

GROUND FLOOR SHOWROOM OFFICE SPACE

FOR SUBLEASE

JAMESON.

212 W. KINZIE ST.
CHICAGO, IL 60654

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT
steve@chicagobroker.com
312.840.9002

MARIA MCKINSEY

GLOBAL REAL ESTATE ADVISOR
maria@chicagobroker.com
773.799.0007

EXECUTIVE SUMMARY



SPACE AVAILABLE

4,535 RSF

SUBLEASE EXPIRATION

4/30/2028

AVAILABILITY

IMMEDIATE

SPACE AVAILABLE

GROUND FLOOR SHOWROOM
OFFICE SPACE WITH DIRECT ACCESS
TO SEMI-PRIVATE PATIO

FOR LEASE

\$35/SF MODIFIED GROSS

PROPERTY DESCRIPTION

212 W Kinzie Street is a six-story, Class B office building in Chicago's River North neighborhood, originally built in 1889. The property features classic brick-and-timber construction with exposed brick, approximately 16-foot ceilings, and efficient layouts suited for smaller, creative tenants. Amenities include 24-hour access, fiber connectivity, bike storage, and a shared courtyard.

Located in one of the city's most active business districts, the building benefits from proximity to the Loop, West Loop, and Michigan Avenue. River North's strong mix of technology firms, professional services, dining, and entertainment options, combined with excellent walkability and transit access, make this a highly attractive and convenient office location.

TRANSPORTATION HIGHLIGHTS

Merchandise Mart Station **2 min. walk | 0.1 miles | Brown & Purple Lines**

Clark/Lake Station **8 min. walk | 0.4 miles | Blue, Green, Orange, Pink, Purple, & Brown Lines**

Ogilvie Transportation Center **12 min. walk | 0.7 miles | Union Pacific Lines**

Union Station **18 min. walk | 1.0 mile | Metra & Amtrak Lines**

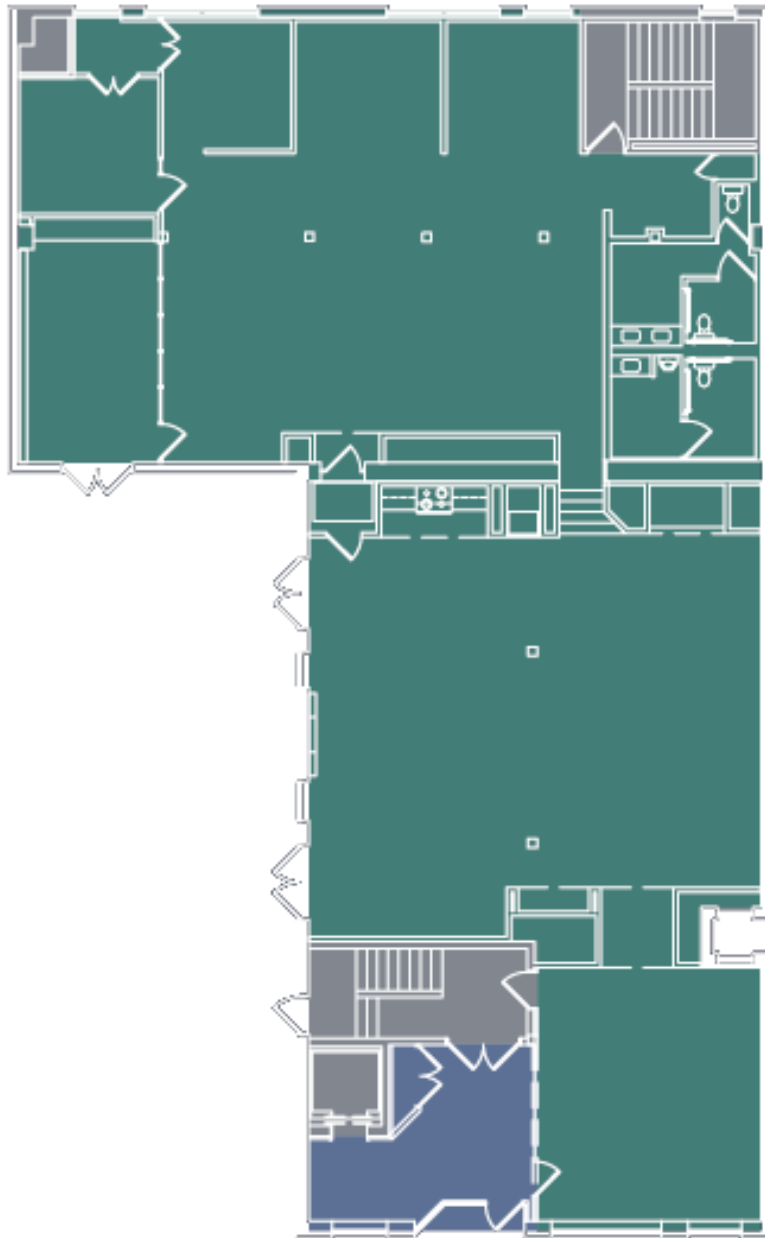
JAMESON

STEVEN GOLDSTEIN
SENIOR VICE PRESIDENT
312.840.9002
STEVE@CHICAGOBROKER.COM

FLOOR PLAN - 4,535 RSF

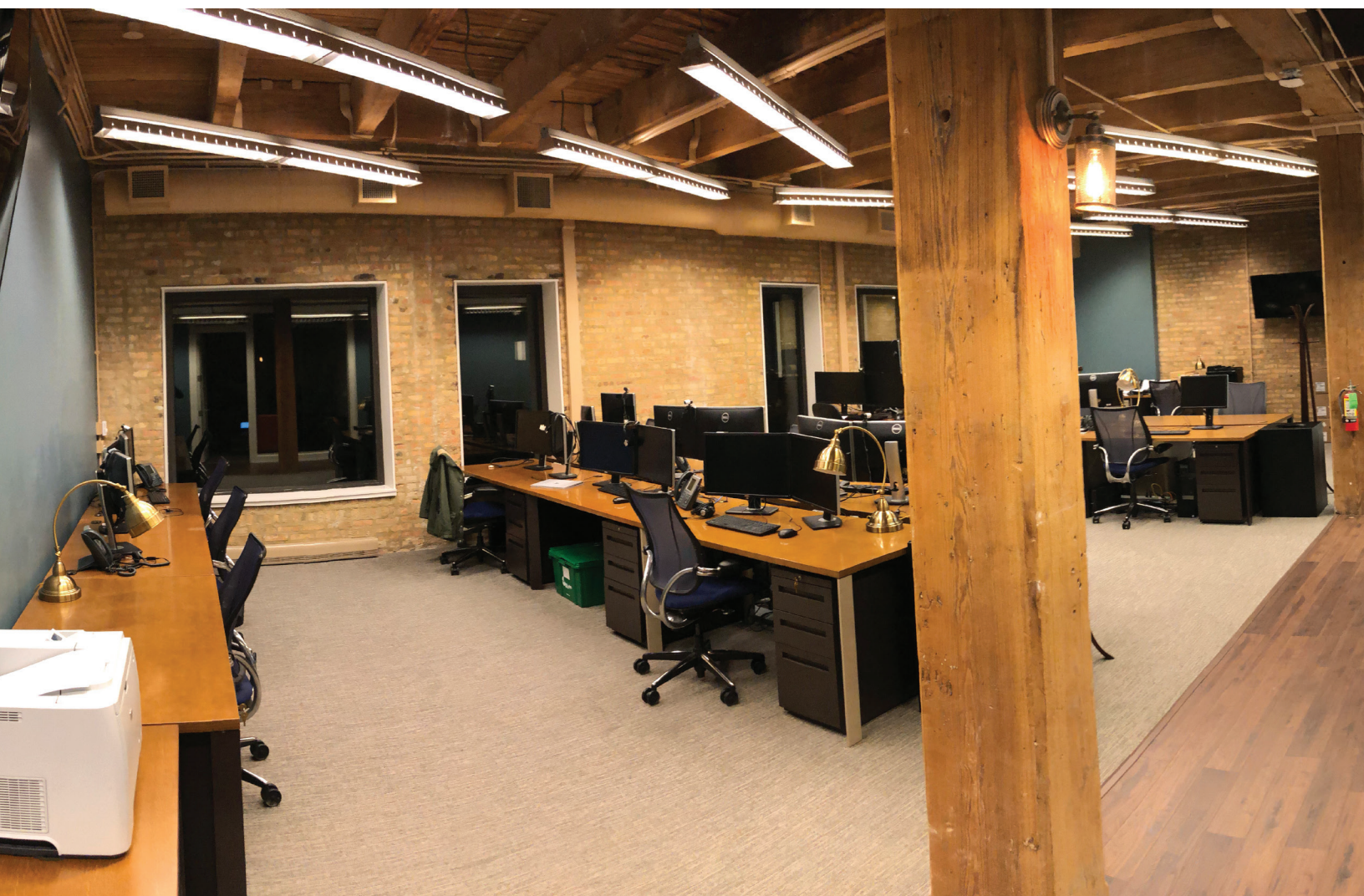
212 W. KINZIE ST.

CHICAGO, IL 60654



JAMESON.

STEVEN GOLDSTEIN
SENIOR VICE PRESIDENT
312.840.9002
STEVE@CHICAGOBROKER.COM





AERIAL RETAIL MAP

212 W. KINZIE ST.

CHICAGO, IL 60654



JAMESON.

STEVEN GOLDSTEIN
SENIOR VICE PRESIDENT
312.840.9002
STEVE@CHICAGOBROKER.COM

DEMOGRAPHIC INSIGHTS

212 W. KINZIE ST.

CHICAGO, IL 60654

DEMOGRAPHIC SUMMARY

212 W Kinzie St, Chicago, Illinois, 60654

Ring of 1 mile

KEY FACTS

121,004

Population



78,263

Households

33.6

Median Age

\$104,803

Median Disposable Income

EDUCATION

2%

No High School Diploma



3%

High School Graduate



7%

Some College



88%

Bachelor's/Grad/Prof Degree

INCOME



\$133,920

Median Household Income



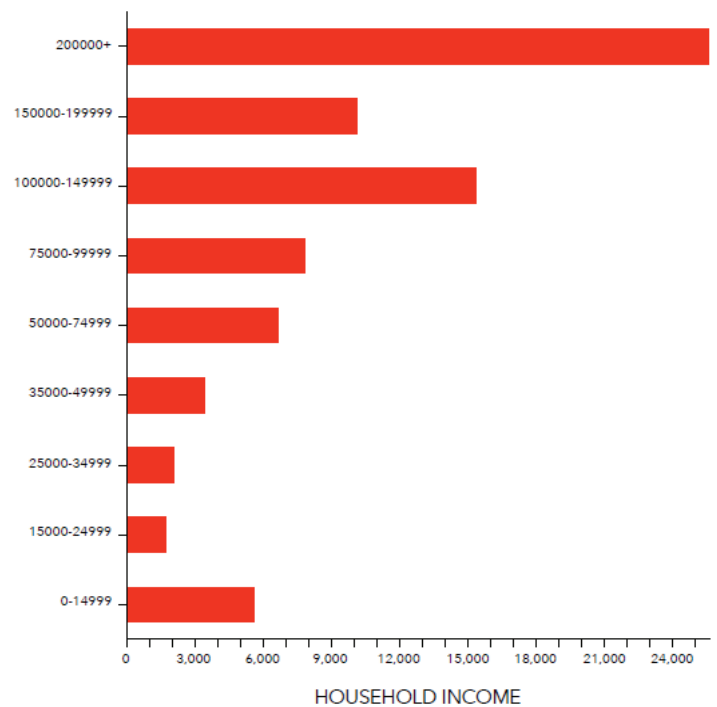
\$123,968

Per Capita Income



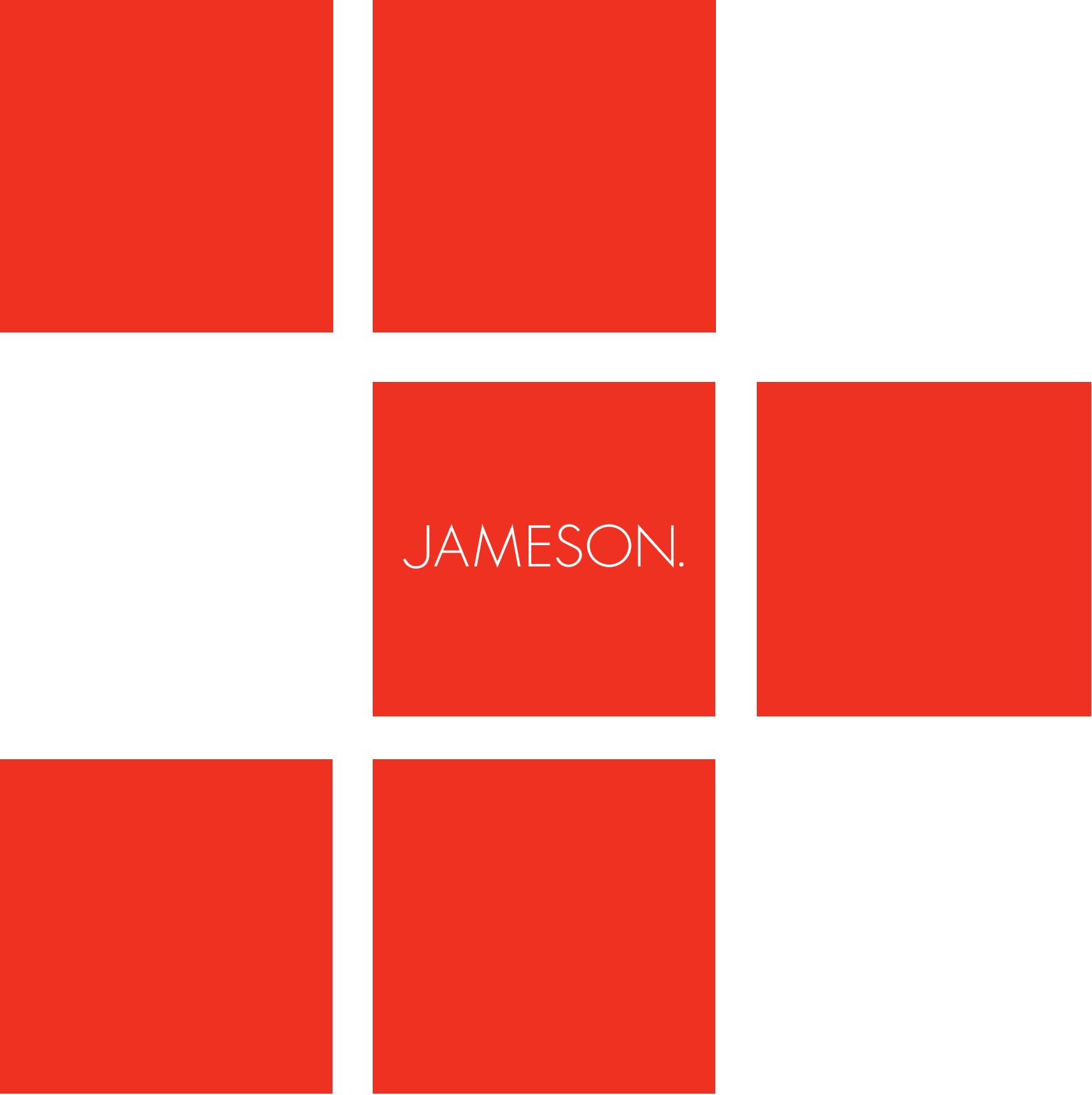
\$189,142

Median Net Worth



JAMESON.

STEVEN GOLDSTEIN
SENIOR VICE PRESIDENT
312.840.9002
STEVE@CHICAGOBROKER.COM



JAMESON.

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT

312.840.9500

STEVE@CHICAGOBROKER.COM