



445 west·erie

MORE THAN A LOFT OFFICE

Featuring 18-ft ceilings and interior mezzanines

BA BRADFORD
ALLEN

 ALVAREZ & MARSAL
PROPERTY MANAGEMENT

BA BRADFORD
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About.

Originally built in the early 1900s, 445 W. Erie is a 53,000-SF, three-story brick-and-timber loft office building located in River North. The building's rare, heavy timber warehouse construction features 18-foot ceilings and built-out interior mezzanines. The property is truly one of a kind, exemplifying a modern vintage warehouse vibe, perfect for non-traditional office users.



RENOVATIONS

Recently renovated lobby, common areas, corridors, and restrooms.



UNIQUE INTERIOR

Lofted industrial-style ceilings, abundant natural light, and interior mezzanines.



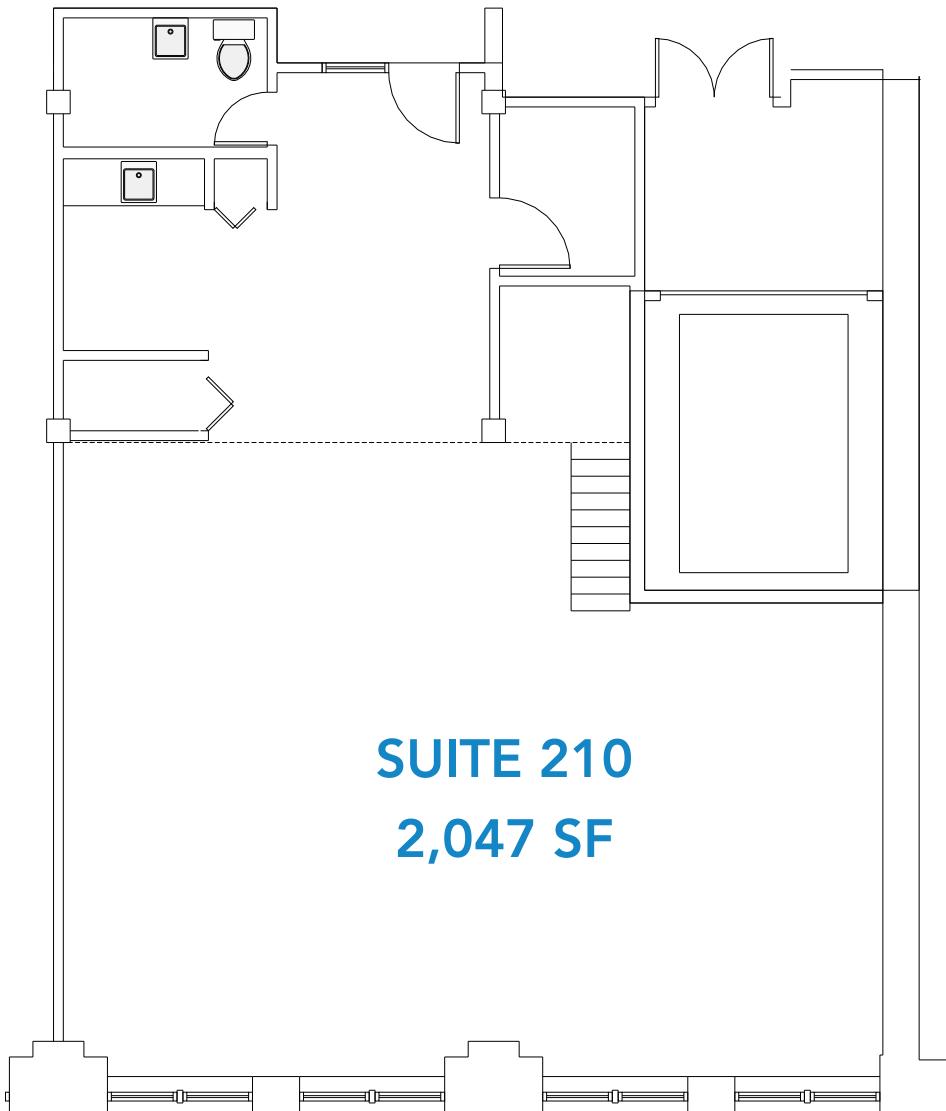
IDEAL LOCATION

Ideally located in River North with convenient access to the Brown and Purple CTA lines.



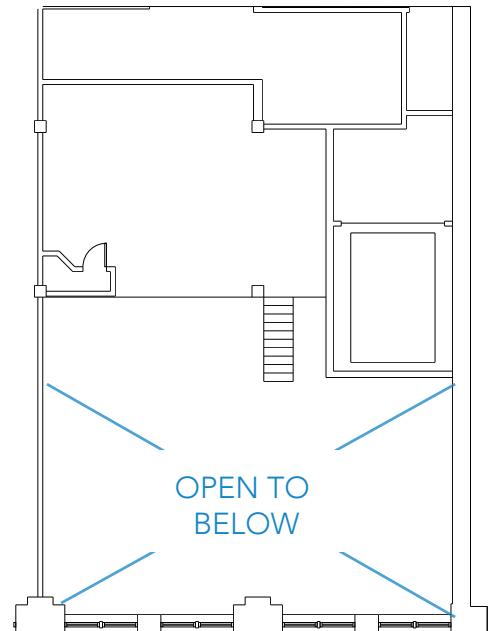
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Mezzanine example

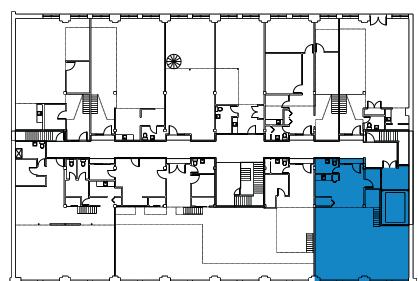


SUITE 210
2,047 SF

MEZZANINE



N
V



Welcome to the neighborhood.

River North began as a development of factories and industrial warehouses, but later transformed into work spaces and studios for entrepreneurs and artists in the 1970s and '80s. The neighborhood is well known for its fine dining, exciting nightlife, and rich art scene. There are over a hundred restaurants in River North, featuring all types of cuisine, plenty of upscale bars, sleek clubs, swanky lounges and over two dozen galleries. River North will give you a feeling of excitement, liveliness and freedom to be creative.

Everything within reach.

Situated along the North Branch of the Chicago River, 445 W. Erie is conveniently accessible via the Chicago and Franklin Brown/Purple CTA station and boasts plentiful access to restaurants and retail all within walking distance.



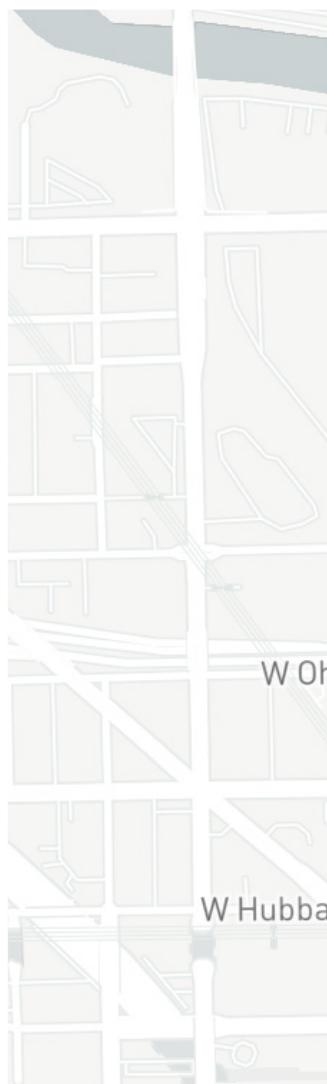
Restaurants



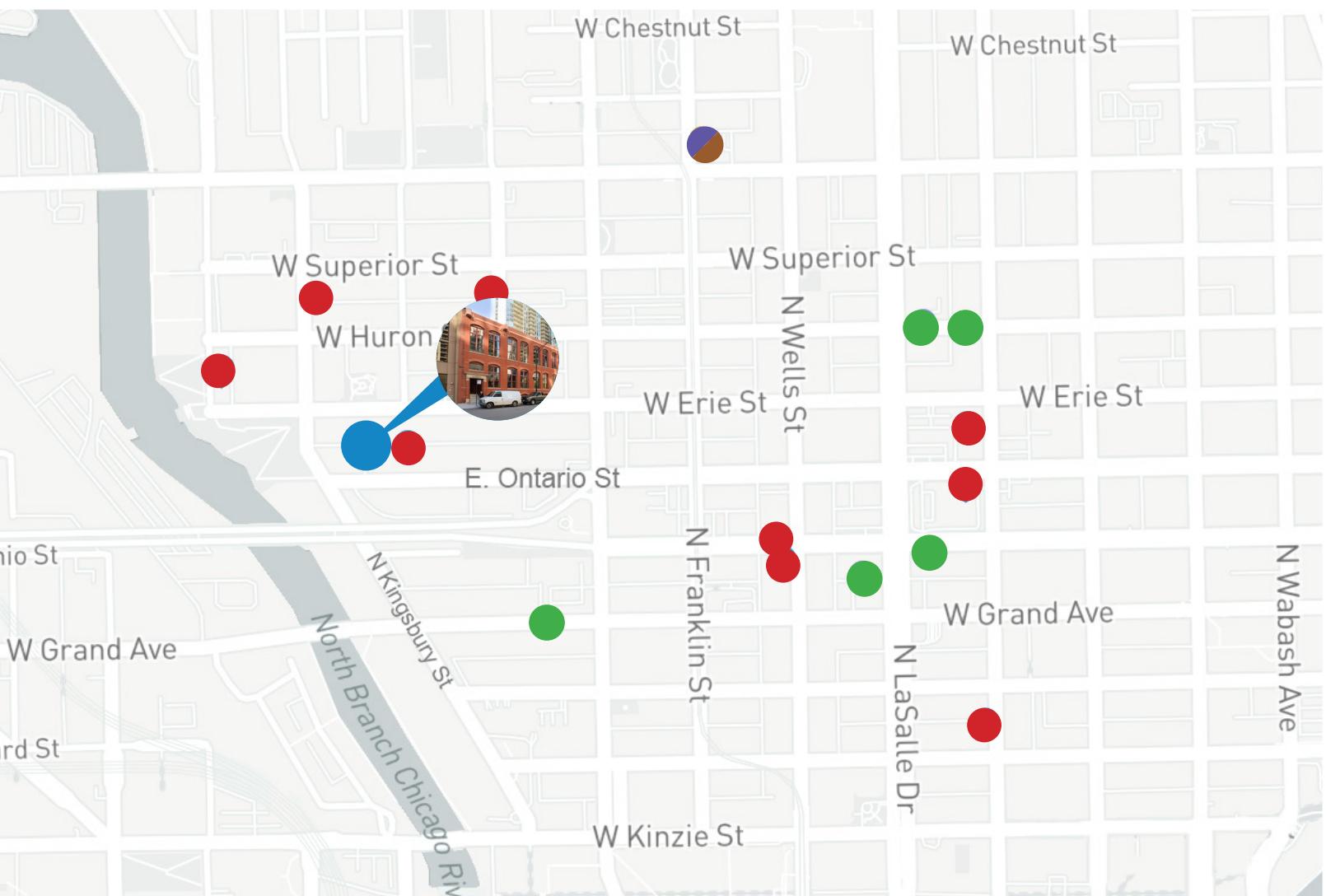
CTA Station



Hotels



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For more information or to arrange a tour,
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