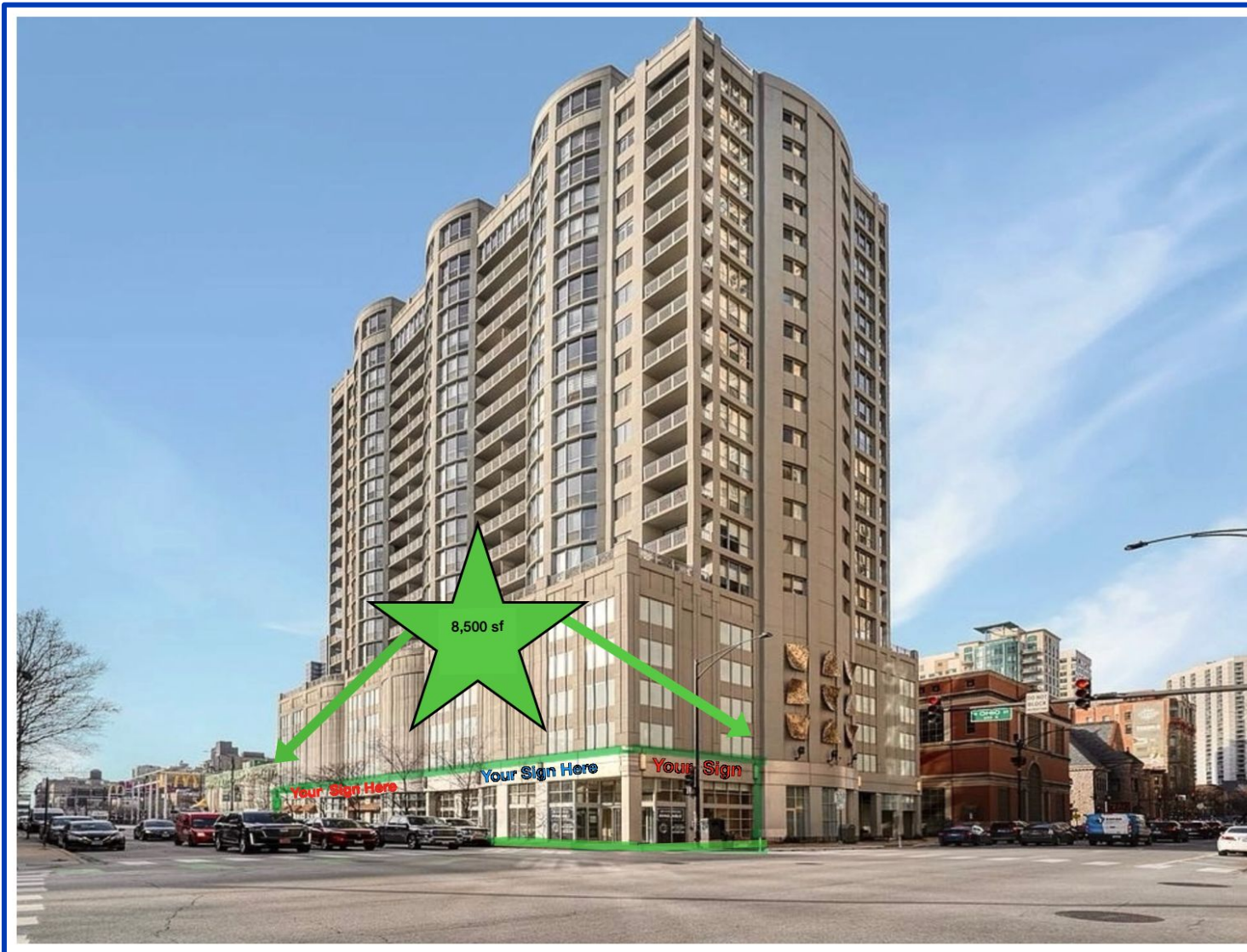


Prime River North Commercial

600 N. Dearborn, Chicago, IL 60654

FOR LEASE

+/-8,243sf (divisible)



High Visibility

NWC of
Dearborn & Ohio

*2nd Generation
Restaurant*

Infrastructure
Remains

Walk Score

99

Population

1 Mile:
139,970



Roxanne Gardner

(312)262-1414

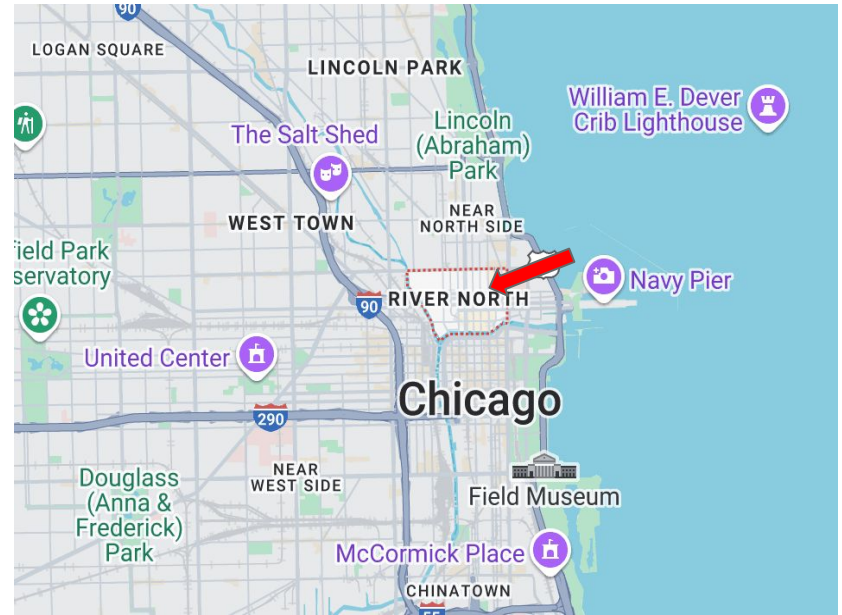
Deals@psgre.com

Location Summary

600 N. Dearborn is located in the River North community and is Chicago's vibrant hub for arts, dining, and entertainment. Known for its eclectic mix of gourmet restaurants, trendsetting galleries, and boutique shops, River North also boasts easy access to major transportation and corporate centers, making it ideal for businesses seeking both visibility and convenience. This dynamic district continues to evolve with new developments, public art installations, and a lively nightlife scene, attracting residents and visitors alike. From the iconic architecture along the Chicago River to the buzz of inspired creatives and professionals, River North offers an energy and sophistication that sets it apart as one of the city's most sought-after neighborhoods.



600 N. Dearborn
Chicago, IL 60654



Chicago is the third largest city in the United States with a population of almost three million people. As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago today embodies the values of America's heartland-integrity, hard work and community and reflects the ideals in the social fabric of its 77 distinct neighborhoods. Chicago is recognized across the United States as a very passionate sports town. Chicago is a leader in reforming public schools, enhancing public safety and security initiatives, providing affordable housing in attractive and economically sound communities, ensuring accessibility for all and fostering, social, economic and environmental sustainability.

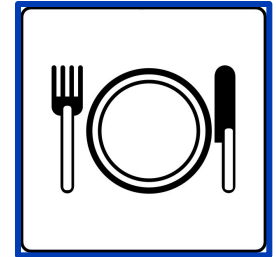
<https://www.chicago.gov/city/en/about.html> 4.2024

Prime River North Street Level Retail

600 N. Dearborn, Chicago, IL 60654

FOR LEASE

+/- 8,243sf Available



+/-4,935sf

**Former Restaurant
with existing
infrastructure including
black iron.**



+/- 3,308sf

**Former Bank with
existing teller counter
and offices.**

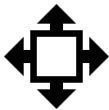
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Prime River North Street Level Retail

600 N. Dearborn, Chicago, IL 60654

FOR LEASE

600 N. Dearborn
Chicago, IL 60654



**Permanent Index
Number:**
17-09-233-023-0000



**+/- 8,243
Square Feet**

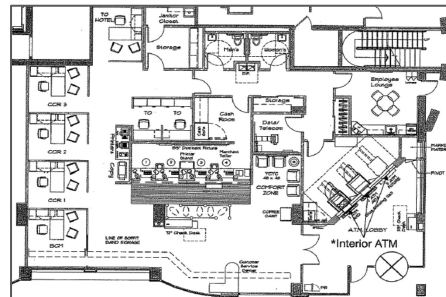


Year Built: 2001



Zoning: BPD-753

City of Chicago. "Zoning and Land Use Map." Retrieved April 2,
2024, from
<https://gisapps.chicago.gov/ZoningMapWeb/?liab=1&config=zoning>



Bank Buildout



Former Bank Excess



Former Restaurant

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Prime River North Commercial

FOR LEASE
+/- 8,500sf Available



Demographics

1 Mile Radius from Property
"Demographic Summary Report" CoStar Market Analytics.
Retrieved June 1, 2024, from
<https://product.costar.com/detail/lookup/1174980/summary>



139,970
Population



\$465,752
Daytime Employment



\$153,362
Avg. HH Income

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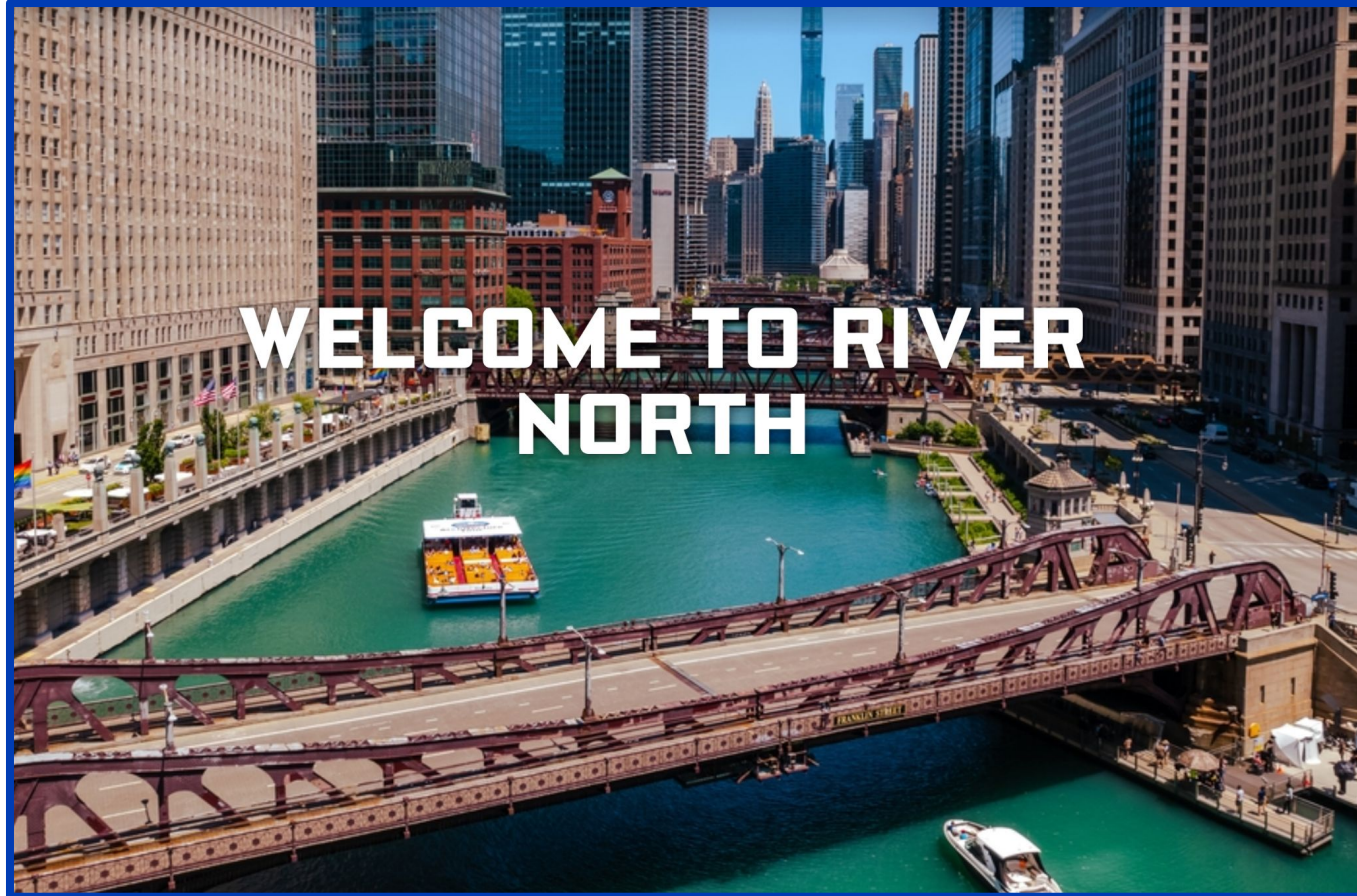
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Prime River North Commercial

600 N. Dearborn, Chicago, IL 60654

FOR LEASE

+/- 8,500sf Available



Demographics

1 Mile Radius from Property
"Demographic Summary Report" CoStar Market Analytics.
Retrieved June 1, 2024, from
<https://product.costar.com/detail/lookup/1174980/summary>



Date Available

+/- 30 days



NNN Rental Rate
Please Request



Also offered for Sale
Please Inquire

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