



THE 808

CLEVELAND

460 W CHICAGO AVE | CHICAGO

BLANK CANVAS. BOLD ADDRESS.

RIVER NORTH
4TH FLOOR OFFICE

VANEESA PEETERS

970.213.3276

VANEESA.PEETERS@SVN.COM

JIM MEAD

312.676.1861

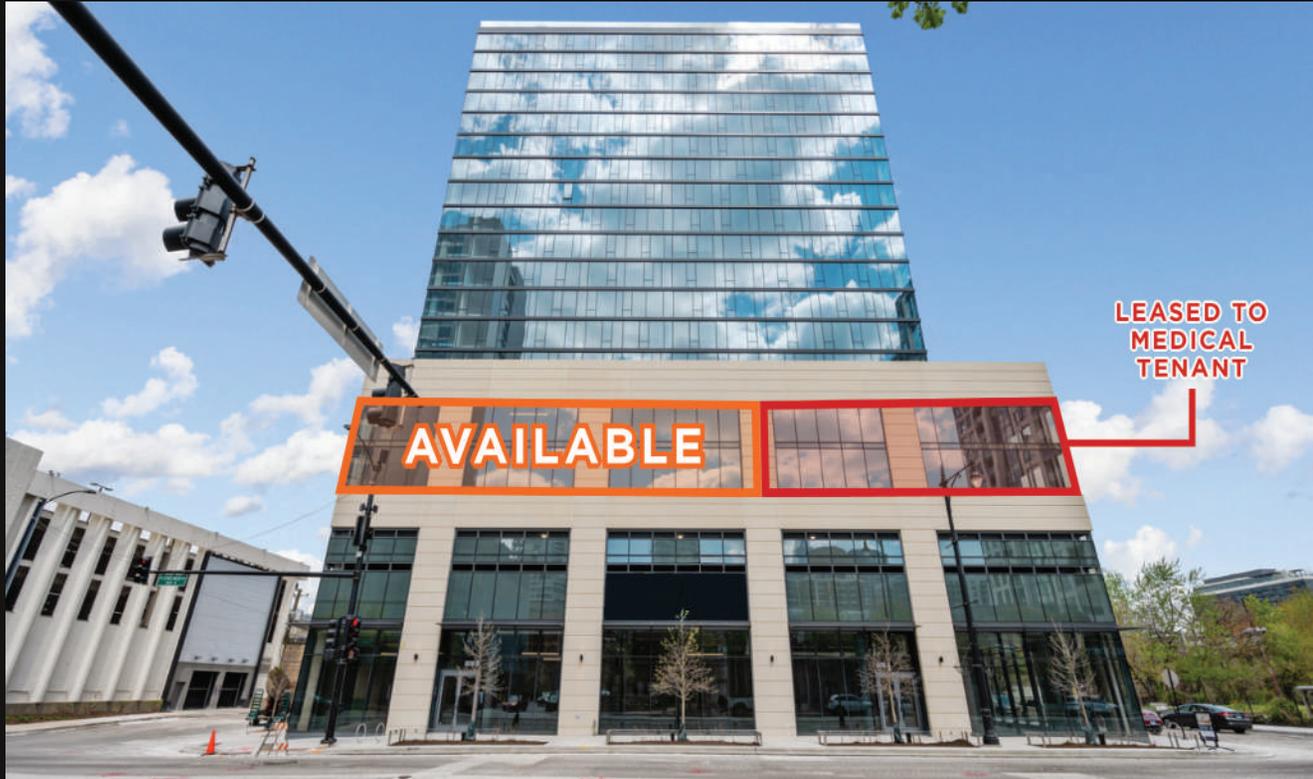
JAMES.MEAD@SVN.COM



OFFICE DETAILS | THE 808



ASKING RATE:	\$23.00 PSF FULL SERVICE
AVAILABLE SF:	1,911 - 5,141 SF
BUILDING CLASS:	A
CEILING HEIGHT:	10' FINISHED / 9'-8" FLOOR-TO- FLOOR
DELIVERY:	RAW SHELL
YEAR BUILT:	2023
MARKET:	RIVER NORTH



- The Only Raw Class A Office Space in River North
- Outstanding Term Flexibility
- Amenity Access to Pool, Fitness Center, and More for Office Tenants
- Robust Business Signage Visibility with 25,000 VPD
- Secure Garage Parking Available
- Private Elevator and Keyless Entry for Office Users

DESIGN WITHOUT LIMITS AT THE 808

RAW SPACE READY FOR CREATIVE BUILDOUT TO MEET YOUR SPECIFICATIONS





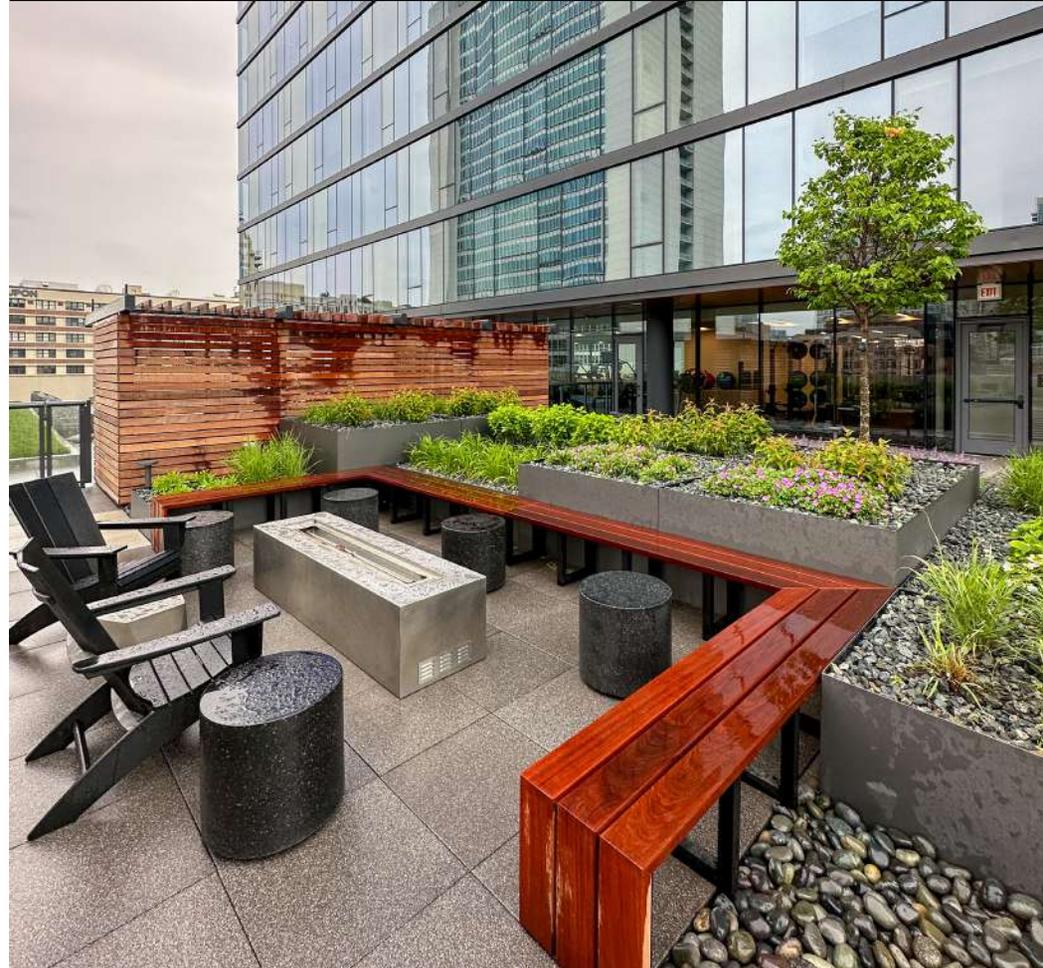
- Superb location situated on Chicago Avenue between Cleveland Avenue and Kingsbury Street at the center of several major new developments
- Optimal location for users seeking massive visible exposure capturing nearly 25,000 VPD
- Amazing signage exposure
- Private elevator access for office users
- Private access to both office and retail floors
- Secure indoor garage parking
- Two state-of-the-art fitness centers
- Private keyless entrance for office users
- Executive wellness amenities including pool, fitness center, secure parking negotiable
- 24 hour security exterior and interior camera surveillance

[VIEW AERIAL PROPERTY TOUR
CLICK HERE](#)

THE AMENITIES | THE 808



The 808 has an outstanding offering package which includes a competitively luring array of amenities. This vibrant new development has lots of exciting changes happening now and in its near future.



ABOUT RIVER NORTH



A stylish urban neighborhood that borders the Magnificent Mile and is just across the bridge from the Loop, River North is the go-to district for those who appreciate fine art and design; and for those who appreciate fine dining and drinks, the momentum behind the latest trendsetting openings continue to build as the late-night energy swells.

Dormant factories and industrial warehouses began their transformation in the 1970s and 1980s, becoming workspaces and studios for artists and entrepreneurs. What followed was an influx of new businesses that densely concentrated the area and have made River North a hub for creativity and entertainment. Anchoring the area is the massive Merchandise Mart, with its endless trade showrooms for furniture and design wholesalers. Surrounding this epicenter are eye-catching galleries, home stores, and antique shops. Architectural standouts are abundant, from the twin corn cobs, Marina City, to its neighbor the stately steel and glass 330 N Wabash building by Mies van der Rohe.

Cultured by day, River North shifts into high gear by night. The dining scene is always buzzing from knockout noodles and Spanish tapas to high-end steakhouses and famed pizzerias. Just about every type of cuisine is covered in this mix of award-winning restaurants and local favorites. And for some after-hours revelry, slip into any of the sleek new clubs, rooftops, upscale wine bars and craft cocktail lounges that garnish the area.

*Info courtesy of wikipedia.org

RIVER NORTH DEMOGRAPHICS

MEDIAN AGE

34.7



AVERAGE INCOME PER HOUSEHOLD

\$233,751

ESTIMATED DAYTIME POPULATION

82,357



ESTIMATED POPULATION

22,561

ESTIMATED NUMBER OF HOUSEHOLDS

16,233



MEDIAN HOME VALUE

\$498,324

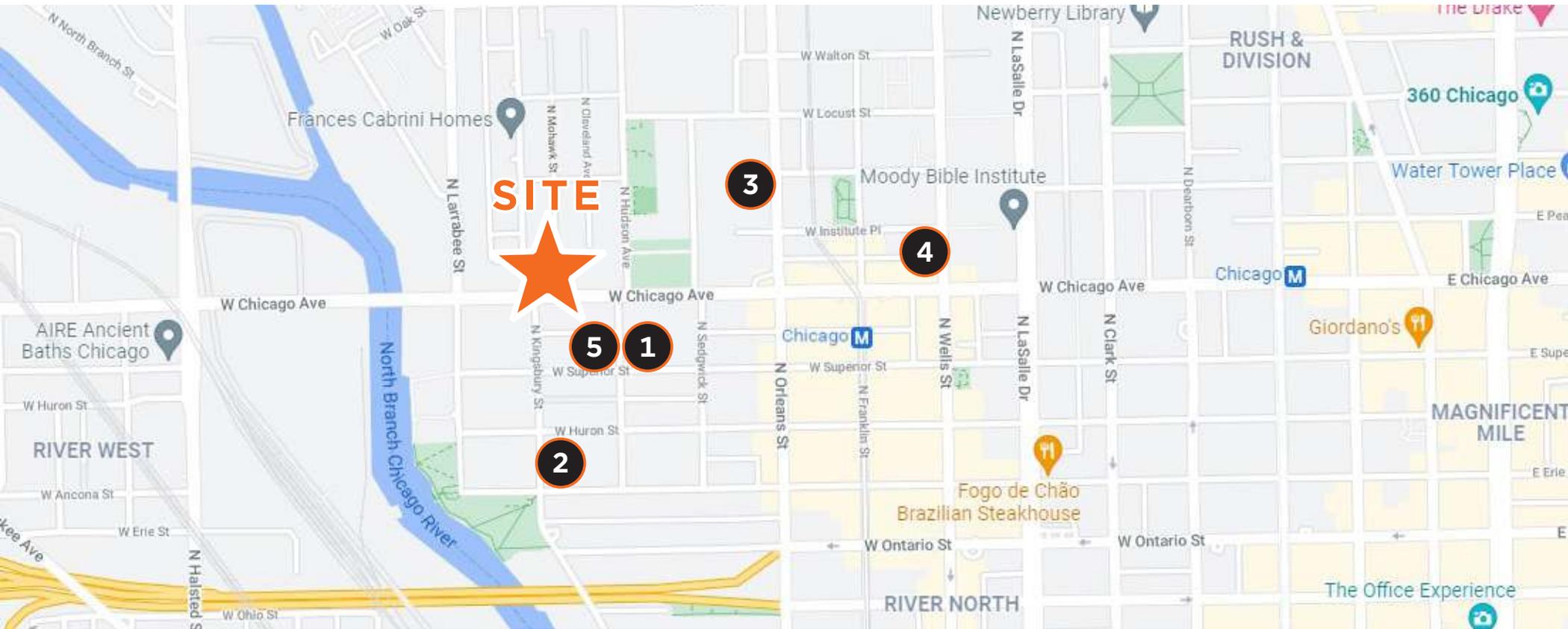
SOURCE: Sites USA, Chandler, Arizona, 480-491-1112
Demographic Source: Applied Geographic Solutions - TIGER Geography



AREA RETAILER MAP



NEARBY DEVELOPMENTS



1. The Hugo	751 N Hudson	18,867 sf	227	Completed
2. Parc Huron	469 W Huron	1,300 sf	221	Completed
3. Next Apartments	347 W Chestnut	6,931 sf	310	Completed
4. AMLI 808	808 N Wells	5,000 sf	318	Completed
5. The Hudson	750 N Hudson		240	Completed

DISCLAIMER



The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



VANEESA PEETERS

970.213.3276

VANEESA.PEETERS@SVN.COM

JIM MEAD

312.676.1861

JAMES.MEAD@SVN.COM

All SVN® Offices Independently Owned & Operated.

The information listed in this proposal has been obtained from sources we believe to be reliable, however we accept no responsibility for its correctness.