION

Within a ½ mile radius
of 400 N. Wells

RETAIL SPACE HIGHLIGHTS

Up to **±2,000 SF** available

Multiple demising options

Black Iron ready

High ceilings and exposed
brick in some spaces

Abundant natural light

Premium location close to
transportation and nightlife

Adjacent to the iconic
Merchandise Mart



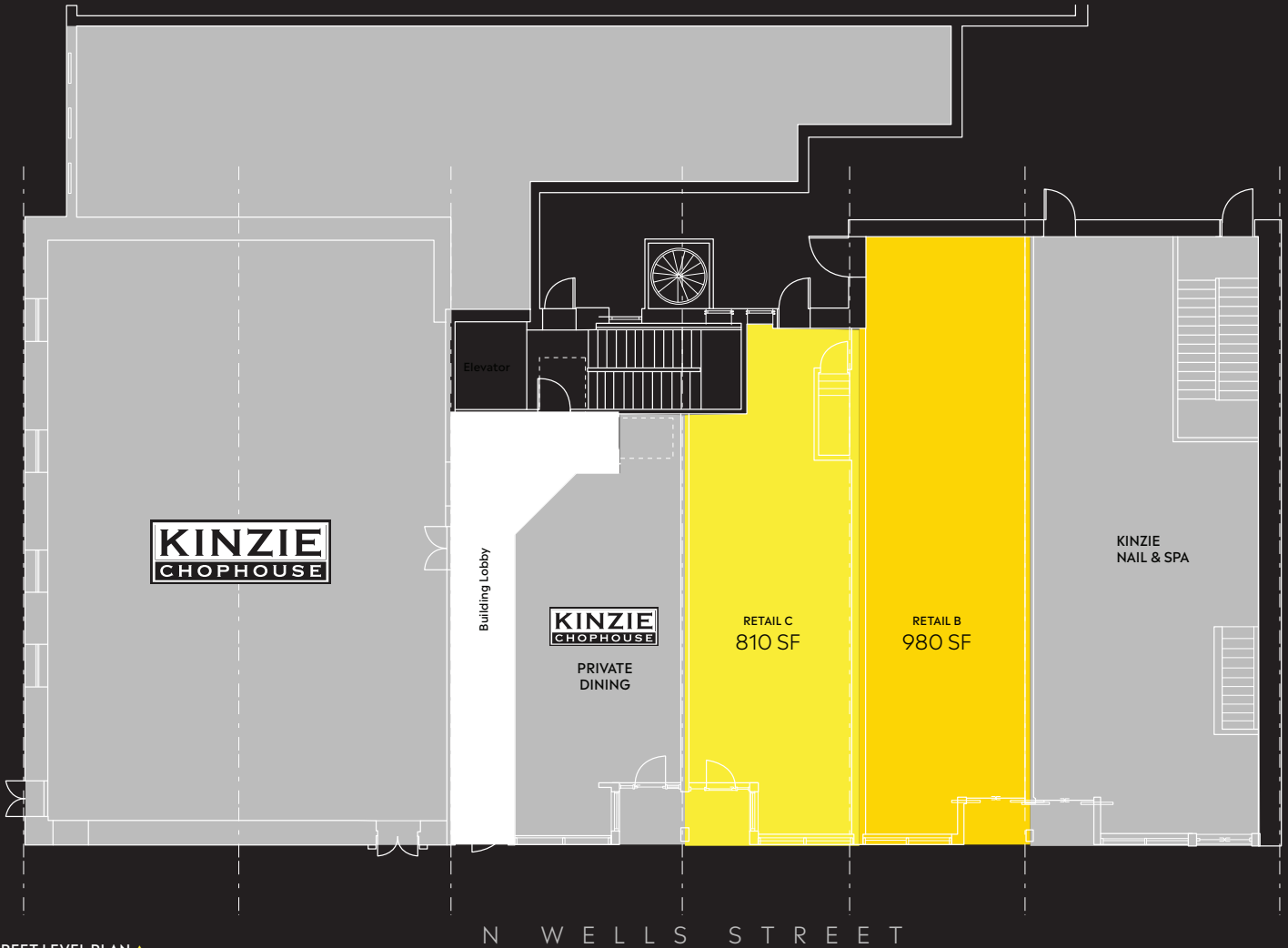
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STREET LEVEL PLAN ▲



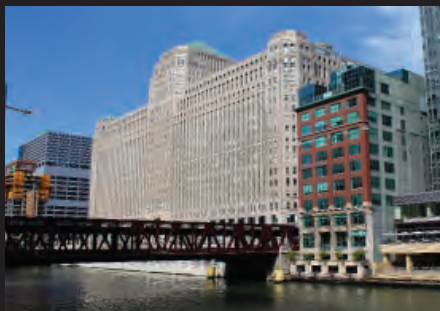
CHICAGO'S TECH & DESIGN HUB

With easy access to transportation, expressways, and fortune 500 neighbors like Kellogg, Conagra, and Granger, among others as well as countless tech start-ups and incubators, River North is the hottest office market in the CBD.



RXBAR

RXBAR is a Chicago-based health bar company that was bought by Kellogg in less than 4 years. RXBAR leased the entire 50K SF office tower at 412 N. Wells located immediately adjacent to 400 N. Wells



TheMART

400 N. Wells is located adjacent to Merchandise Mart, recently re-branded as theMART. The largest privately held commercial building in the United States, it is one of the world's leading commercial buildings, wholesale design centers and the

preeminent international business location in Chicago. Encompassing 4.2M GSF, theMART spans two city blocks and is visited by nearly 10M people annually.

TheMART SERVES AS A BUSINESS HUB FOR INTERIOR DESIGNERS, ARCHITECTS, CONTRACTORS, AND IS HOME TO FORTUNE 500 COMPANIES AS WELL AS CHICAGO'S MOST TECHNOLOGICALLY INNOVATIVE COMPANIES INCLUDING MOTOROLA MOBILITY, 1871, YELP, PAYPAL AND MATTER.

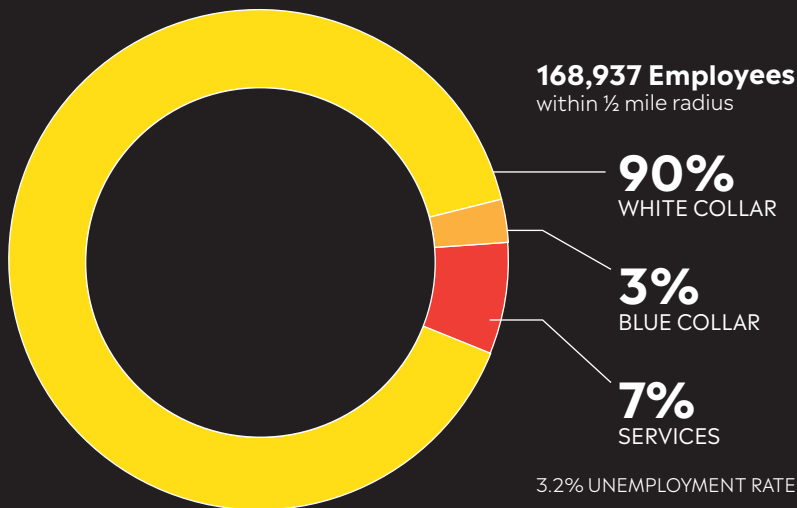
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OFFICE SPACE - FLOORS 2-4 ▲
FULL FLOOR PLATES AVAILABLE



Chicago's tech landscape incubates unique ideas that propels communities and industries forward.

— KEVIN AKEROYD, CEO AT CISION

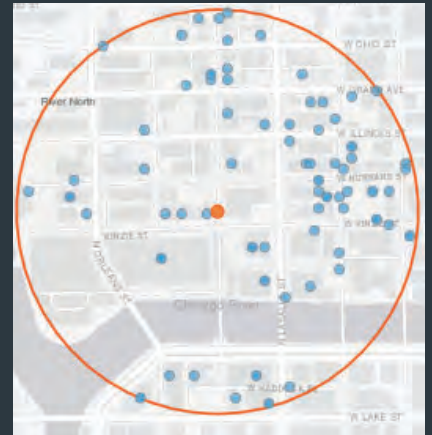
Chicago one of the best hubs in the country to build a business. Compared to the coasts, it has actually shown stronger returns while being more cost-effective to grow here. That's a winning combination if you're a founder.

— IRA WEISS
Founder & Managing Director of
Hyde Park Venture Partners

PREMIUM RIVER NORTH LOCATION

River North is the go-to neighborhood for those who appreciate fine art and design, as well as world class restaurants and nightlife; it is one of the most vibrant and diverse entertainment districts in Chicago.

FINE DINING MECCA



Restaurants within a 1/2 mile radius of 400 N. Wells Street



KINZIE CHOPHOUSE ▲
Located in the building @ the corner of Kinzie & Hubbard

THREE DOTS AND A DASH (far left)
435 N. Clark Street
4 minute walk from 400 N. Wells Street

TOPOLOBAMPO (left)
445 N. Clark Street
5 minute walk from 400 N. Wells Street



BAVETTE'S BAR & BEUF
218 W. Kinzie Street
<1 minute walk from 400 N. Wells Street

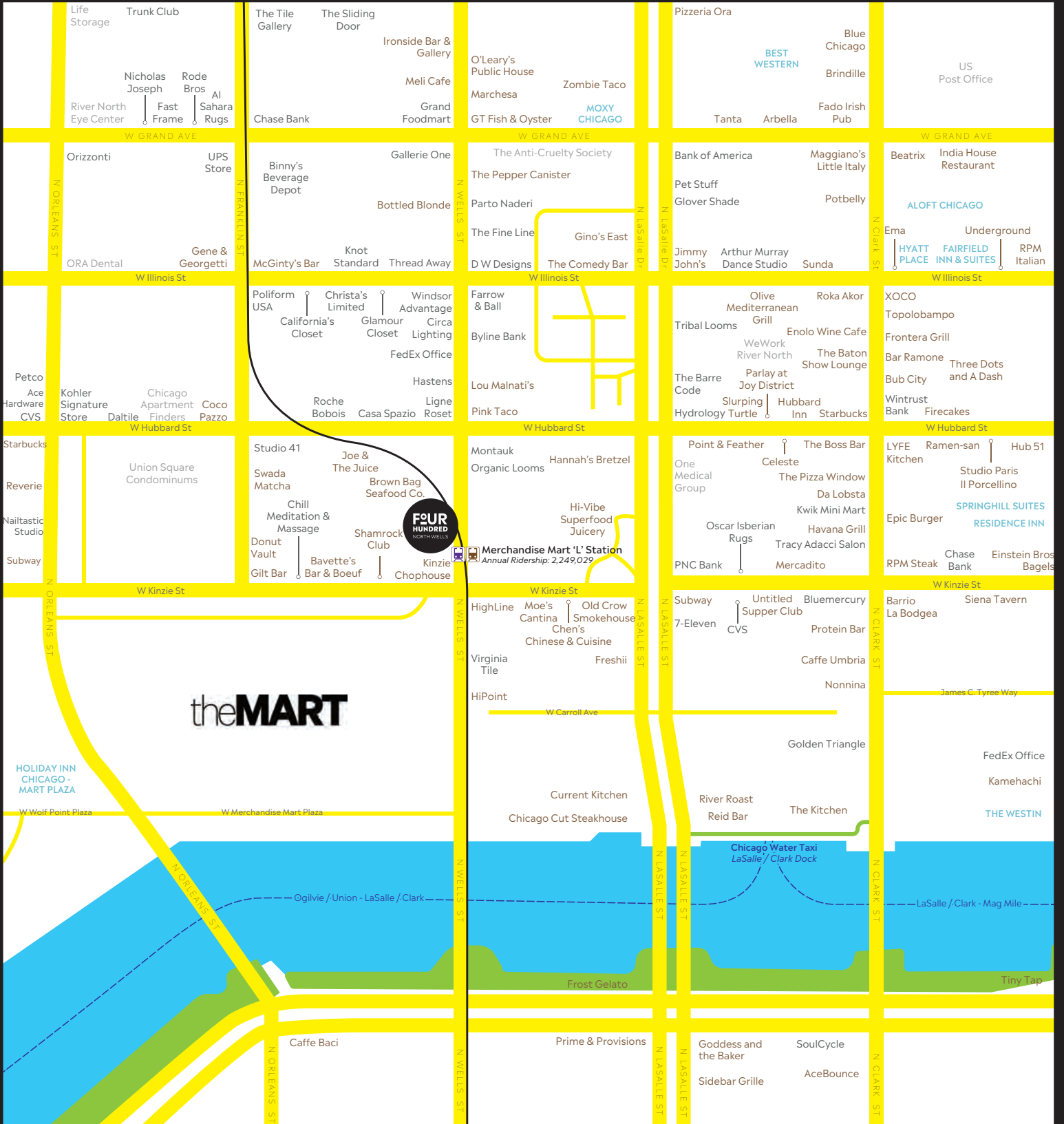


Cultured by day, River North shifts into high gear by night. There is an endless dining scene, featuring over 100 restaurants. From ramen and Spanish small plates to high-end steakhouses and famed pizzerias, almost every cuisine is represented by a mix of award-winning restaurants and local favorites. For after-hours patrons, there are plenty of sleek clubs, upscale wine bars and craft cocktail lounges in the neighborhood including Studio Paris, Three Dots and a Dash, Underground, Untitled Supper Club, Siena Tavern, Hubbard Inn and Hub 51, with many more.

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theMART

FOUR HUNDRED
NORTH WELLS

Merchandise Mart 'L' Station
Annual Ridership: 2,249,029

BEST WESTERN

MOXY CHICAGO

ALOFT CHICAGO

HYATT PLACE INN & SUITES

SPRINGHILL SUITES RESIDENCE INN

THE WESTIN

RIVER NORTH DEMOGRAPHICS

Many residents choose to live in River North in the variety of town-homes, mid-rise and high-rise condos, lofts and new construction buildings because of the close proximity to the Loop.

NEW RIVER NORTH DEVELOPMENTS

	TYPE	UNITS
Three Sixty West	Residential	38
Wolf Point East	Residential	198
Renelle on the River	Residential	50
56 Huron	Residential	11
Home2Suites	Hotel	185
The Ardus	Residential	149
Marlowe*	Residential	176
Hubbard221**	Residential	195
8 East Huron**	Residential	102
3Eleven**	Residential	245
Niche 905**	Residential	202
Aurelien**	Residential	373
The Hudson**	Residential	240
SixForty**	Residential	251
Gallery on Wells**	Residential	442
Exhibit on Superior**	Residential	298
Next**	Residential	310

*Opened in 2018

**Opened in 2017

WITHIN 1/4 MILE OF 400 N. WELLS

28,277
2018 EST. POPULATION



AVERAGE
HOUSEHOLD SIZE

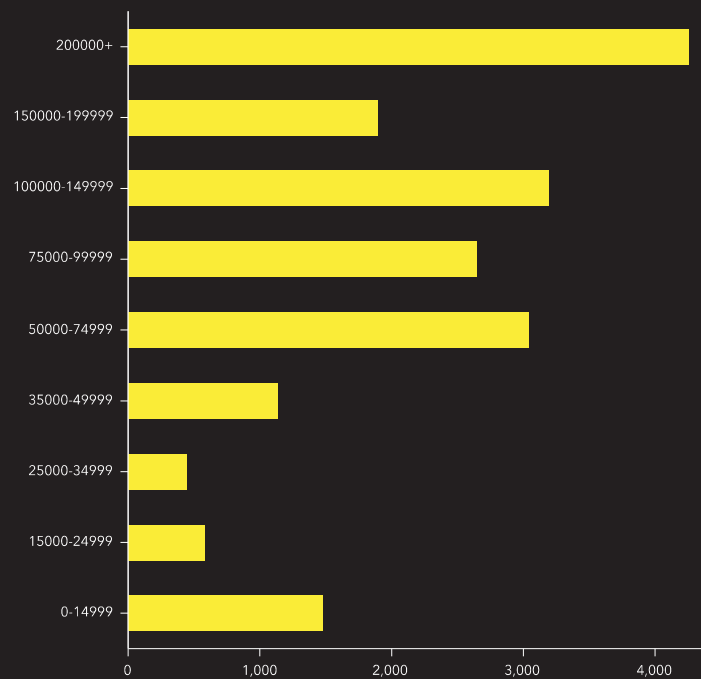


\$96,479
PER CAPITA INCOME

\$146,135

AVERAGE HOUSEHOLD INCOME

HOUSEHOLD INCOME



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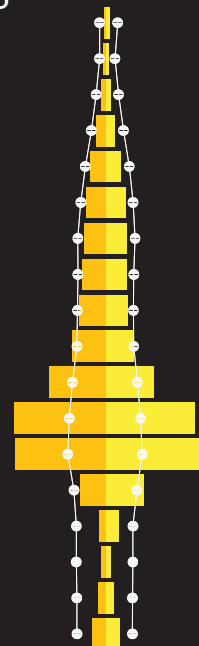
\$75,133
 MEDIAN DISPOSABLE INCOME

\$71,247
 MEDIAN NET WORTH



88% of population holds a Bachelor's Degree or higher

AGE PYRAMID



The Largest Group:
2018 Female Population Age 25-29

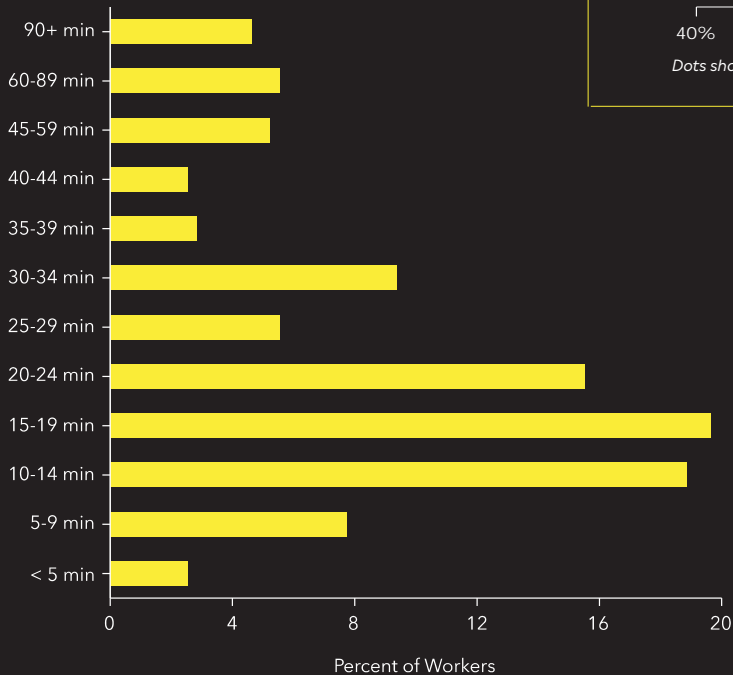
The Smallest Group:
2018 Male Population Age 85+

33.6

MEDIAN AGE

40% 20 0 20 40%
 Dots show comparison to Cook County

TRAVEL TIME TO WORK



AVERAGE ANNUAL HOUSEHOLD SPENDING

\$6,393
 DINING OUT

\$4,103
 APPAREL & SERVICES



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