



AVISON
YOUNG

212 West Kinzie Street

Chicago, Illinois 60654

28,245 rentable square feet now available in
the center of Chicago's River North community.

For Lease



Heart of River North

212 West Kinzie Street

Property summary

Welcome to 212. The Kinzie Building is a six-story brick and timber structure with a rich history dating back to 1889. The building offers amenities such as fiber-optic internet, bike storage, security, and 24-hour access. It features exposed brick, high ceilings, and a courtyard for tenant use, providing a unique and attractive workspace for businesses with a small footprint.

Home to many tech companies and professional services, River North is known for its innovative business environment paired with trendy commercial, residential, and entertainment options. Between the Loop, West Loop, and Michigan Avenue, the Kinzie Building is highly accessible from every angle. Additionally, the area boasts a high Walk Score, with numerous dining, nightlife, and cultural options.

212 is well-connected through several public transportation routes. Easy access to major highways (I-90/94, Lake Shore Drive) and public transit (CTA Brown and Purple lines) ensures convenient commuting for employees.

CTA bus routes

The #65 Grand bus runs along Grand Avenue, which is just a short walk from West Kinzie Street.

CTA 'L' lines

The Brown and Purple Lines stop at the Merchandise Mart station is only a few blocks away.

Metra trains

The Ogilvie Transportation Center and Union Station are within a mile, enabling easy access to various lines.



Walk Score



98



Bike Score



79



Transit Score



100



Class B office



Six (6) stories



28,245 rentable
square feet



Modern courtyard
with lounging area



Built in 1889



16' ceiling heights



Fiber-optic internet



Security system



Proximity to several
commuter routes



Nearby dining and
entertainment



On-site bike storage

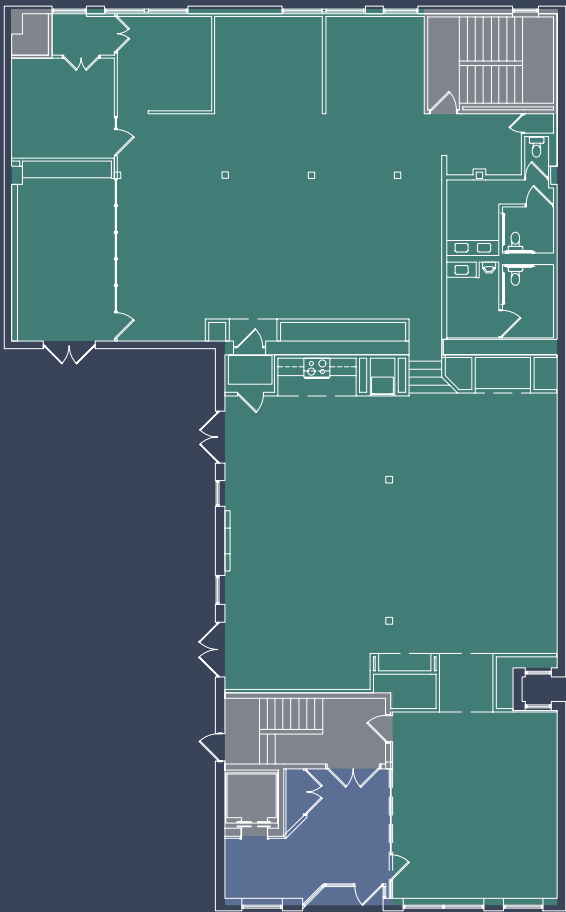


24-hour access






Floor plan



Ground level: 5,118.38 rsf



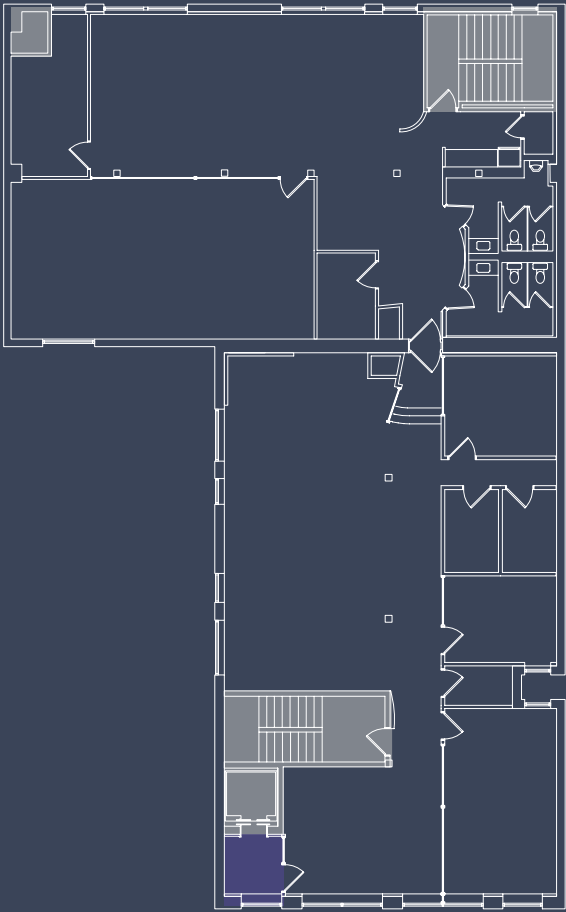
WEST KINZIE STREET

-  Leased area
-  Available area
-  Building common
-  Assigned corridor
-  Major vert. penetration








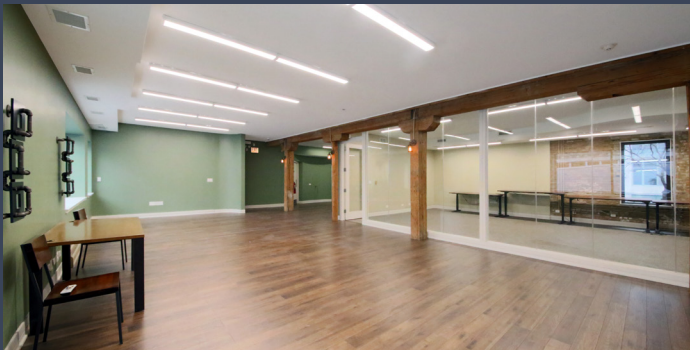
Floor plan

2nd level: 5,438.44 rsf



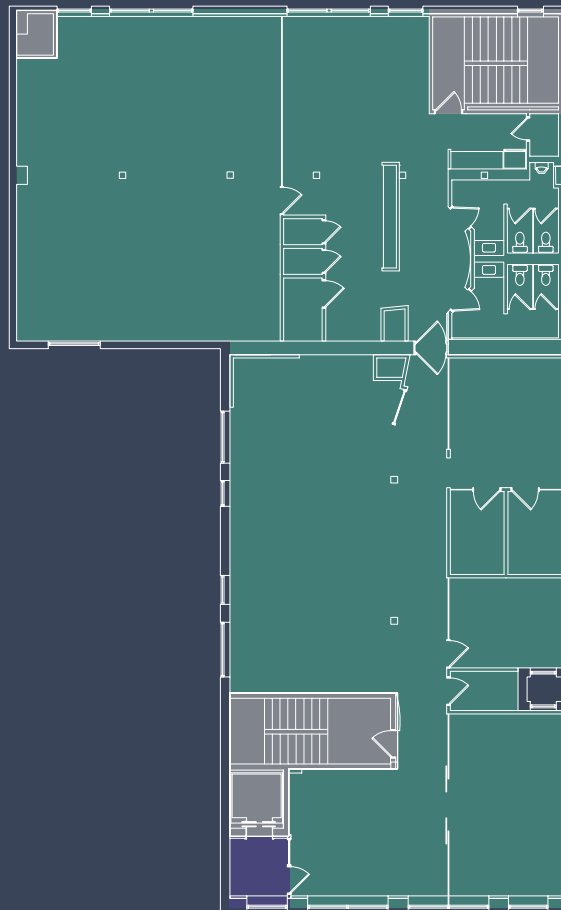
WEST KINZIE STREET

-  Leased area
-  Available area
-  Building common
-  Assigned corridor
-  Major vert. penetration








Floor plan

3rd level: 5,438.44 rsf



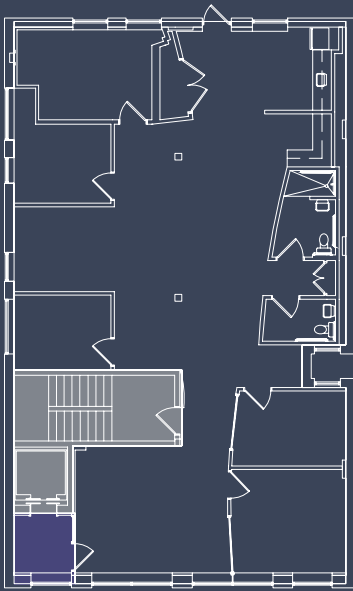
WEST KINZIE STREET

-  Leased area
-  Available area
-  Building common
-  Assigned corridor
-  Major vert. penetration



Floor plan

4th level: 2,739.59 rsf



WEST KINZIE STREET



- Leased area
- Available area
- Building common
- Assigned corridor
- Major vert. penetration








Floor plan

5th level: 2,742.29 rsf



WEST KINZIE STREET



-  Leased area
-  Available area
-  Building common
-  Assigned corridor
-  Major vert. penetration



Floor plan

6th level: 2,742.32 rsf



WEST KINZIE STREET



- Leased area
- Available area
- Building common
- Assigned corridor
- Major vert. penetration



Location overview

The heart of connectivity

With 212 West Kinzie, the convenience of the daily commute is unparalleled: public transportation between the CTA 'Merchandise Mart' Brown Line stop and Metra stations is within a short walk. Multiple nearby parking garages allow employees and clients the same ease of entry via Chicago's arterial roads and interstate.

A walk across Kinzie Street presents tenants with a direct in-building connection to the Brown Line and a two-story food hall. Whether employees are stepping out for a quick lunch break or rushing to the train from happy hour, 212 embodies the River North lifestyle and its quick-paced culture.

Vibrant arrays of eateries, ranging from fast-casual to luxury rooftop bars provide tenants with countless choices. A few memorable culinary experiences only steps away from 212 include Bavette's Bar & Boeuf, Ciccio Mio, and Gilt Bar. After a long day of work, River North is equipped to support your team with endless options to savor.

Your business will find itself in a modern and accessible home at 212 West Kinzie, surrounded by a plethora of networking opportunities and entertainment options—all within walking distance.



Your ideal destination.

Take advantage of the River North lifestyle.

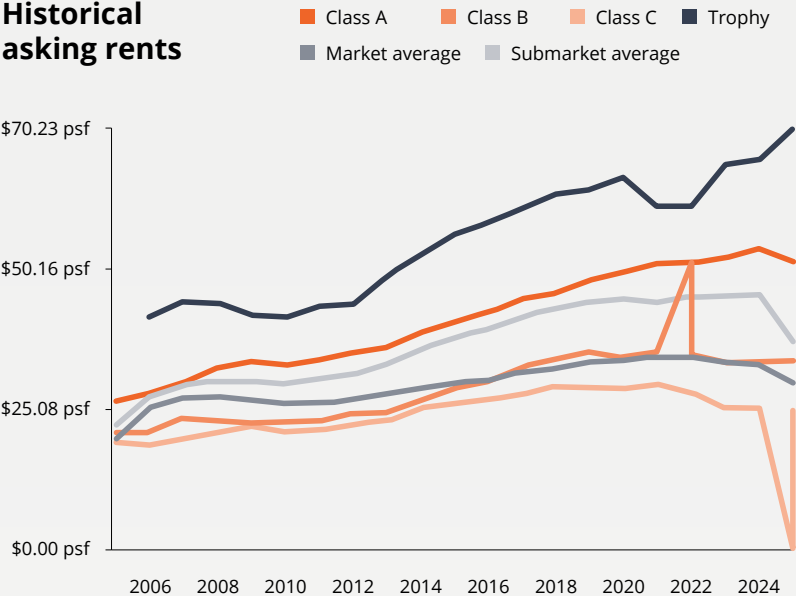


Market summary

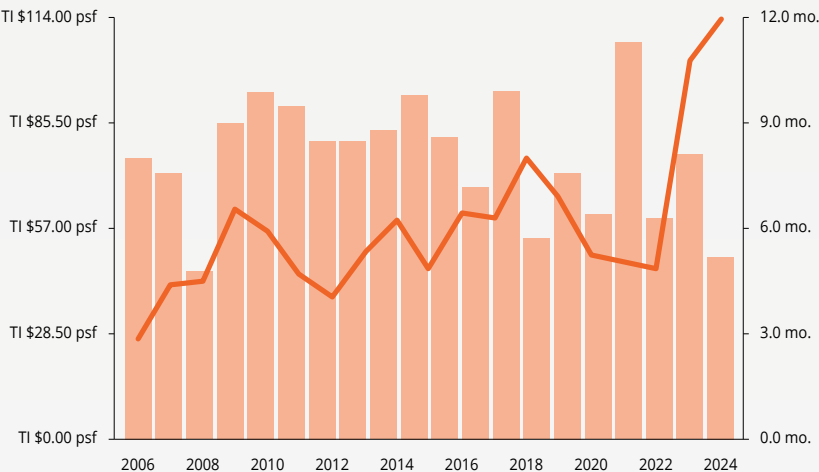
River North

Welcome to River North. Located in the heart of downtown, this community in Chicago stands as a vibrant and dynamic urban haven, teeming with positive energy and character. Known for its nightlife atmosphere and riverside attractions, the area provides a diverse array of boutiques, galleries, and fine dining restaurants that attract both locals and tourists.

Historical asking rents



Leasing activity



Population

1 mile: 116,955
2 mile: 259,637
3 mile: 410,517



Median home value

\$540,807



Median household income

\$117,660



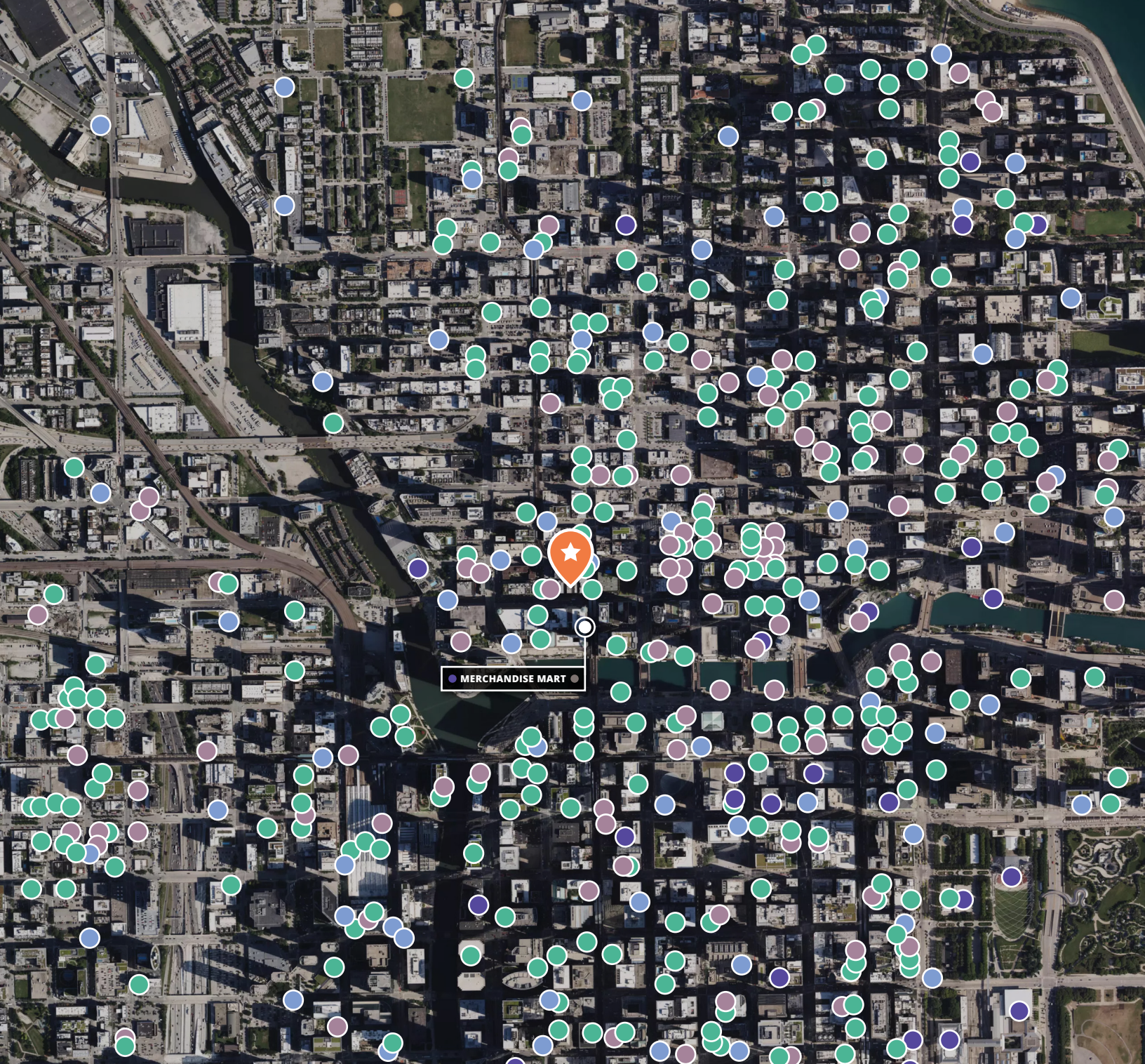
Median age

37



Average family size

3



★ **212 WEST KINZIE STREET**, CHICAGO, ILLINOIS 60654

THE PERKS OF PROXIMITY (1 MILE)



100+
Restaurants



80+
Bike stations



80+
Bars



25+
Entertainment



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