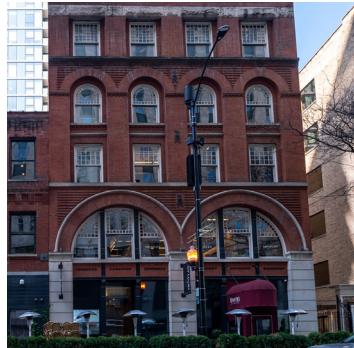
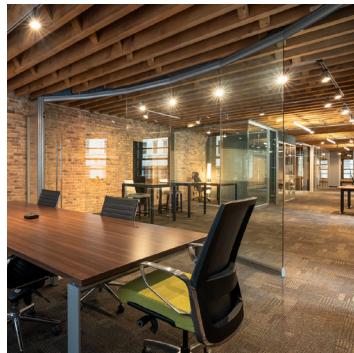


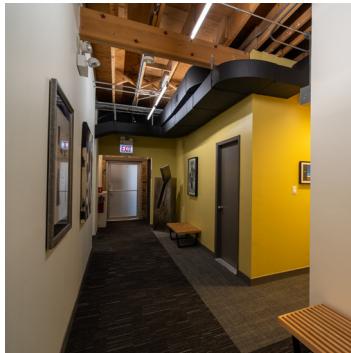
kinzie | design | center



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220-230 WEST KINZIE STREET, CHICAGO, IL



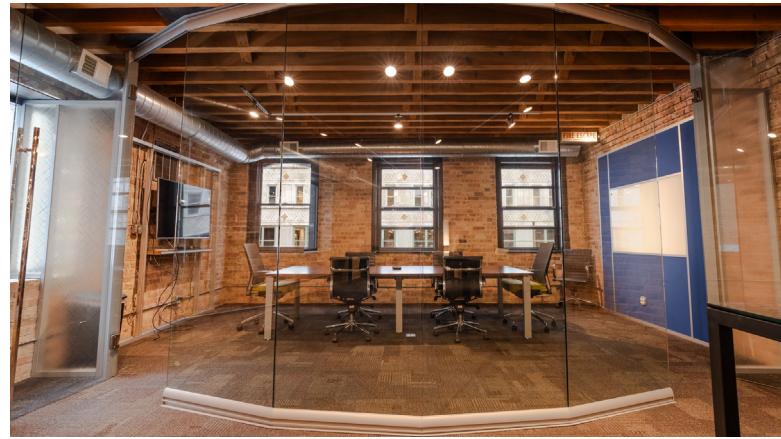
OFFICE & SHOWROOM SPACE DIRECTLY ACROSS FROM THE MERCHANDISE MART

Kinzie Design Center is a boutique timber loft office building originally built in 1904. The five-story property offers 77,400 square feet of creative office space. Located steps from the Merchandise Mart "L" stop, it provides easy access to public transit, parking, expressways, and a wide range of nearby restaurants, retail, and entertainment.

With newly renovated offices and showrooms, a modern lobby with keycard entry, tenant-controlled HVAC, and build-to-suit options, Kinzie Design Center blends historic charm with modern convenience—making it a prime choice for creative businesses.

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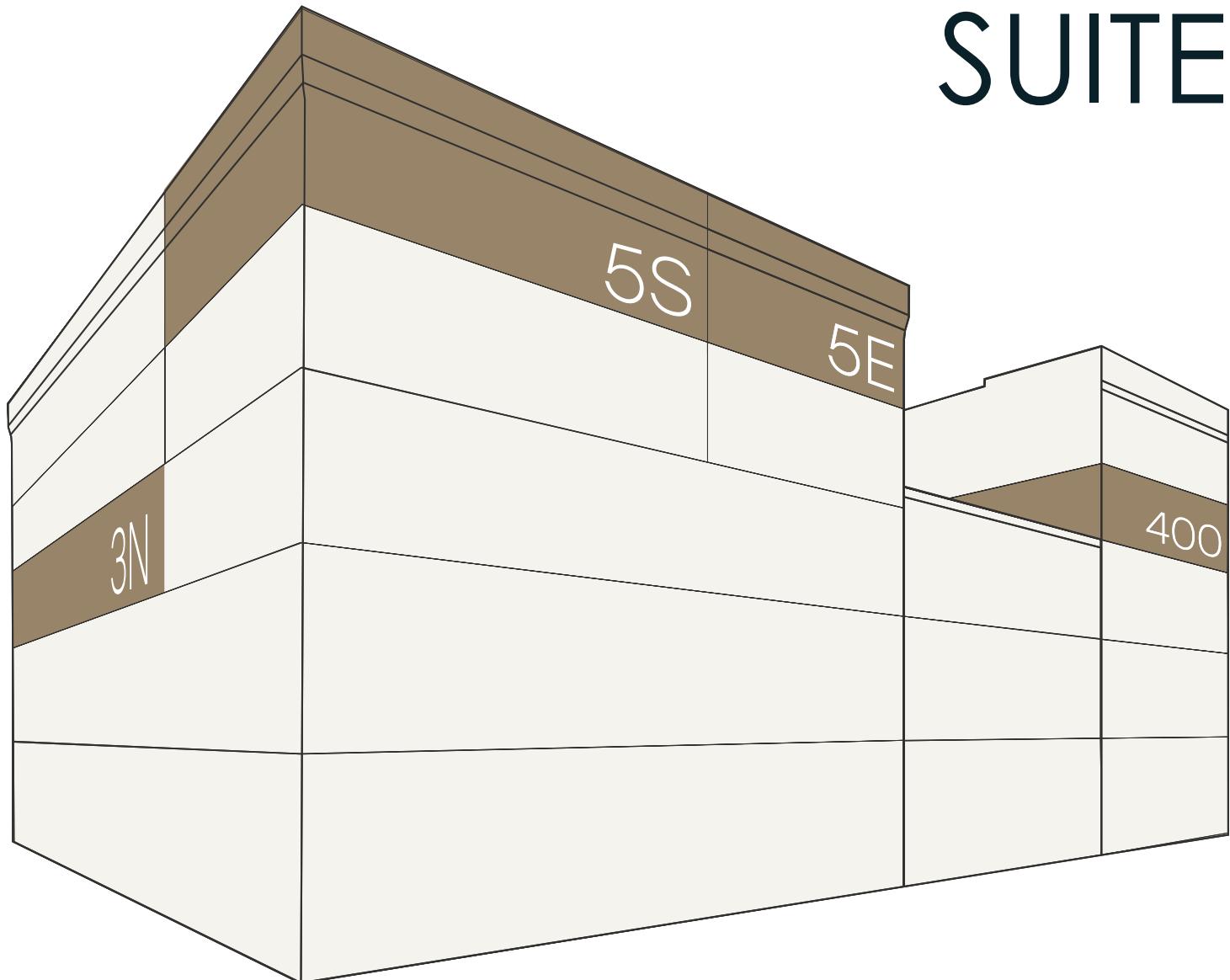
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CLAIM YOUR SUITE



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SUITE	RSF	DETAILS
3N 401 N. Franklin Street	2,174	Sandblasted brick & timber loft space with two private offices & a 10 person conference room (all glass fronts), open area for as many as 15 people, and an open kitchen with a casual seating area.
400 220 W. Kinzie Street	3,593	Suite 400 is a dramatic brick-and-timber loft with elevator access, bay windows overlooking The Mart, and a glass conference room. It features three private offices, open seating for 15, two restrooms, an open kitchen, and potential for a small roof deck.
5E 401 N. Franklin Street	2,100	Suite 5E is a second-generation, furnished timber loft with three private offices, open seating for 25, a private restroom with shower, and a full kitchen. It's a flexible, plug-and-play space ready for immediate use.
5S 401 N. Franklin Street	1,900	Top floor efficient brick & timber loft office with two large private offices, a conference room for as many as 12 people, a spacious open area with seating for as many as 10 people, and a galley style kitchen.

KDC features two separate entrances for office tenants, corresponding to their suite locations within the property. The entrance at 220 W. Kinzie Street provides access to suite 400, while the 230 W. Kinzie Street entrance serves tenants in suites 4E, 4S, 5E, and 5N. This dual-entrance design enhances both accessibility and convenience for both occupants and visitors.

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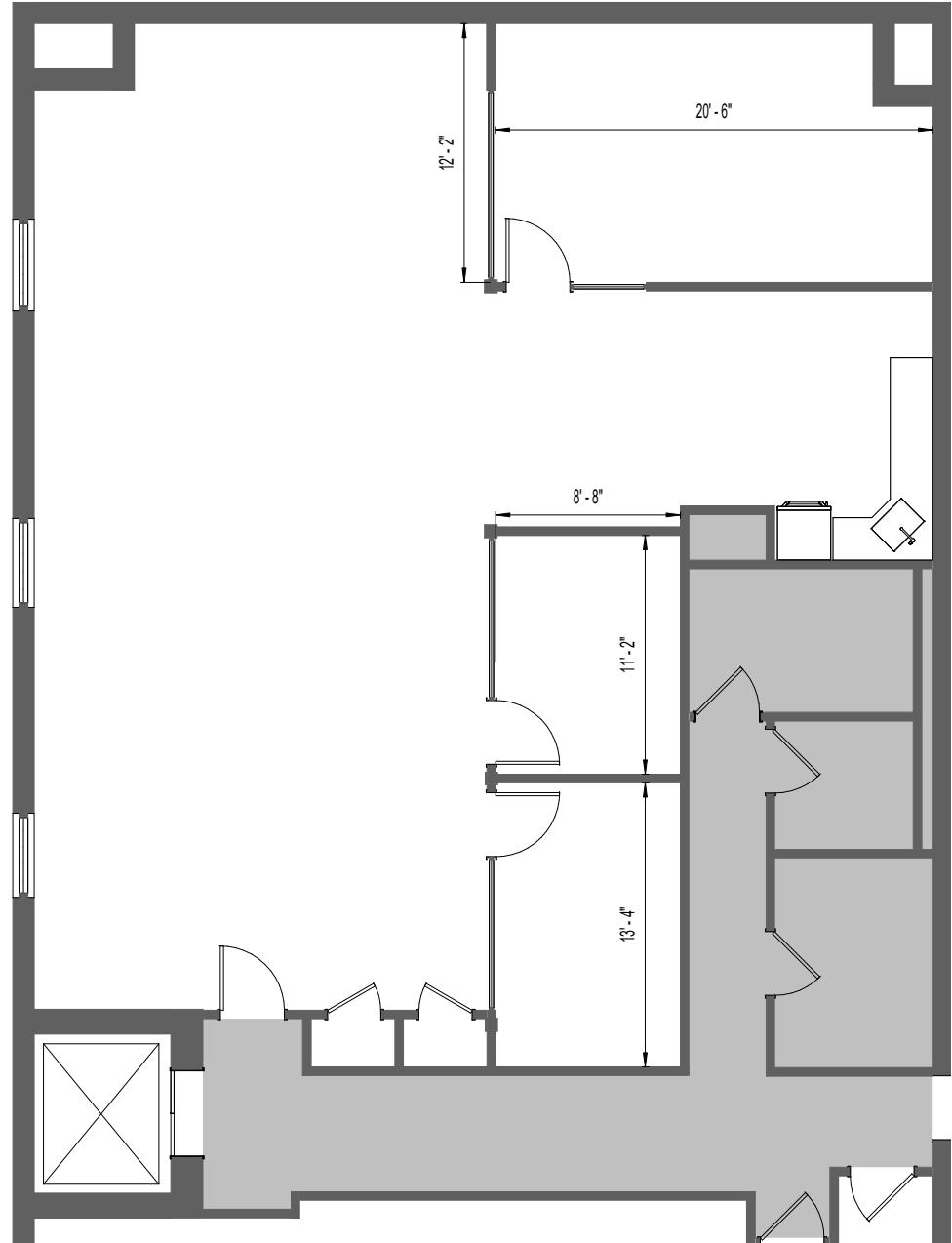
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SUITE 3 NORTH

401 N Franklin Street
2,174 RSF

Sandblasted brick & timber loft space with two private offices & a 10 person conference room (all glass fronts), open area for as many as 15 people, and an open kitchen with a casual seating area.



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Plans are not to scale.
Square footage approximate.





IN PROCESS BUILD SPEC SUITE

SUITE 400

220 W Kinzie Street
3,593 RSF

Suite 400 is a dramatic brick-and-timber loft with elevator access, bay windows overlooking The Mart, and a glass conference room. It features three private offices, open seating for 15, two restrooms, an open kitchen, and potential for a small roof deck.

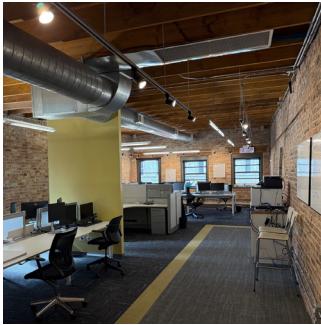
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Square footage approximate.



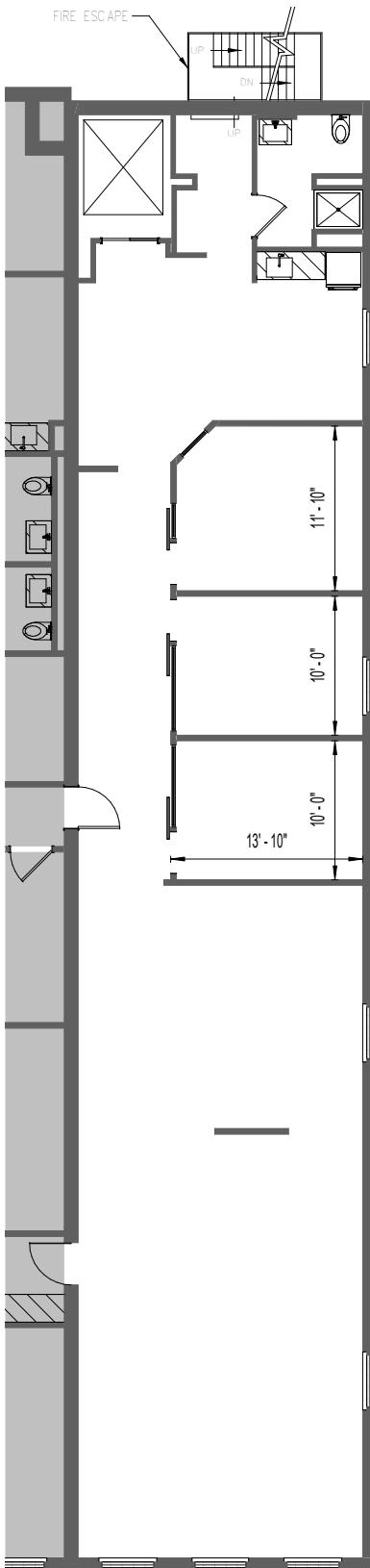


SUITE 5 EAST

401 N Franklin Street
2,100 RSF

Suite 5E is a second-generation, furnished timber loft with three private offices, open seating for 25, a private restroom with shower, and a full kitchen. It's a flexible, plug-and-play space ready for immediate use.

VIRTUAL TOUR

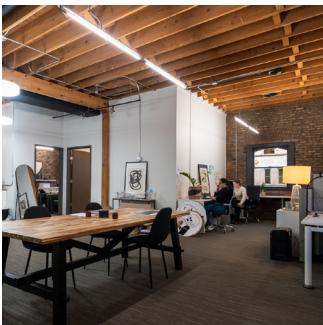


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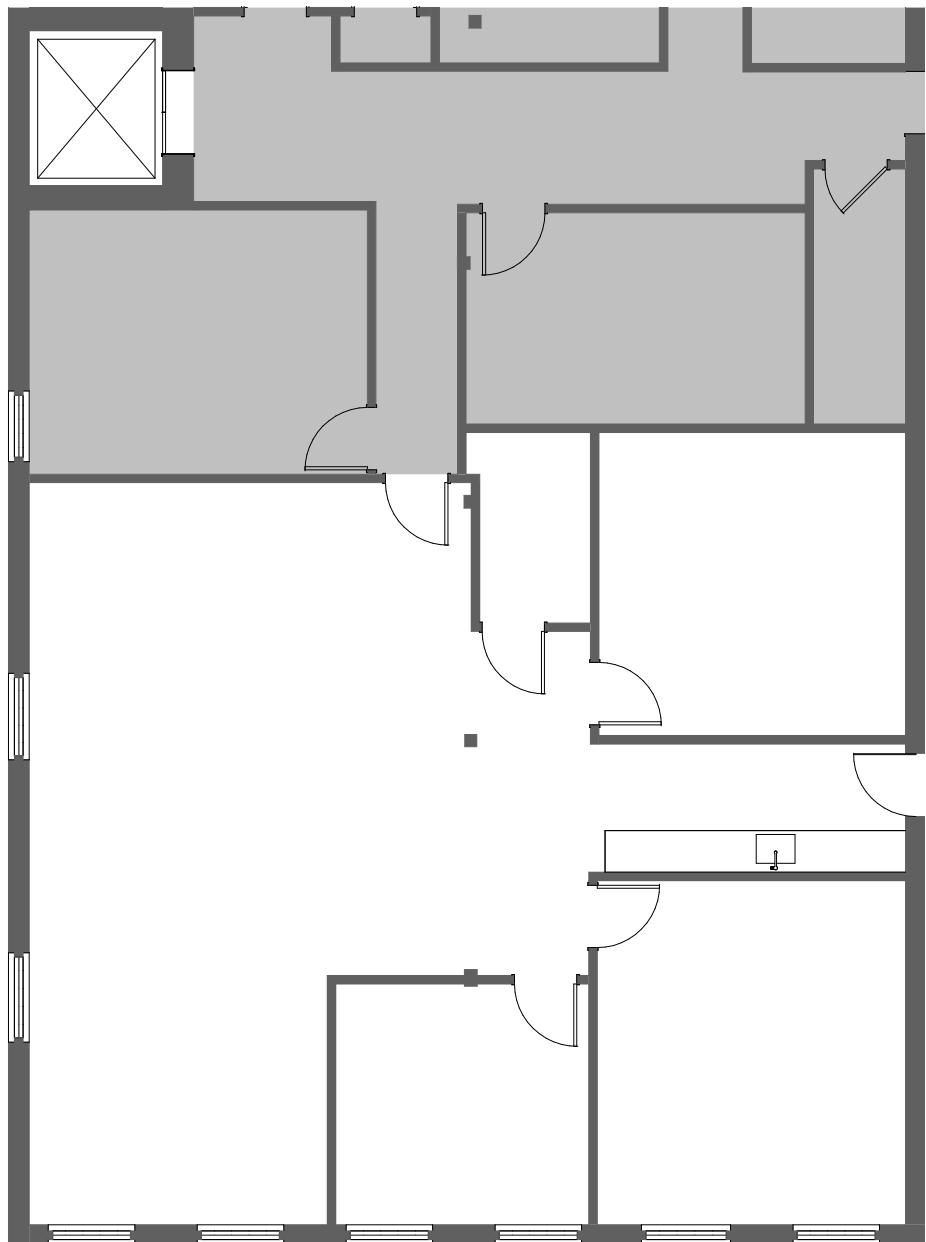
Plans are not to scale.
Square footage approximate.



SUITE 5 SOUTH

401 N Franklin Street
1,900 RSF

Top floor efficient brick & timber loft office with two large private offices, a conference room for as many as 12 people, a spacious open area with seating for as many as 10 people, and a galley style kitchen.



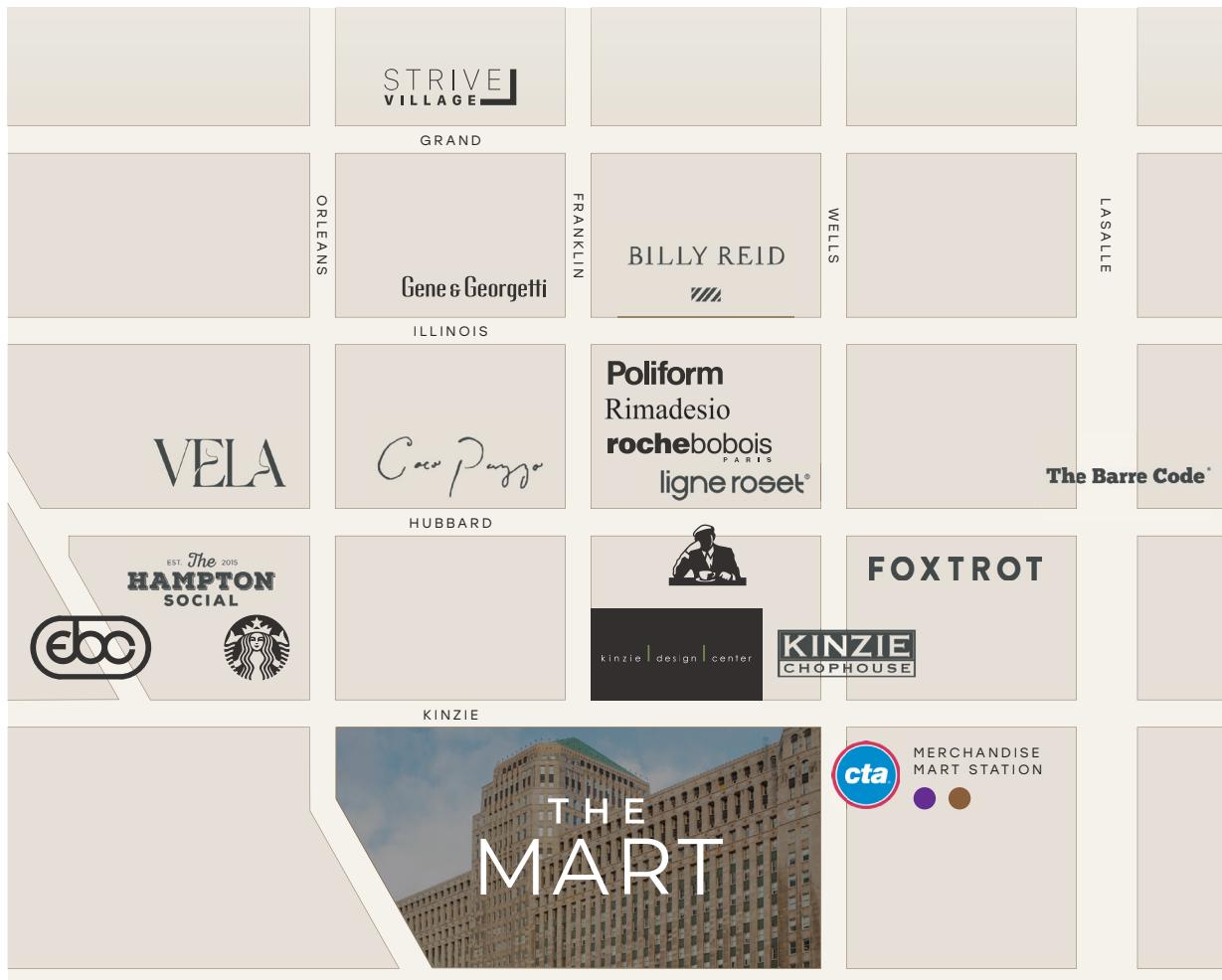
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Plans are not to scale.
Square footage approximate.

IN THE HEART OF RIVER NORTH'S DESIGN DISTRICT



DINING

GILT BAR
CICCIO MIO
BAVETTE'S
GENE & GEORGETTI
KINZIE CHOPHOUSE
FOXTROT
COCO PAZZO
THE HAMPTON SOCIAL

STARBUCKS
JOE & THE JUICE
VELA BAR Y COCINA

WELLNESS

EAST BANK CLUB
STRIVE VILLAGE
THE BARRE CODE

RETAIL

THE MART SHOWROOMS
POLIFORM
RIMADESIO
BILLY REID CUSTOM
ROCHE BOBOIS
LIGNE ROSET

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GROUND-FLOOR TENANTS INCLUDE FAMED DINING DESTINATIONS,
ALL LOCATED WITHIN KDC.

GILT BAR
-CHICAGO-

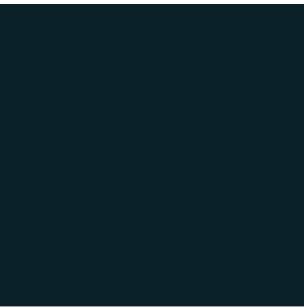
CICCIOMIO

BAVETTE'S

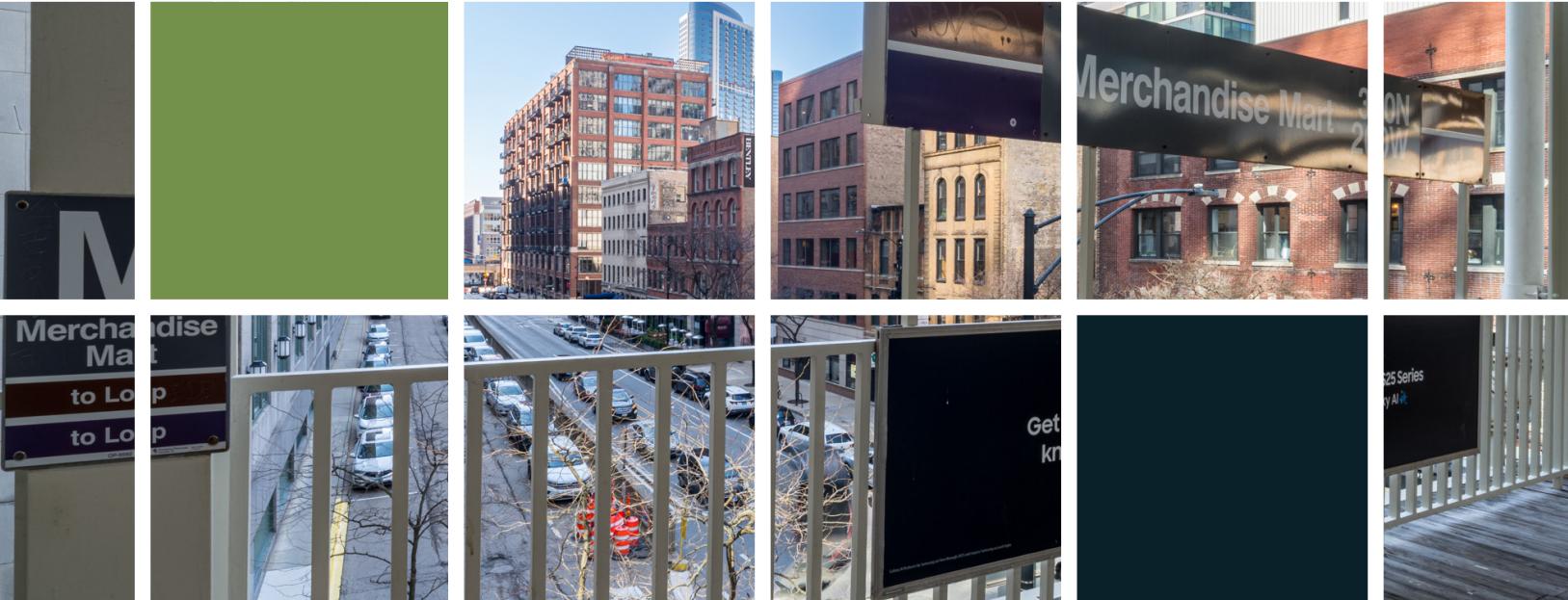
**DOUGHNUT
VAULT**

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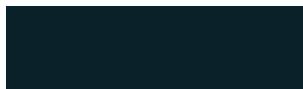
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