

# FOR SALE

420 W Huron Street, Chicago, IL

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**IDEAL FOR A CORPORATE HEADQUARTERS, SHARED OFFICE CENTER,  
OR AN INVESTOR LOOKING TO RESTABILIZE A TROPHY RIVER NORTH ASSET**

## PROPERTY HIGHLIGHTS

- A 30,918 square foot 4 story concrete loft building with approximately 7,000 sf of bonus lower-level space, also built out as office with high ceilings and natural light.
- All floors including the lower level accessible by elevator.
- Extensively renovated in 2017 with high end finishes throughout including glass front offices, open ceilings, LED lighting, and designer kitchens.
- The entire building is in excellent move-in condition.
- Layout includes a mix of open work areas, private offices and conference rooms.
- Located in River North in the highly desirable section west of Orleans, just a few blocks from CTA Brown and Purple train lines and near multiple bus routes.
- Currently zoned PD1269 - Residential Business Planned Development. Potential to add additional floors

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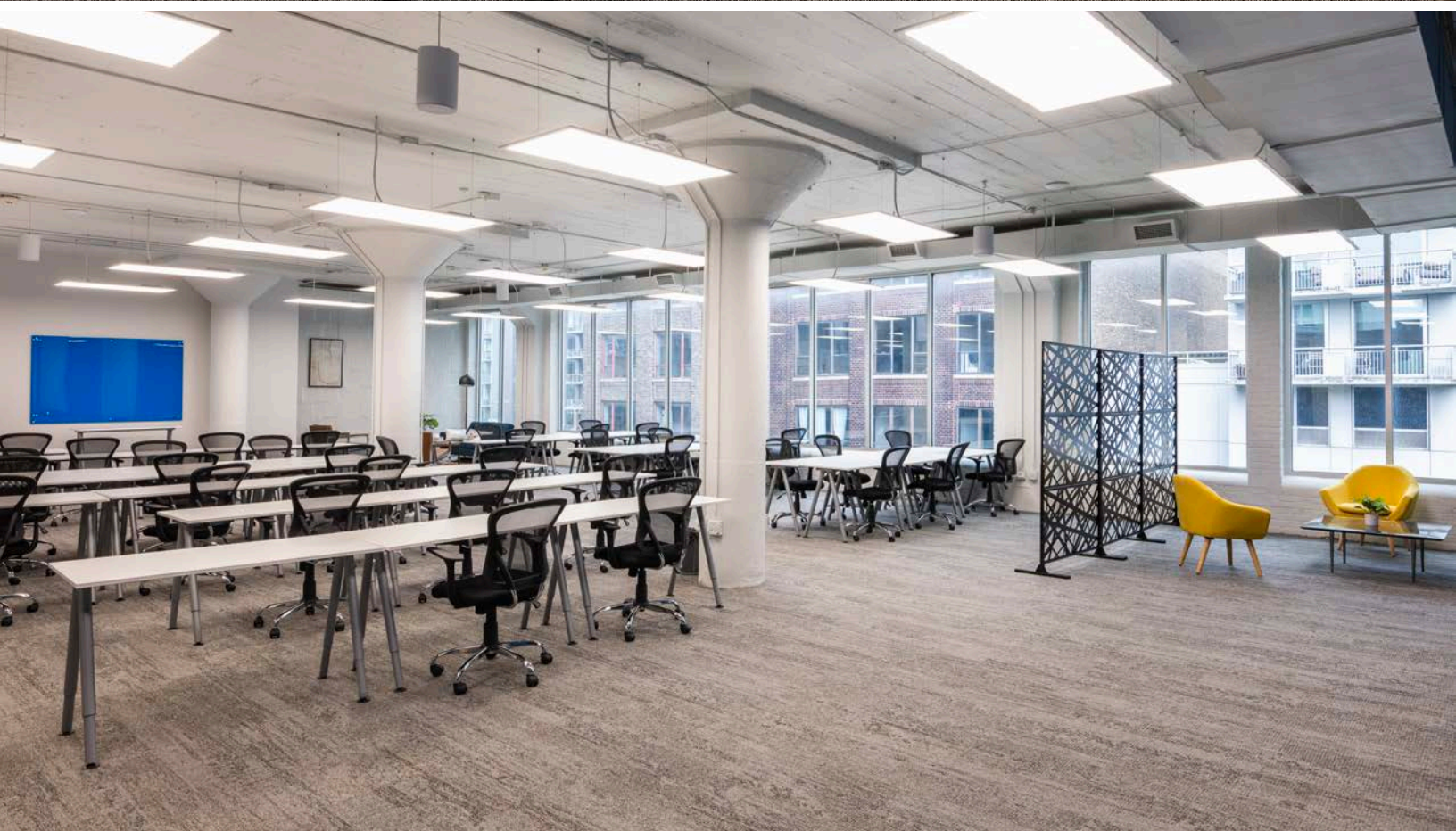
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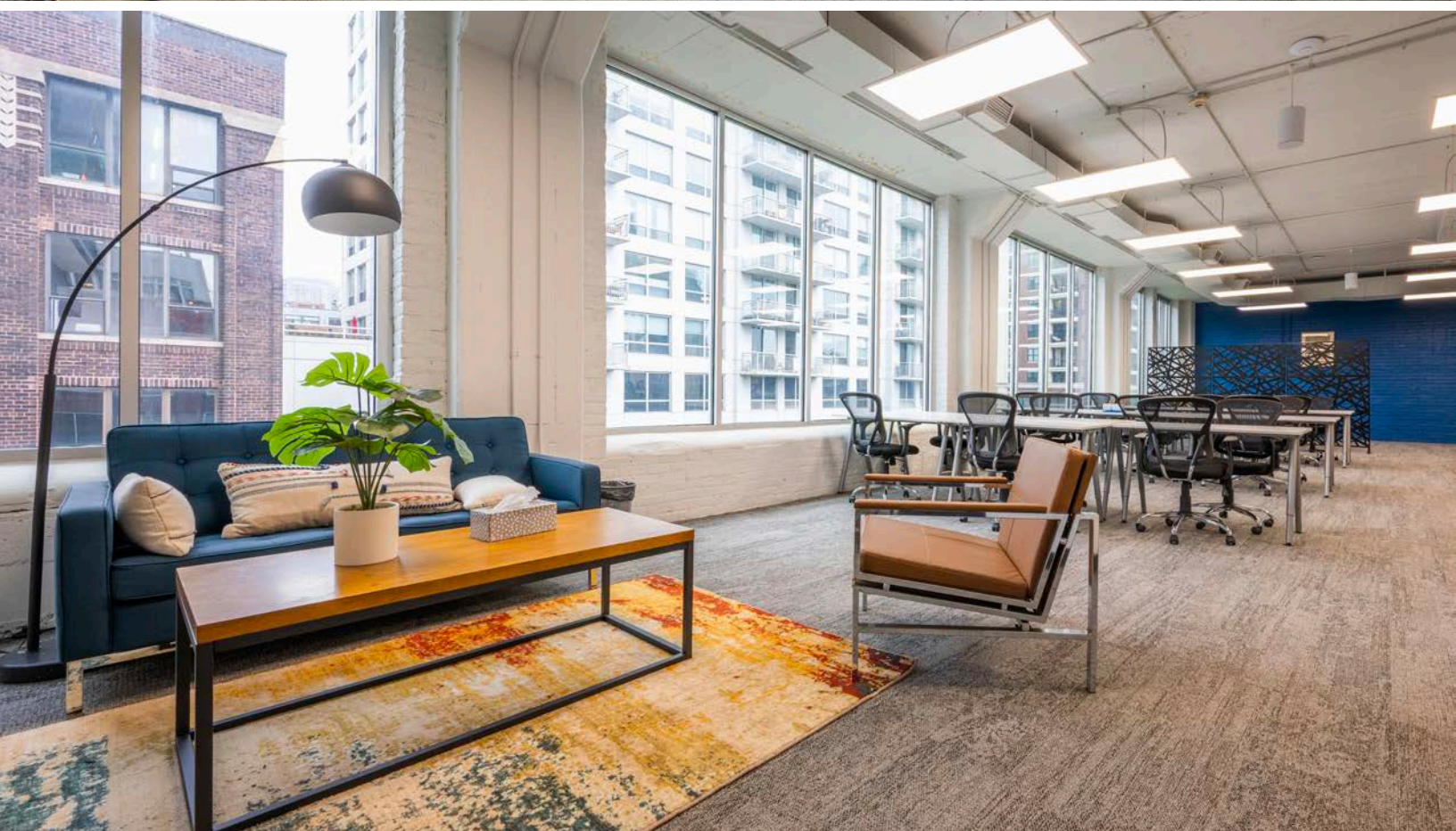










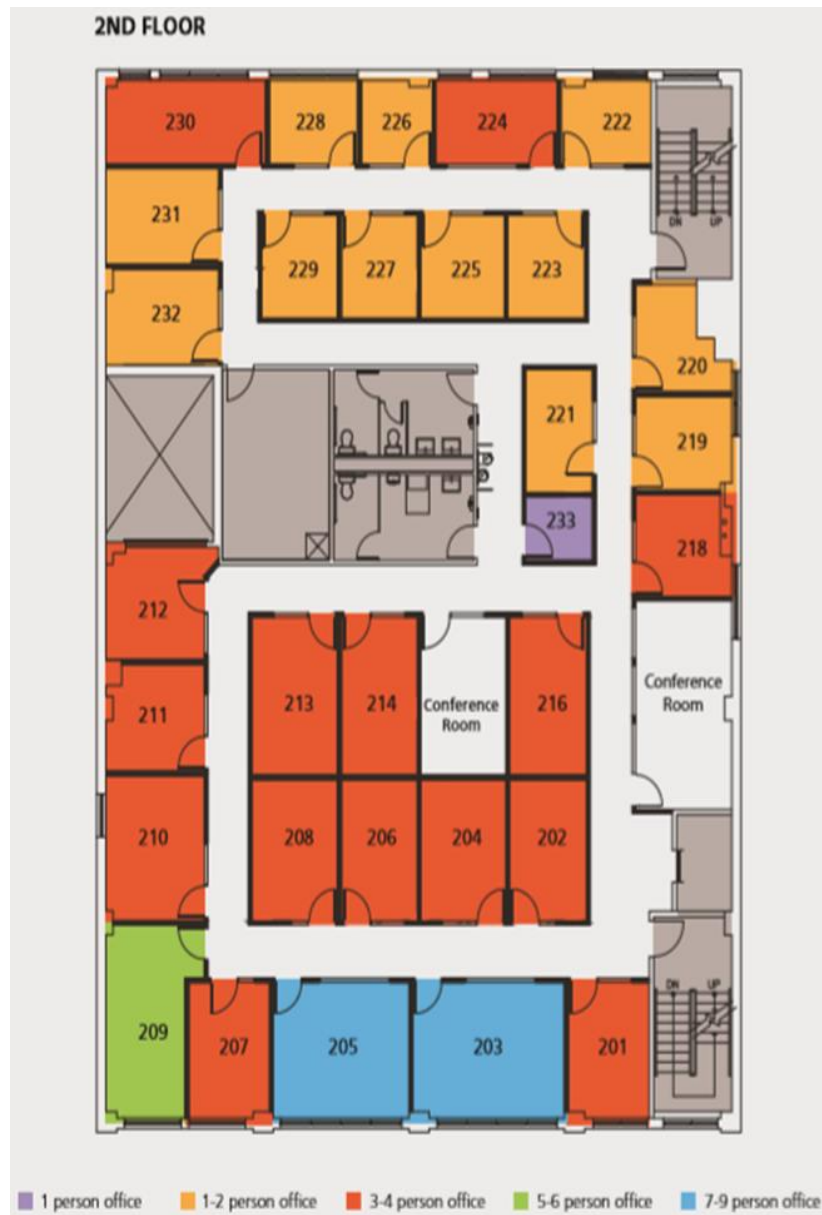


## floor plans - 1st floor

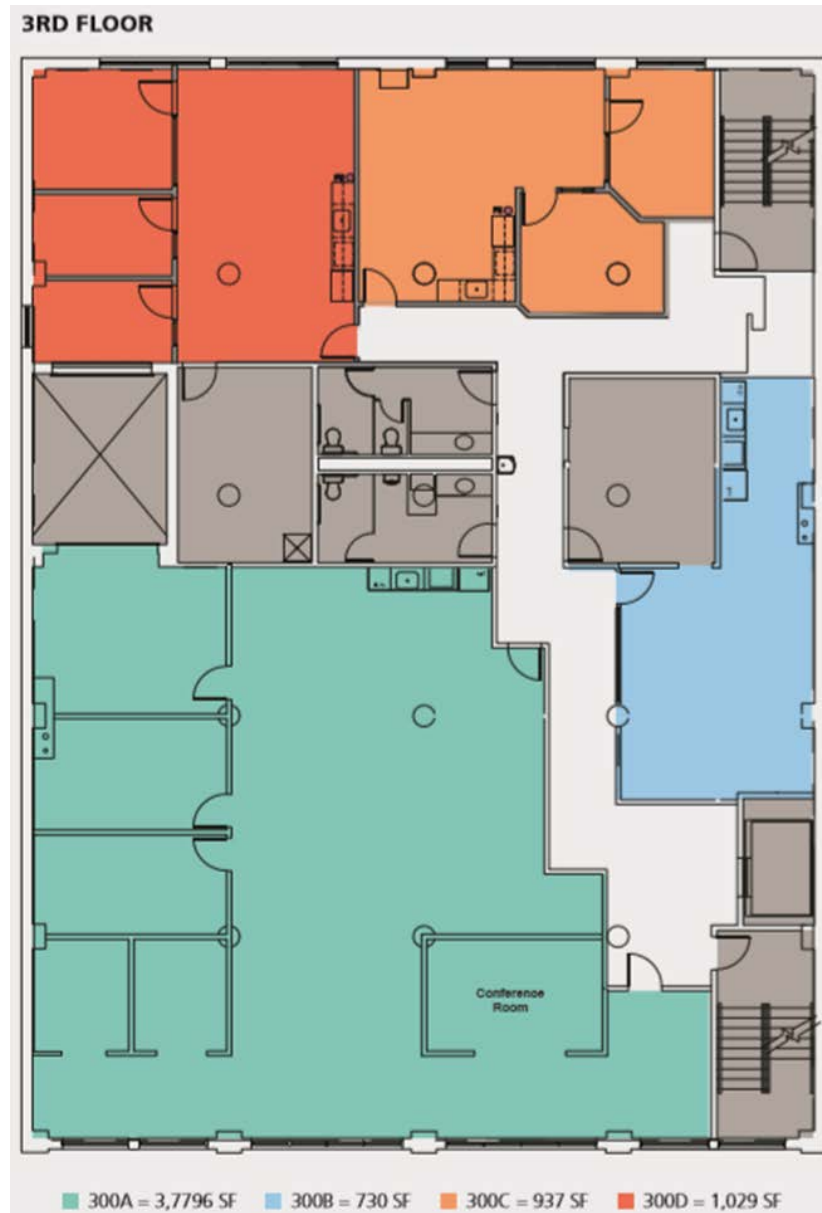




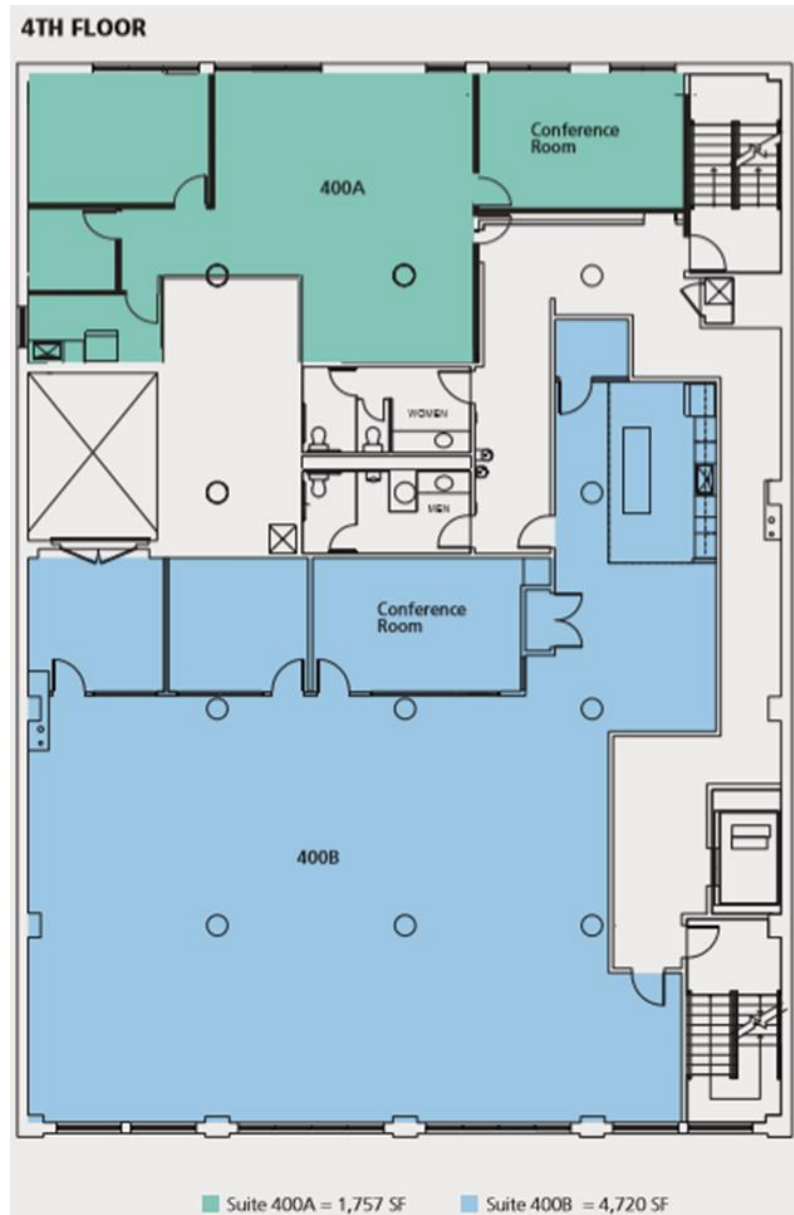
## floor plans - 2nd floor



## floor plans - 3rd floor



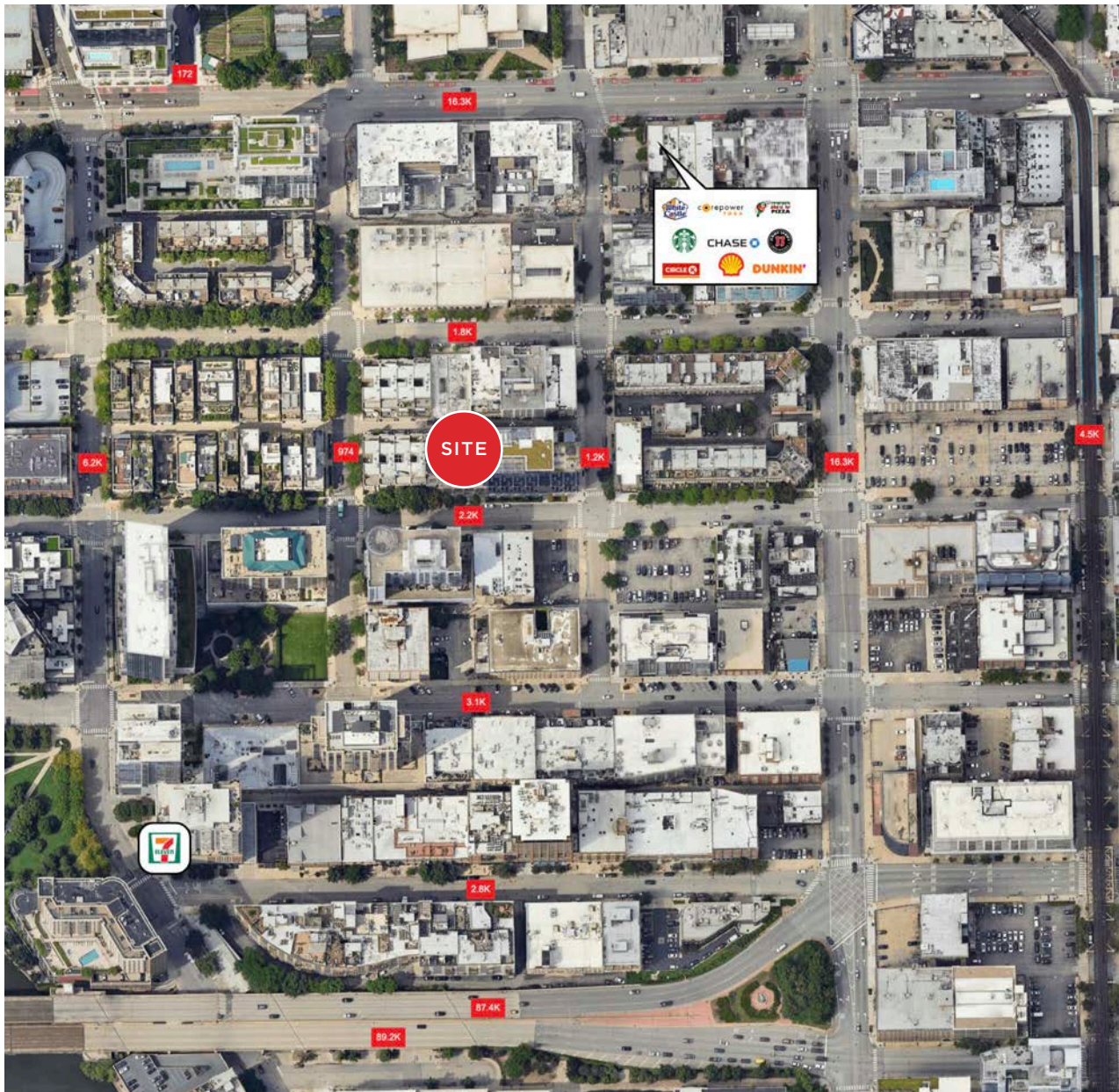
## floor plans - 4th floor





## floor plans - lower level





## retail and traffic information

If River North had a motto, it would be “Build it and they will come.” First came the art galleries and restaurants, then hip, urban homebuyers followed. Stretching from the Chicago River to Chicago Avenue, west of the Magnificent Mile, the old loft district has found its groove. Dozens of residential developments in recent years give buyers a lot of choices, from classic timber lofts and upscale row homes to contemporary high-rises. Development has also pushed west of the Chicago River into an area dubbed River West, which includes a number of new condominium buildings. Chicago’s biggest office building, the Merchandise Mart, anchors the southern edge of the neighborhood along the revitalized Chicago River and the new pedestrian Riverwalk that includes restaurants and park seating along with kayak and boat rentals. Residents have convenient access to several bus lines as well as the CTA Red and Brown lines.





demographics

	1 mile	3 mile	5 mile
2024 Estimated Population	110,527	459,263	920,028
2024 Estimated Households	71,234	256,130	457,461
2024 Estimated Average Household Income	\$212,227	\$203,887	\$170,243



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