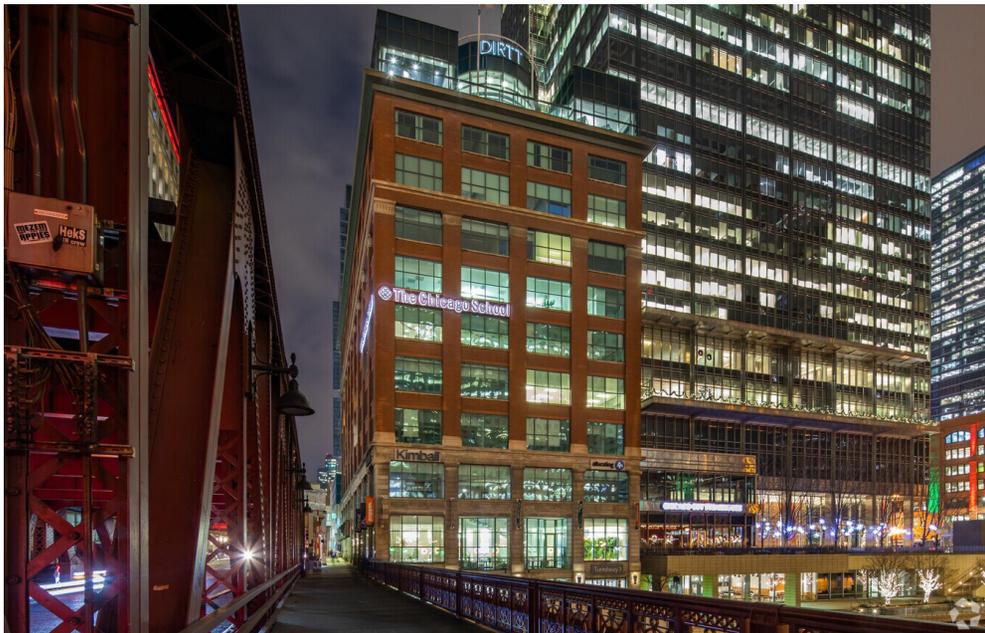


FOR SALE OR LEASE
RIVER NORTH RETAIL SHOWROOM & OFFICE CONDOS
325 N. WELLS STREET | CHICAGO, ILLINOIS



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OFFERING SUMMARY



Stone Real Estate is pleased to exclusively market for sale or lease the commercial condominium property located at 325 North Wells St. in the heart of Chicago's vibrant River North neighborhood. The commercial condominium offering totals 31,757 across three levels (1st, 2nd, and Lower Level) and is five separate parcels (i.e. condos) ("Property") within an 11 story, ~ 160,000 sf. building. The majority of the remaining nine floors are occupied by The Chicago School of Professional Psychology. The building was originally constructed in 1911 as the headquarters of Helene Curtis. It has undergone multiple major renovations since then with the most recent being in 2013 when it was converted to commercial condos. The property seamlessly blends historic architecture with modern functionality, offering flexible commercial space to a diverse tenant base.

The Property is currently 100% leased through 5/31/2026. At that time 19,637 sf of premier 1st and 2nd floor space will be available. This is a unique opportunity for a user to acquire and occupy such space which has a large exclusive outdoor patio on the Chicago River (with boat dock access). There are two other leased spaces within the Property with longer remaining lease term which provides a buyer income to help offset expenses.

The Property is centrally located in downtown Chicago at the southern end of River North and across the Chicago River from the Central Business District (The Loop). River North is known for its diverse demographic mix of residential, office, restaurants and tourists. Its proximity to the Central Business District makes it a highly desirable area for business, residents, and visitors alike. It is easily accessible via public transportation and the major thoroughfares including the Kennedy / Dan Ryan Expressways and Lake Shore Drive.

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325 N. WELLS STREET | CHICAGO, IL

PROPERTY INFORMATION

Sale Price:	\$12,000,000
Lease Rate:	Call broker to discuss
Address:	325 North Wells St., Chicago, IL
County:	Cook
Property Type:	Retail/ Office Condos
Property Size:	31,757 rsf
Property Description:	5 separate condos spanning floors 1-2 and the lower level
Vacancies:	i. Suite 100 & 200 - 13,009 rsf ii. Availability date 6/1/2026
Year Built:	1911
Recent Renovation:	2013
Zoning:	DC-16
Ward:	42nd (Alderman Brendan Reilly)
Tax ID Numbers:	17-09-405-007-1007 17-09-405-007-1008 17-09-405-007-1009 17-09-405-007-1010 17-09-405-007-1011
Real Estate Taxes:	\$303,383.84



INVESTMENT HIGHLIGHTS

- Premier Riverfront Location in Downtown Chicago
- Well Positioned Across From the Merchandise Mart in River North
- Unique User Purchase Opportunity
- Pristine Retail Showroom & Office Conditions
- Large Outdoor Patio Space On The Chicago River
- Highly Visible Signage On The Chicago River, CTA, & Wells St.
- Abundance of Natural Light (Large Windows)

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INTERIOR PROPERTY PHOTOS



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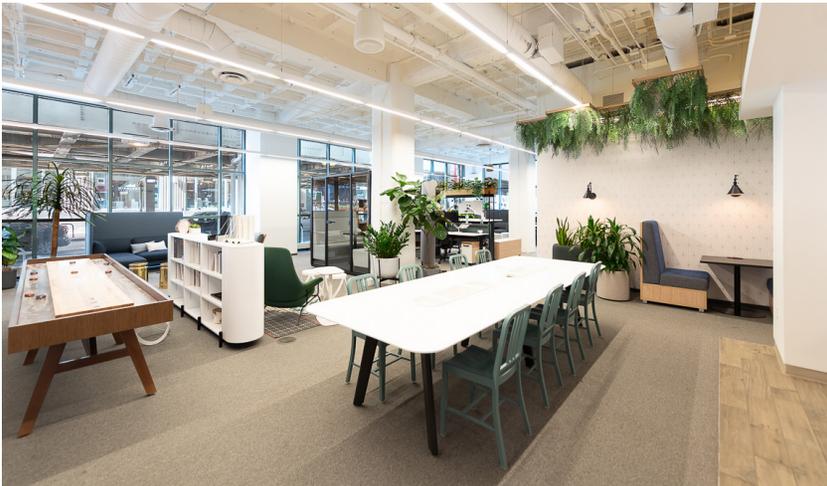
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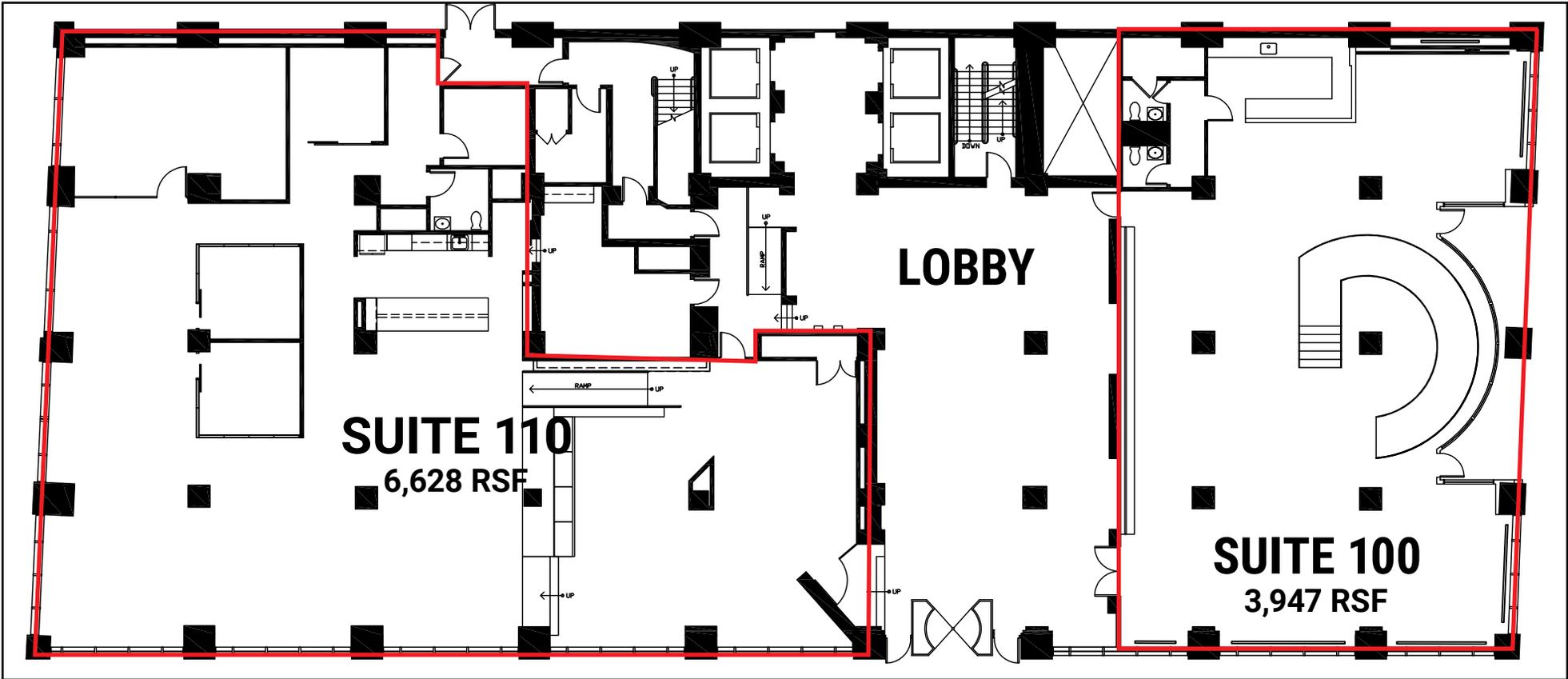
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FLOOR PLANS - FIRST FLOOR



WELLS STREET

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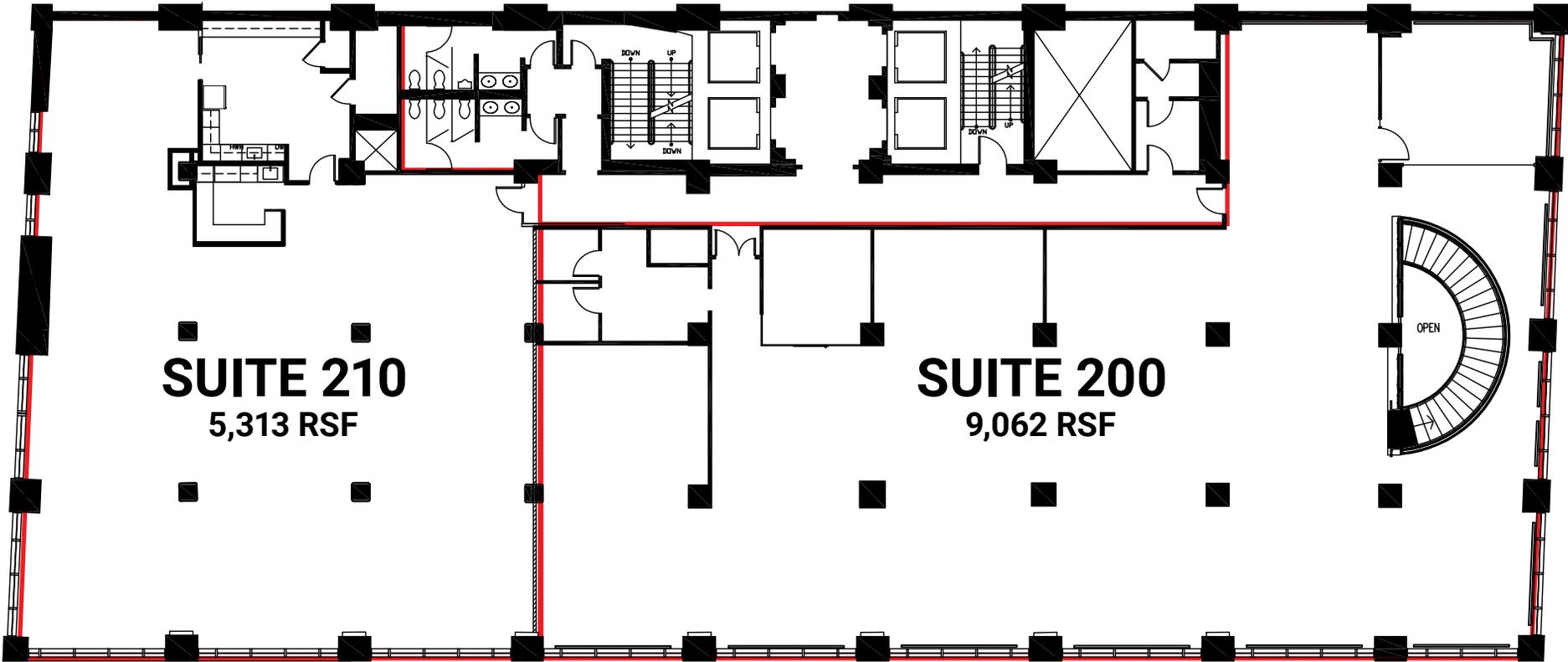
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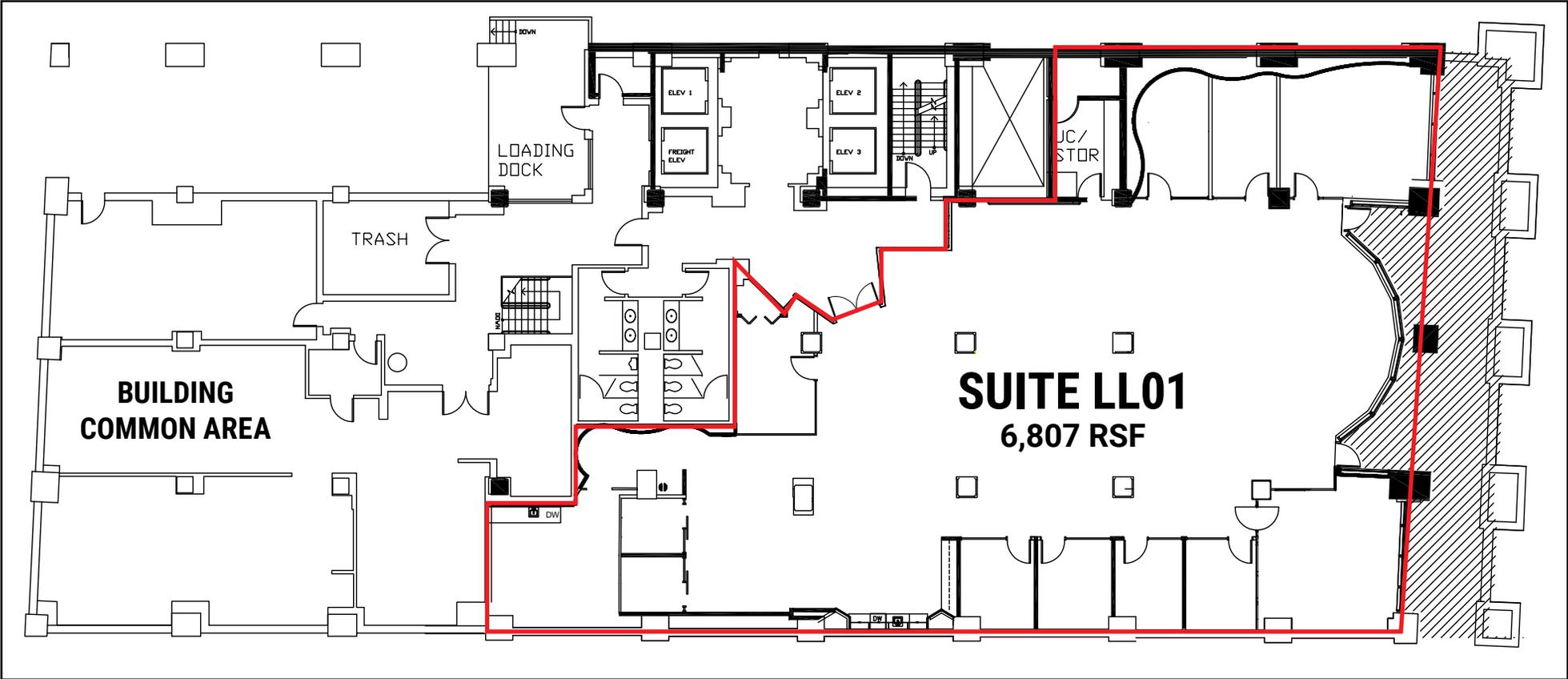
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FLOOR PLANS - SECOND FLOOR



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FLOOR PLAN - LOWER LEVEL



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STACKING PLAN

325 North Wells Street		11/07/25				
Stacking Plan of Condominium Ownership						
Floors	Height = 158'4"	R.S.F.				
11	<table border="1"> <tr> <td>Common Area Boiler Room/Elevator Machine Room/Roofs 3009 sf</td> <td>Dirt Unit 1000/#6A</td> </tr> </table>	Common Area Boiler Room/Elevator Machine Room/Roofs 3009 sf	Dirt Unit 1000/#6A	3,009		
Common Area Boiler Room/Elevator Machine Room/Roofs 3009 sf	Dirt Unit 1000/#6A					
10	<table border="1"> <tr> <td>The Chicago School of Professional Psychology (CSOPP) Unit #6B/1010 5.22% 5511 sf</td> <td>Dirt Unit 1000/#6A 6.13% 6469 sf</td> <td>Exterior Terrace</td> </tr> </table>	The Chicago School of Professional Psychology (CSOPP) Unit #6B/1010 5.22% 5511 sf	Dirt Unit 1000/#6A 6.13% 6469 sf	Exterior Terrace	11,980	
The Chicago School of Professional Psychology (CSOPP) Unit #6B/1010 5.22% 5511 sf	Dirt Unit 1000/#6A 6.13% 6469 sf	Exterior Terrace				
9	The Chicago School of Professional Psychology (CSOPP) Unit 5 10.28% 12,576 sf	12,576				
8	Hispanic Housing Development Corp. Unit 4 9.47% 12,576 sf	12,576				
7	The Chicago School of Professional Psychology (CSOPP) Unit 3 37.89% 50,304 sf (floors 4 - 7)	12,576				
6	The Chicago School of Professional Psychology (CSOPP) Unit 3	12,576				
5	The Chicago School of Professional Psychology (CSOPP) Unit 3	12,576				
4	The Chicago School of Professional Psychology (CSOPP) Unit 3	12,576				
3	The Chicago School of Professional Psychology (CSOPP) Unit 1A/#300 9.47% 12,576 sf	12,576				
2	<table border="1"> <tr> <td>325 N. Wells LLC/All Seating Unit #1B/210 2.53% 4695 sf</td> <td>325 N. Wells LLC/Kimball Unit #1/200 6.14% 7881 sf</td> </tr> </table>	325 N. Wells LLC/All Seating Unit #1B/210 2.53% 4695 sf	325 N. Wells LLC/Kimball Unit #1/200 6.14% 7881 sf	12,576		
325 N. Wells LLC/All Seating Unit #1B/210 2.53% 4695 sf	325 N. Wells LLC/Kimball Unit #1/200 6.14% 7881 sf					
1	<table border="1"> <tr> <td>325 N. Wells LLC/Kimball Unit #2/110 5.49% 5112 sf</td> <td>Common Area Main Lobby Elevator Lobby 3239 sf</td> <td>325 N. Wells LLC/Kimball Unit 1/#100 3.27% 4139 sf</td> <td>Exterior Terrace</td> </tr> </table>	325 N. Wells LLC/Kimball Unit #2/110 5.49% 5112 sf	Common Area Main Lobby Elevator Lobby 3239 sf	325 N. Wells LLC/Kimball Unit 1/#100 3.27% 4139 sf	Exterior Terrace	12,490
325 N. Wells LLC/Kimball Unit #2/110 5.49% 5112 sf	Common Area Main Lobby Elevator Lobby 3239 sf	325 N. Wells LLC/Kimball Unit 1/#100 3.27% 4139 sf	Exterior Terrace			
LL	<table border="1"> <tr> <td>Common Area Dock/Corridor/ Elevator Lobby 1410 sf</td> <td>325 N. Wells LLC/Finn Partners Unit #1C and #1D/LL 4.11% #1C (2.9%) #1D (1.21%) 9552 sf #1C (2812 sf) #1D (6740sf)</td> <td>Exterior Terrace</td> </tr> </table>	Common Area Dock/Corridor/ Elevator Lobby 1410 sf	325 N. Wells LLC/Finn Partners Unit #1C and #1D/LL 4.11% #1C (2.9%) #1D (1.21%) 9552 sf #1C (2812 sf) #1D (6740sf)	Exterior Terrace	10,962	
Common Area Dock/Corridor/ Elevator Lobby 1410 sf	325 N. Wells LLC/Finn Partners Unit #1C and #1D/LL 4.11% #1C (2.9%) #1D (1.21%) 9552 sf #1C (2812 sf) #1D (6740sf)	Exterior Terrace				
SB	Common Area Engineering/Fire Pump/Electrical/Netop/Unicom 11,142 sf	11,142				
		150,191				

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MARKET AERIAL



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LOCAL MARKET OVERVIEW



The River North neighborhood in Chicago is a vibrant area located just north of the Loop and along the Chicago River. It's known for its mix of historic buildings, modern skyscrapers, a thriving arts scene, and proximity to downtown. Its properties include a mix of residential, commercial, and cultural spaces. It offers both high-end living and office space, thriving restaurants, a vibrant arts scene, and easy access to everything downtown Chicago has to offer.

Retail and Dining: River North has a strong retail and dining scene, attracting both locals and tourists. The area boasts upscale boutiques, art galleries, and trendy restaurants. Popular destinations like The Magnificent Mile, which is nearby, help fuel foot traffic. Many restaurants and bars line the streets, especially on Hubbard Street and along the riverwalk.

Customer Profile: Resident, local Chicagoan, tourist, hotel guest and office worker.

The Riverwalk: The expansion of the Chicago Riverwalk has made River North even more desirable. It's a popular spot for outdoor activities, including dining at riverfront cafes and walking along the water. It's helped boost the area's appeal for both residents and businesses.

Arts & Culture: River North is known for its vital arts scene, home to numerous galleries, art events, and the Museum of Contemporary Art Chicago. The arts have played a key role in shaping the neighborhood's identity, attracting people with an interest in design and culture.

Office: River North is known for its vintage charm which continues to define its identity, attracting office tenants who value character and a distinctive neighborhood feel. It includes a mix of creative firms (advertising, tech, design) and larger companies. Many tenants favor River North for its superior transit connectivity, including the purple, brown, and red "L" lines and proximity to Ogilvie Transportation Center just south of the Chicago River. The area has seen more tech and startup companies setting up shop due to its proximity to the Loop and the availability of office spaces in a variety of sizes. The area also appeals to recent college graduates seeking to live and work nearby.

Transportation & Accessibility: River North is well-served by public transit, with several bus routes and the Brown, Purple, and Red Line CTA train lines providing quick access to downtown Chicago and other areas of the city. Many residents opt to walk or bike, as the neighborhood is pedestrian-friendly. Access to major highways like I-90/94 and I-290 is also convenient, making it easier for people who commute by car.

Residential: River North appeals especially to young professionals, urban buyers, and renters seeking city living with convenient access to transit and amenities. The neighborhood has many high-rise towers along or near the Chicago River and throughout River North, many with premium amenities like doormen, fitness centers, rooftop decks, and river views. Besides high-rises, there are mid-rise and low-rise condo buildings and occasional townhomes, offering varied price points and layouts. Single-family homes are rare in River North and often command high prices when available. River North has a legacy as a former industrial and warehouse district, so many older buildings have been converted into loft-style residences with large windows and open floor plans—appealing for those wanting character alongside urban living.

DEMOGRAPHICS	1/2 MILE	1 MILE	2 MILE
Total Population	39,745	97,646	191,906
Average HH Income	\$155,513	\$148,998	\$147,786
Median Age	36.9	36.7	35.0
Daytime Population	161,679	460,195	722,251

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