

FOR LEASE | OFFICE/MEDICAL

JAMESON.

650 N DEARBORN ST. | RALEIGH BUILDING | BUILD TO SUIT* > .



FOR LEASE | OFFICE

JAMESON.

650 N DEARBORN ST. | RIVER NORTH

LEASE OVERVIEW

LEASE PRICE: \$ 25.00 RSF (FS + Elec.)

[5] SUITES: +/- 2,000 SF ea. (Private | Build to Suit)*

BUILDING SIZE: 35,000 SF

ZONING: DX-5

MARKET: Chicago (River North)

CROSS STREETS: Dearborn & Erie



PROPERTY HIGHLIGHTS

- Private Offices | Open Floor Plan | Build to Suit*
- 7.5' Windows throughout
- Natural Light - North/South/East Windows
- Professionally managed and maintained
- Kitchen
- HVAC & Janitorial

AREA TENANTS

- Starbucks
- Walgreens
- FedEx Office-Print
- Salesforce
- Whole Foods
- Yelp

TRANSPORTATION HIGHLIGHTS

- CTA- Red Line - (4 Blocks)
- CTA - Purple & Brown Line - (4 Blocks)
- Bus - Steps from (22/125 /36/156)
- Divvy Station- Across Street

PROPERTY DESCRIPTION

FOR LEASE: (4) SUITES + PENTHOUSE - +/- 2,000 RSF each, in RIVER NORTH, located at the SW Corner of Dearborn and Erie St. This high-visibility space features a new passenger elevator, excellent natural light with large windows facing East, South. Windowed private offices. Opportunity to create an open floor plan*.

The neighborhood is extremely dense and vibrant, just two doors down from Tao. Dearborn and Erie are at the epicenter of Chicago's booming River North area. Anchored by the Merchandise Mart, River North is home to many flourishing tech companies, law firms, and workspaces.

Neighbors include Dana Hotel, Godfrey Hotel, Hard Rock Cafe, Hilton's Embassy Suites, and Hotel Felix, as well as Mastro's, Chop House, Osteria Via Stato, Whole Foods, Walgreen, and countless mixed-use developments.

For additional Info, contact Brad Bendersky @ 312.375.3355.

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INTERIOR PHOTOS

650 N DEARBORN ST.
RIVER NORTH, CHICAGO, IL 60654



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425 West North Avenue | Chicago, IL 60610
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STACKING PLAN

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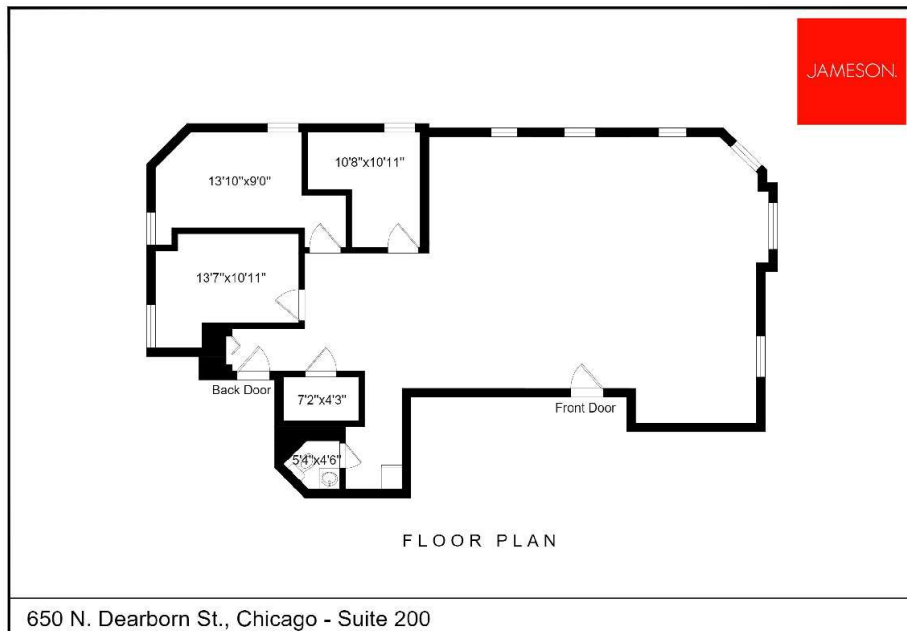
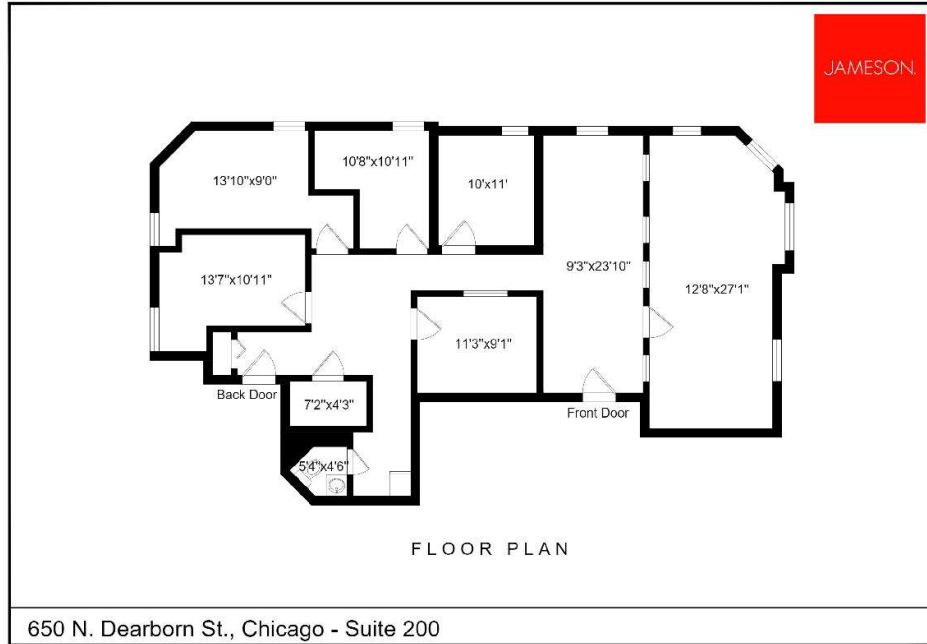
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SUITE 200 : 2,100 RSF

650 N DEARBORN ST., Chicago [River North]

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FLOOR PLAN - Current | Open



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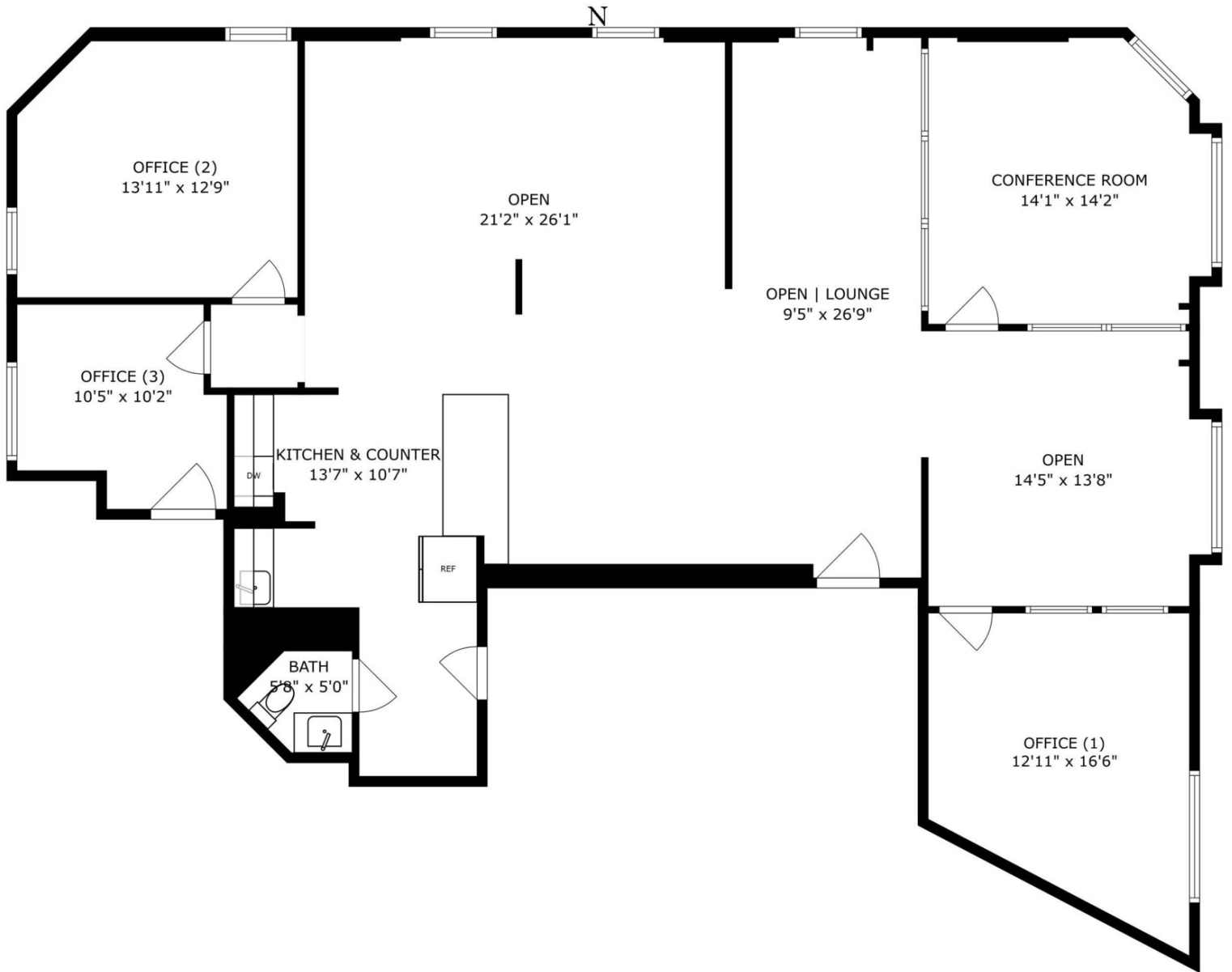
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SUITE 300:

650 N DEARBORN ST., Chicago [River North]

FLOOR PLAN



SUITE 300 [RENOVATED] - 650 N. DEARBORN, CHICAGO

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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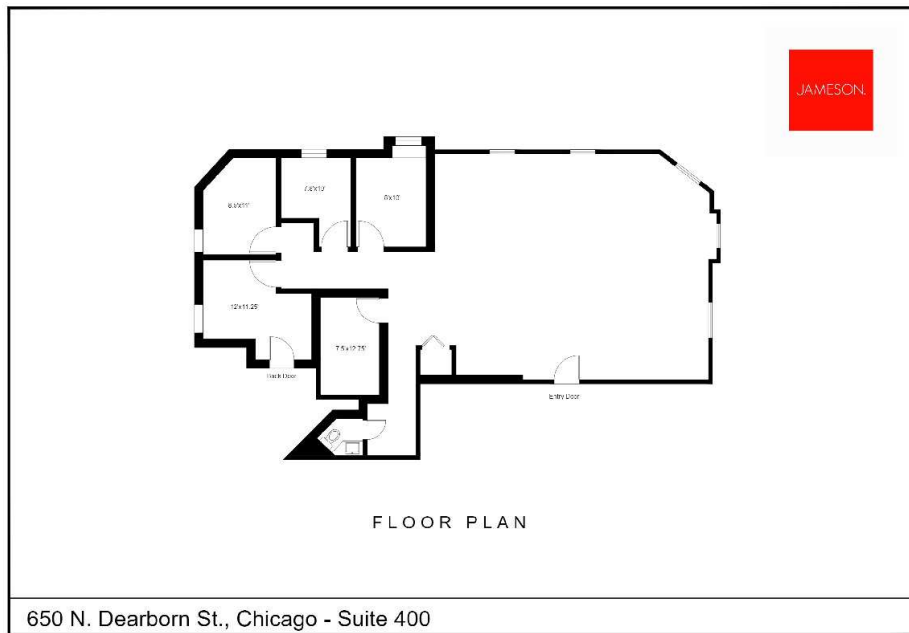
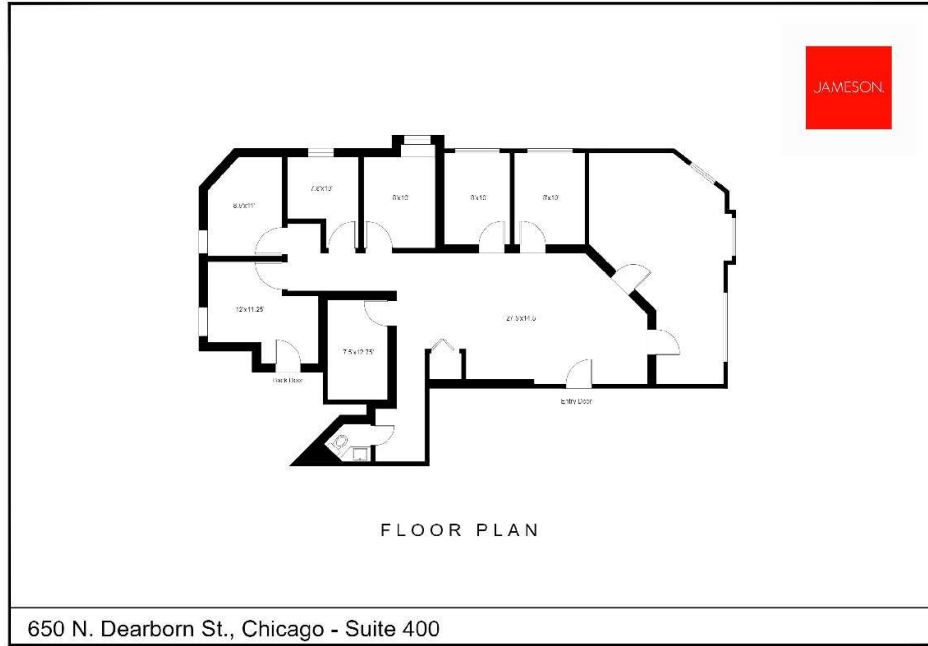
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SUITE 400: 2,175 RSF
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FLOOR PLAN - Current | Open



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SUITE 500: 2,175 RSF
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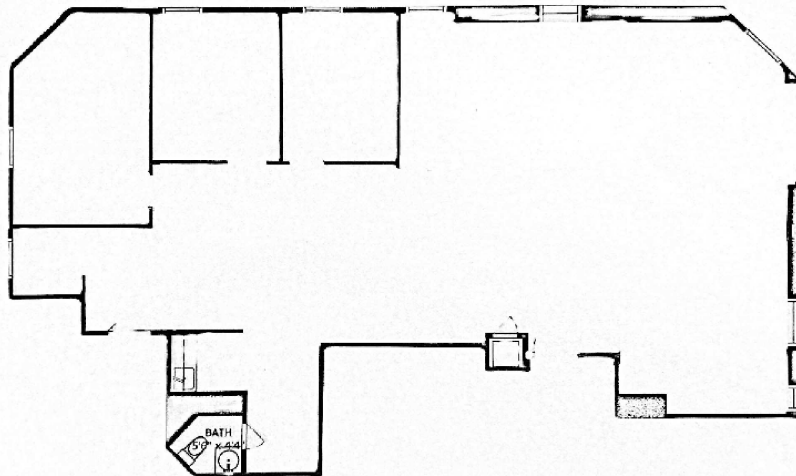
FLOOR PLANS

Suite 500 - Current Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Suite 500 - Open Floor Plan + 3 private offices



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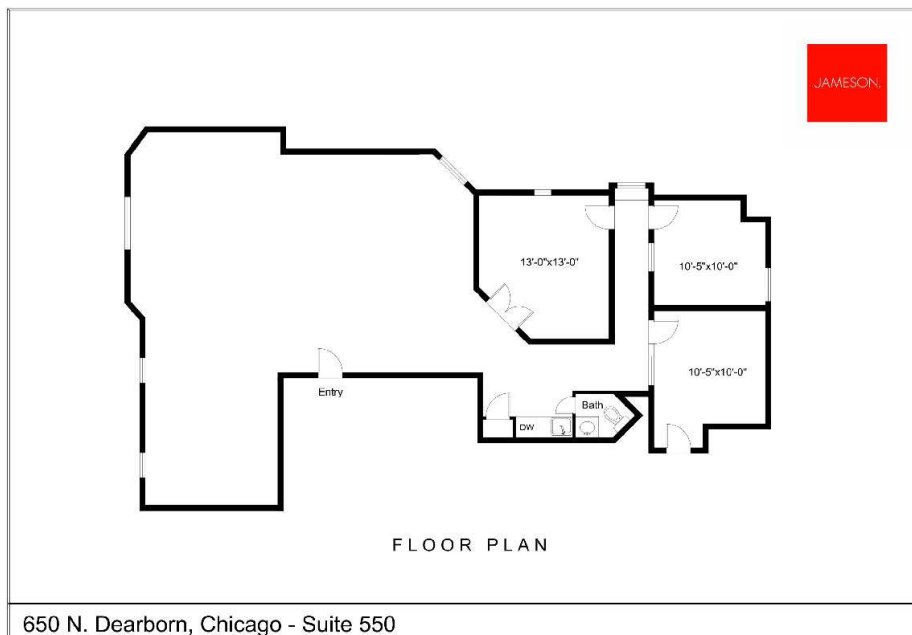
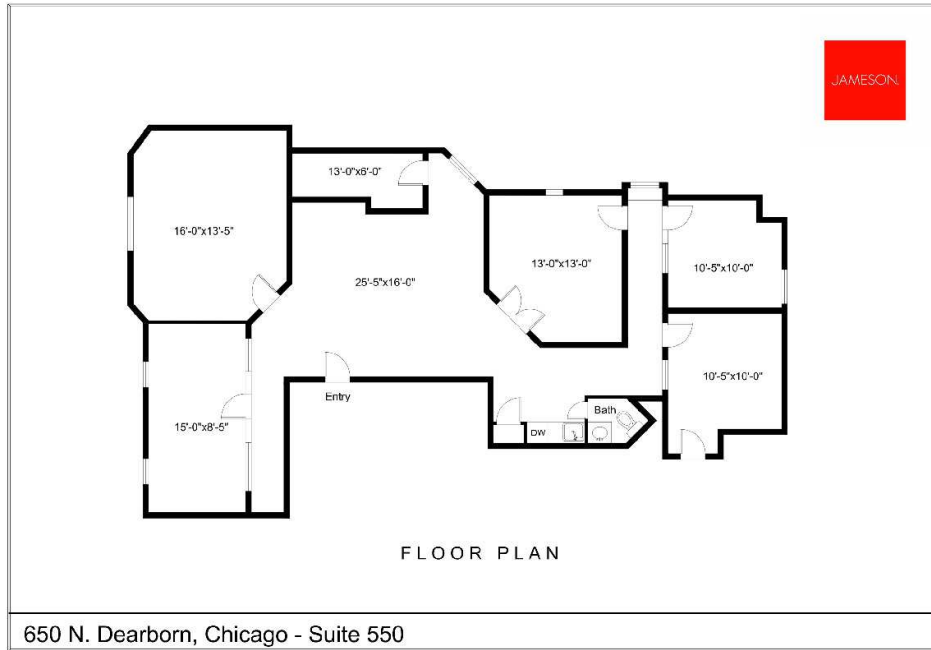
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SUITE 550: 1,850 RSF
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FLOOR PLAN - Current | Open



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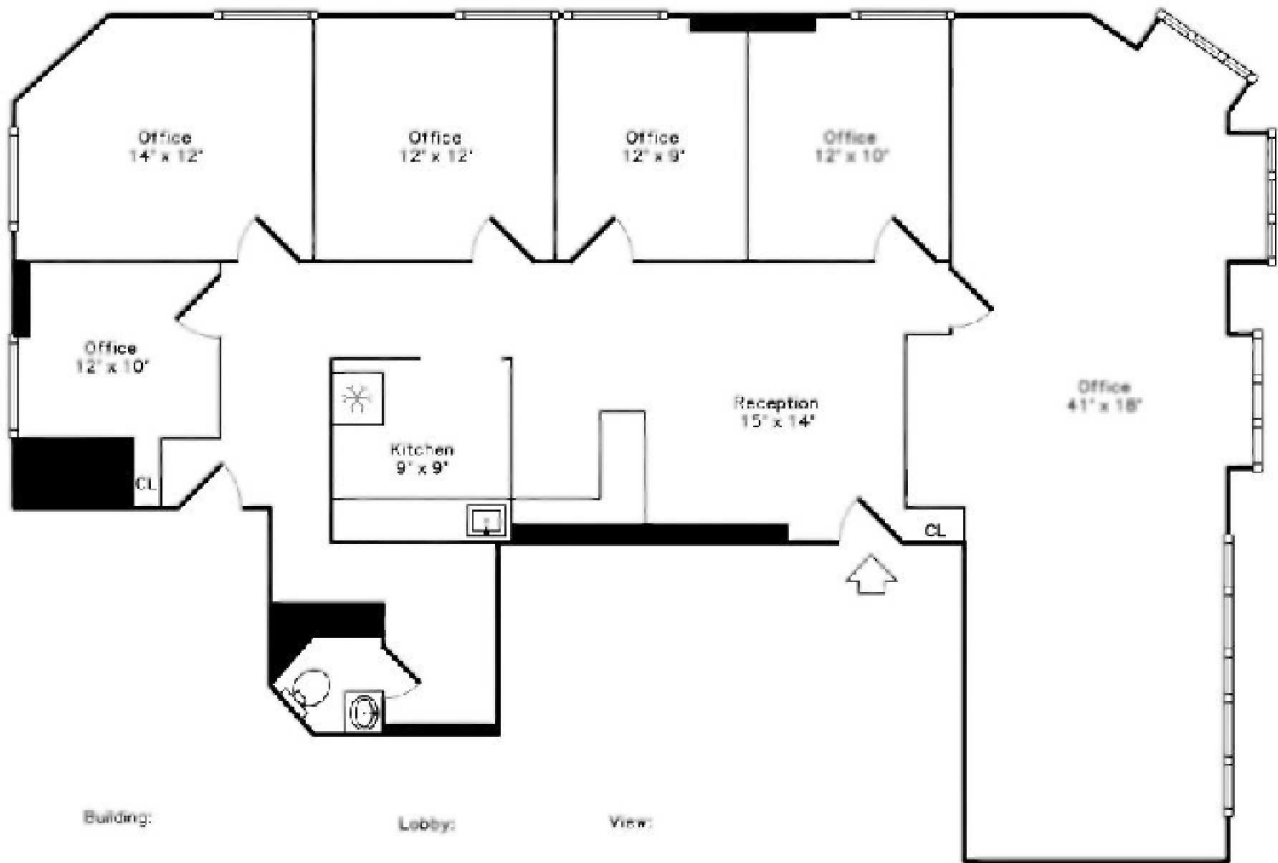
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SUITE 800: 2,175 RSF
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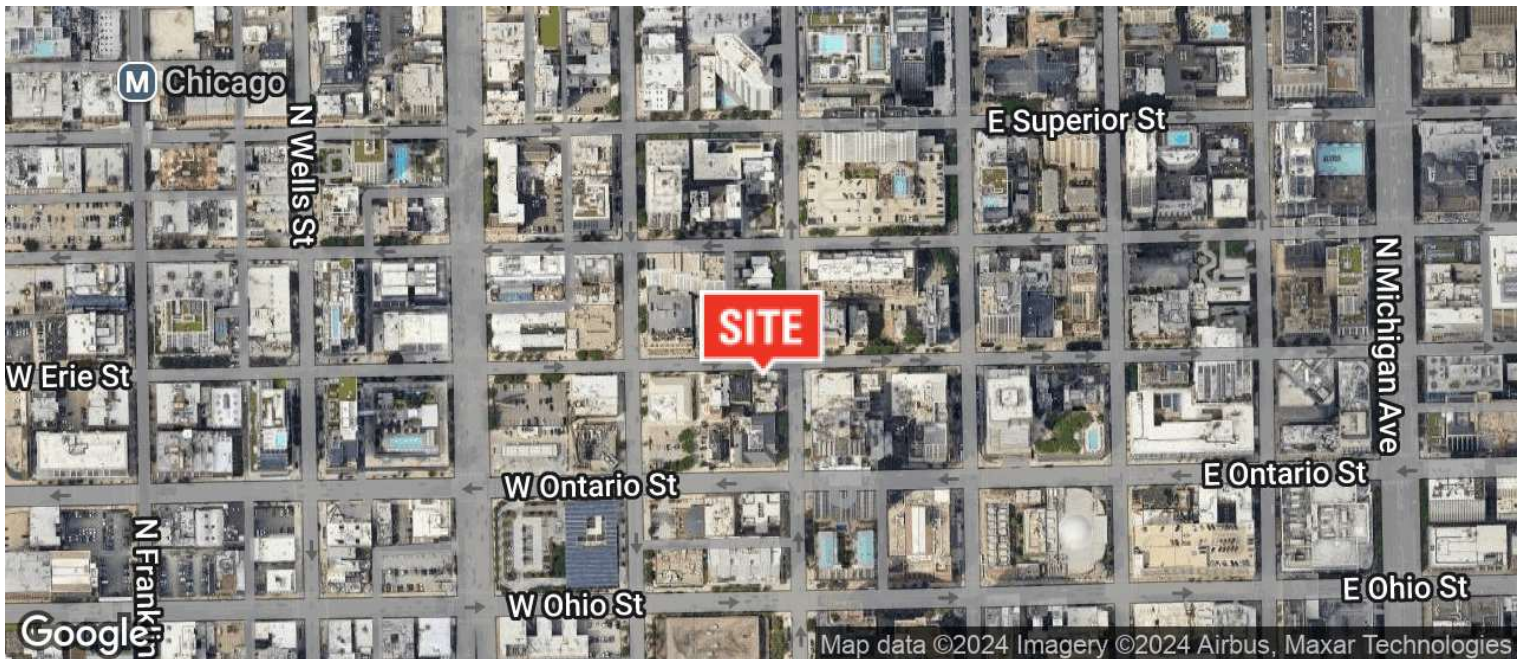
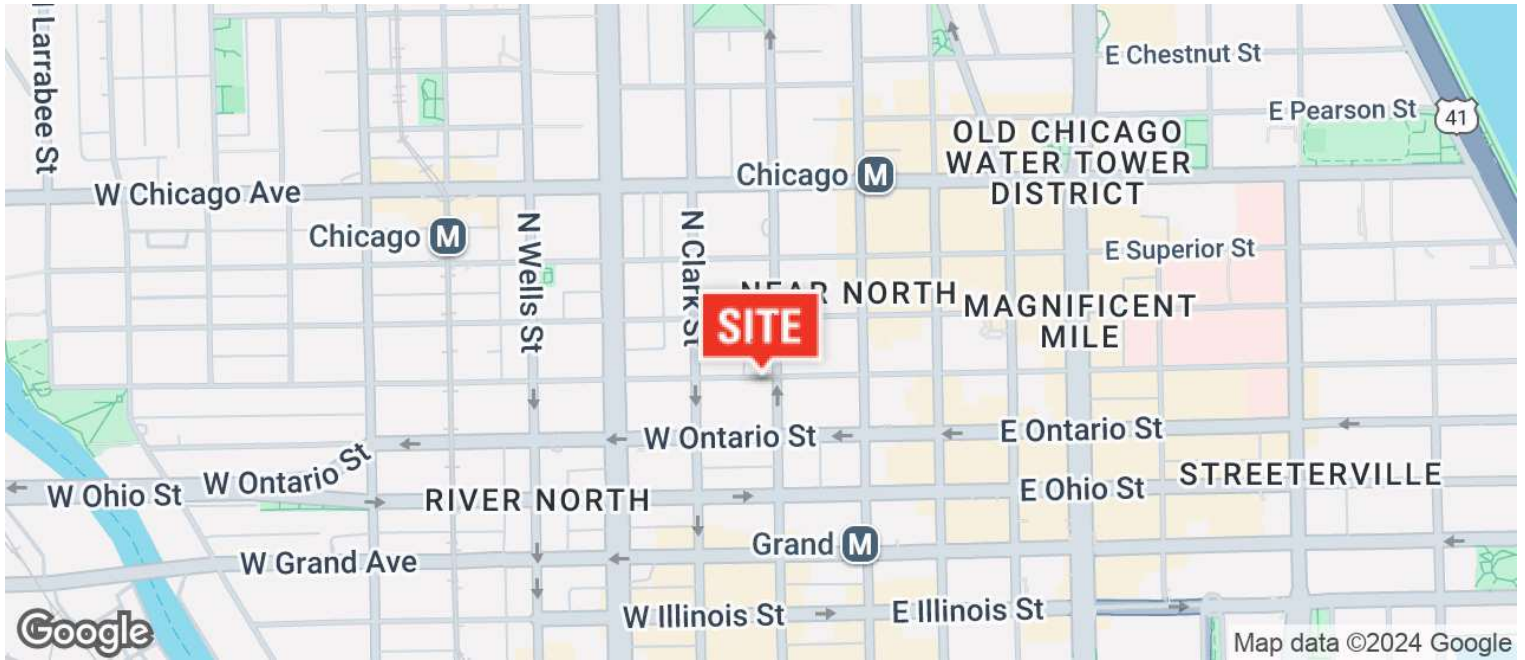
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AERIAL & STREET DETAIL

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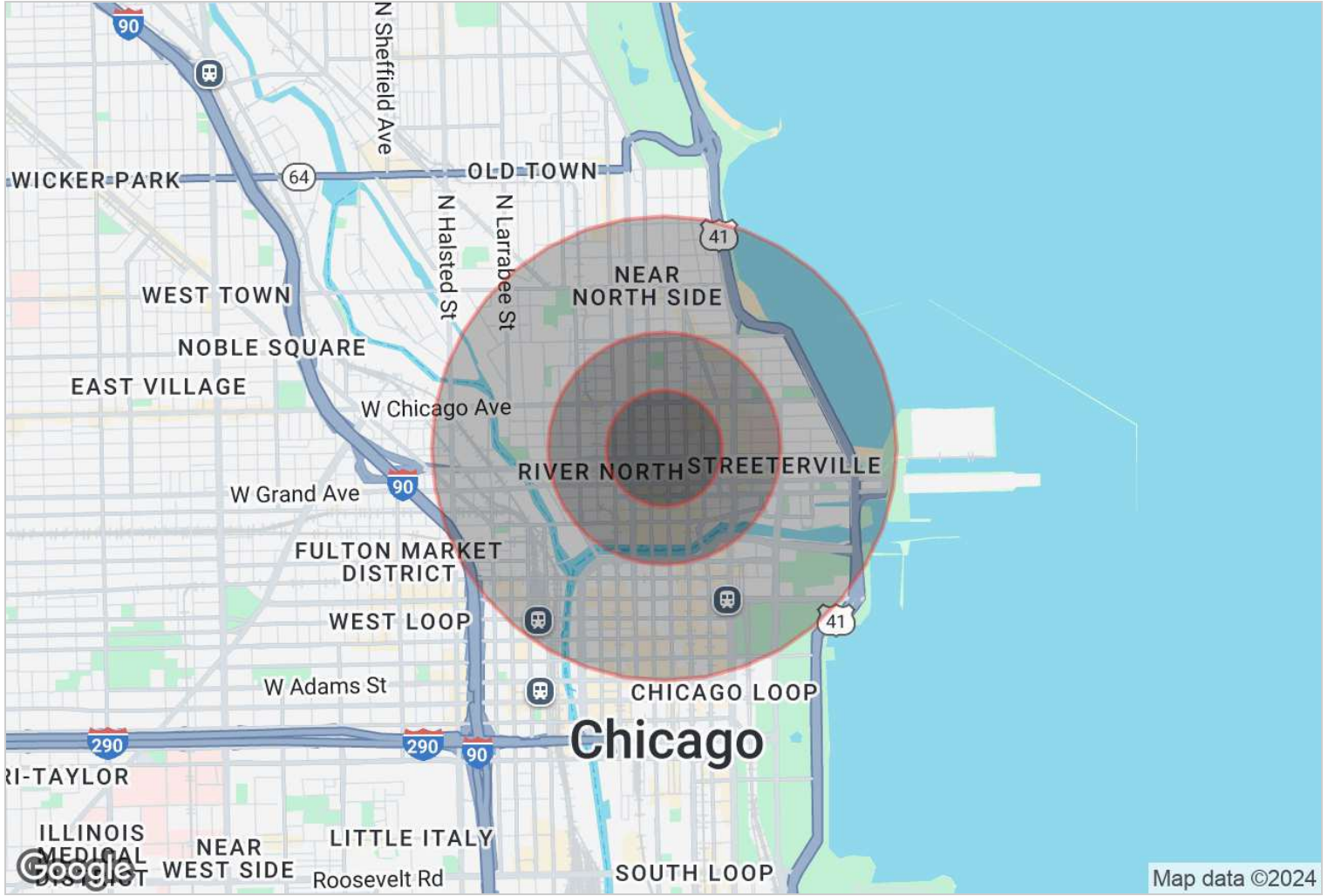


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DEMOGRAPHICS MAP

650 N DEARBORN ST.
RIVER NORTH, CHICAGO, IL 60654



2010 STATISTICS	0.25 Miles	0.5 Miles	1 Mile
Total Population	9,323	34,829	104,061
Total Number of Households	7,273	26,567	76,048
Average Household Income	\$135,207	\$139,892	\$147,754
Median Age	34.4	35.1	37.5

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DEMOGRAPHICS REPORT

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DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION	9,323	34,829	104,061
MEDIAN AGE	34.4	35.1	37.5
MEDIAN AGE (MALE)	34.7	35.4	37.2
MEDIAN AGE (FEMALE)	33.6	35.1	38.1
TOTAL HOUSEHOLDS	0.25 Miles	0.5 Miles	1 Mile
TOTAL HOUSEHOLDS	7,273	26,567	76,048
# OF PERSONS PER HH	1.3	1.3	1.4
AVERAGE HH INCOME	\$135,207	\$139,892	\$147,754
AVERAGE HOUSE VALUE	\$643,880	\$531,462	\$513,799

POPULATION	0.25 Miles	0.5 Miles	1 Mile
TOTAL POPULATION - White	6,836	25,551	75,055
TOTAL POPULATION - Black	314	1,274	5,326
TOTAL POPULATION - Hispanic	681	2,257	6,816
TOTAL POPULATION - Asian	1,688	6,102	18,019
TOTAL POPULATION - Hawaiian	0	1	8
TOTAL POPULATION - Indian	0	1	213
TOTAL POPULATION - Other	103	645	1,834

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