

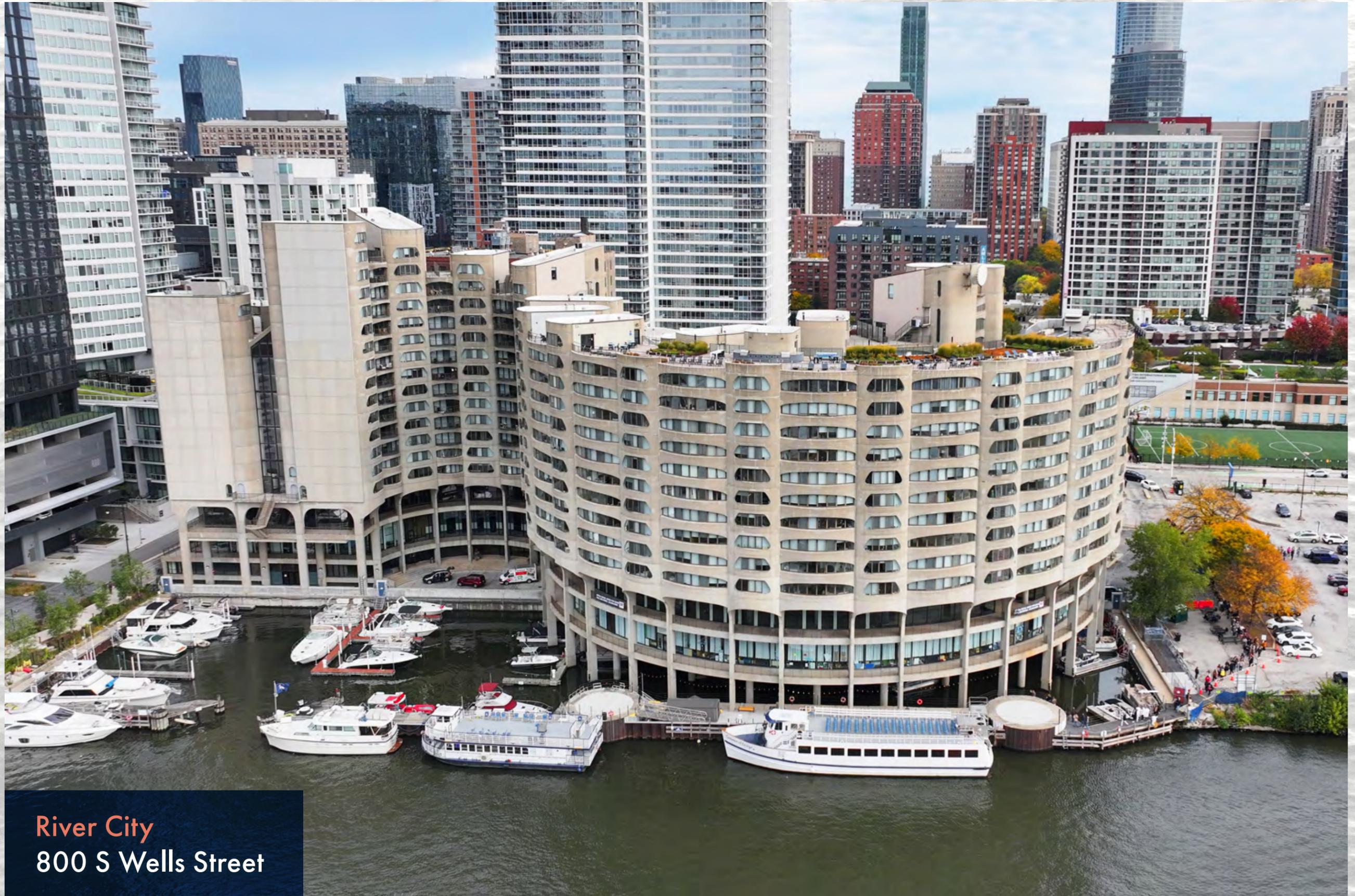
Leasing Brochure

# RIVER CITY



Exceptional Value  
Remarkable Locations

Candice Wells  
EVP | Director of Retail Leasing  
312.884.5452 | [cwells@marcrealty.com](mailto:cwells@marcrealty.com)



River City  
800 S Wells Street

# Work and Life Intertwined Within an Architectural Icon



Renowned for its distinctive, serpentine shape, River City stands as an architectural masterpiece crafted by Bertrand Goldberg in 1986. Now within its next stage of revitalization, this iconic landmark contains all aspects of life (live, work, play, learn) along the Chicago River. River City anchors roughly 70 acres of new development in the South Loop, with thousands of residential and mixed-use tenants flocking to the area.

This renowned work-live building features over 350 parking spaces, a large open lobby, three commercial floors with floor-to-ceiling windows, large floorplates for open planning, and beautiful views of the Chicago River. River City has close proximity to several train stations and highway access, making it highly accessible to suburban commuters. River City also has close proximity to River City Apartments and other residential properties, bringing in potential customers and employees alike.



Renovated Lobby  
& Common Area



# Building Features

High Ceilings

Floor to Ceiling Windows

Plug and Play

## Ammenities:

- 24-Hour Door Staff
- Lobby Co-Working Space
- Day Care on Site
- Property Manager on Site
- Central Heating and AC

**25' x 25'**

Average Bay Size

**59,924 RSF**

Maximum Continuous Space

**15 Minutes**

Walk Time to Union Station

**350**

Parking Spaces

**3 Stories**

Leasable Building Height

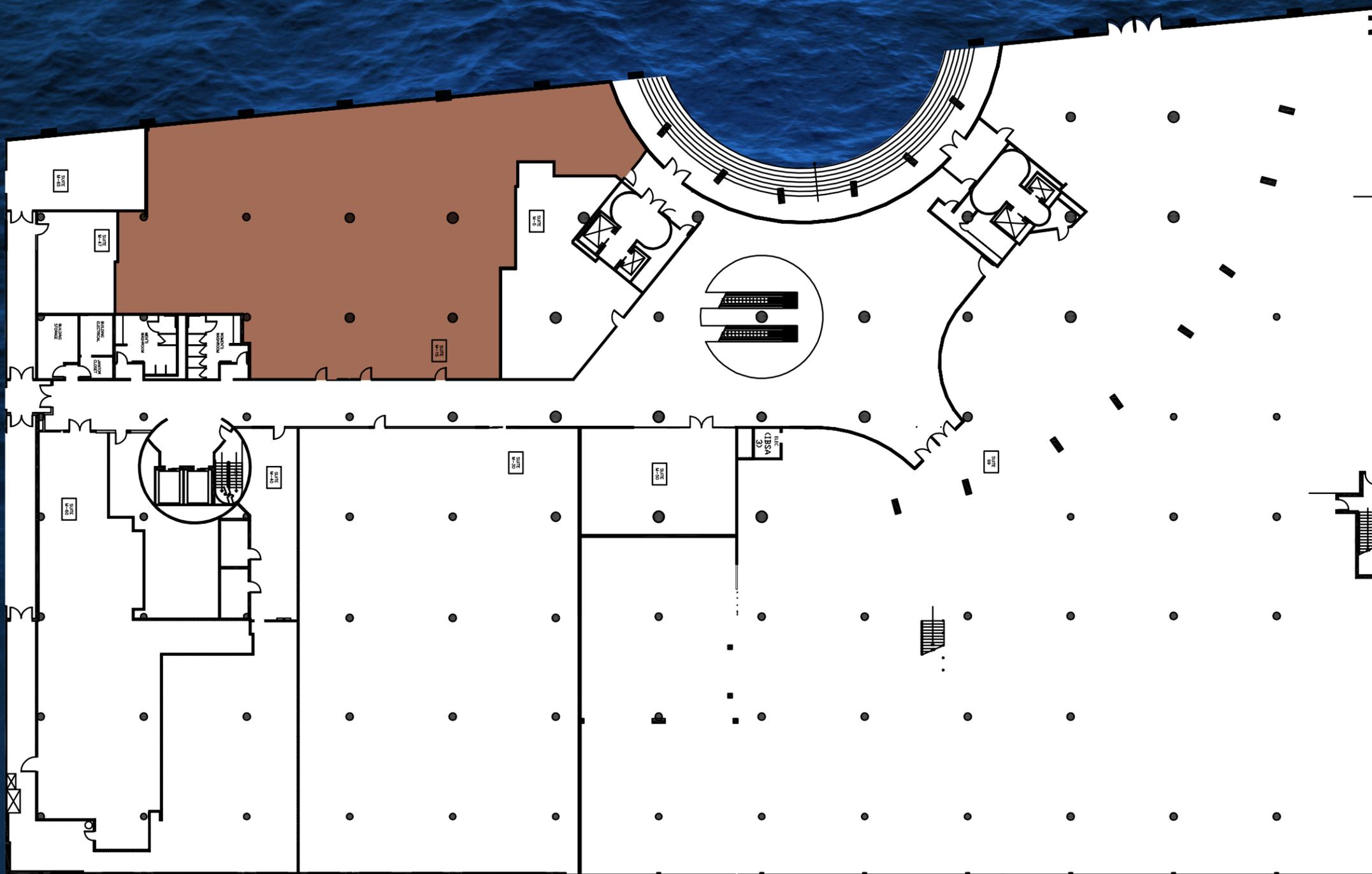
**\$118,000**

Median Household Income

**Tenant - Exclusive Outdoor Terraces and Sundeck**

With Outdoor Grills and Firepits

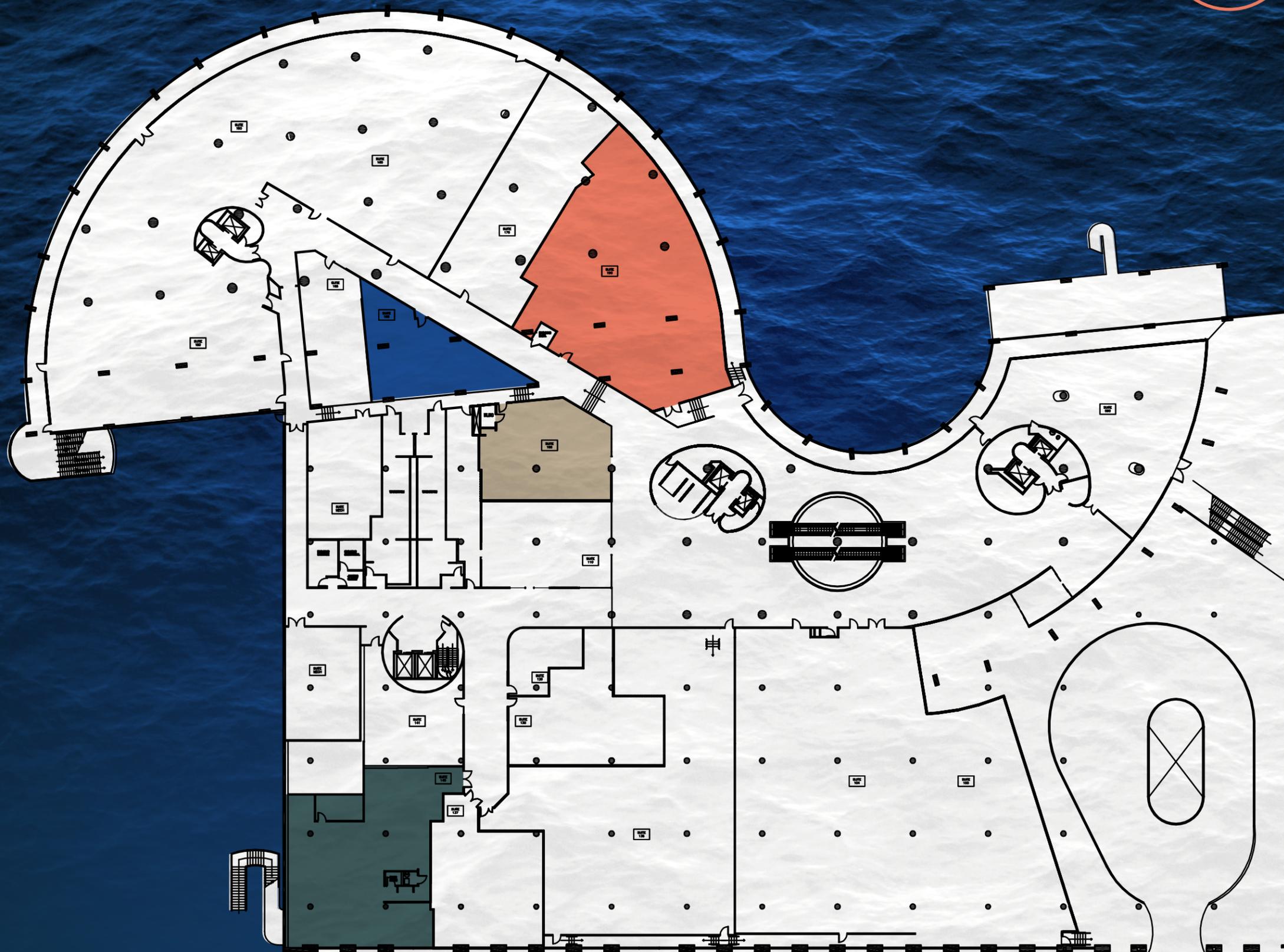
# Sub Level



**Suite #M-15**

9,014 RSF

# First Floor



**Suite 140**

4,650 RSF

**Suite 185**

1,989 RSF

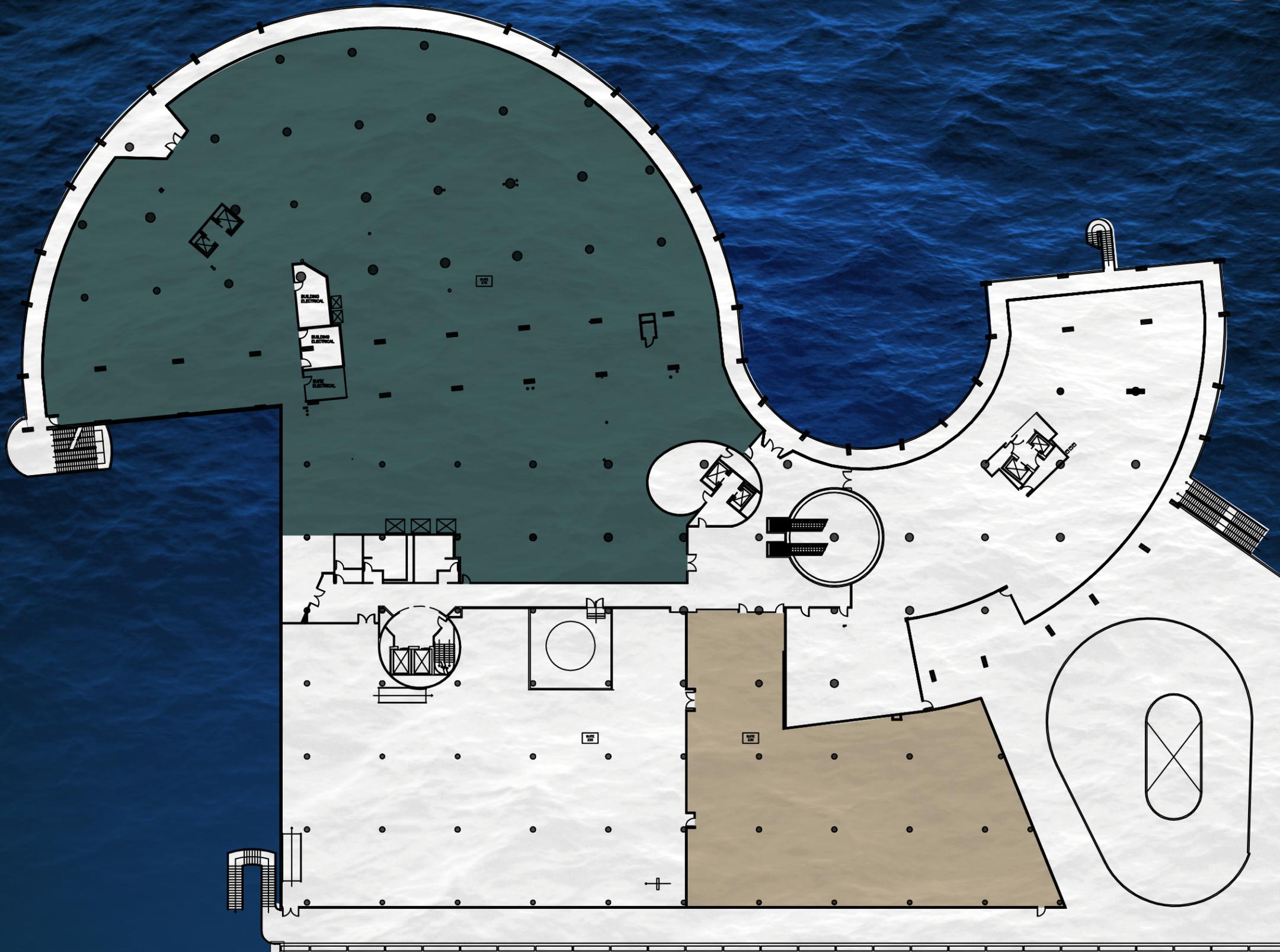
**Suite 190**

7,058 RSF

**Suite 195**

2,140 RSF

# Second Floor



**Suite 230**

13,786 RSF

**Suite 275**

46,138 RSF

# THE BEST LOCATED BUILDINGS CHICAGO

---

Striving to deliver the highest level of service within all aspects of our business.

We pride ourselves in having a strong local knowledge of the real estate market with an equally strong understanding of our tenant's business needs. This allows us to better serve our individual clients by matching up their unique requirements with the best real estate decisions.



**MORE SPACES AVAILABLE  
AT MARCREALTY.COM**

Candice Wells  
EVP | Director of Retail Leasing  
312.884.5452 | [cwells@marcrealty.com](mailto:cwells@marcrealty.com)

180 N Wabash Ave, Suite 800  
Chicago, IL 60601



Exceptional Value  
Remarkable Locations