

VIEW VIDEO



VIEW ONLINE



colliers.com/region



RIVER NORTH RETAIL / OFFICE

FOR LEASE 444 N. Orleans, Chicago // Illinois

North Orleans is being fully renovated into a one of-a-kind, 25,000-square-foot, five-story hyper efficient loft office building. From a new façade on the outside to more efficient floor plates, 444 North Orleans combines historic charm with modern design. Stand out in the shuffle at a premier River North location.

Contact us:

Chris Irwin
847.698.8193

Dougal Jeppe
312.777.2633

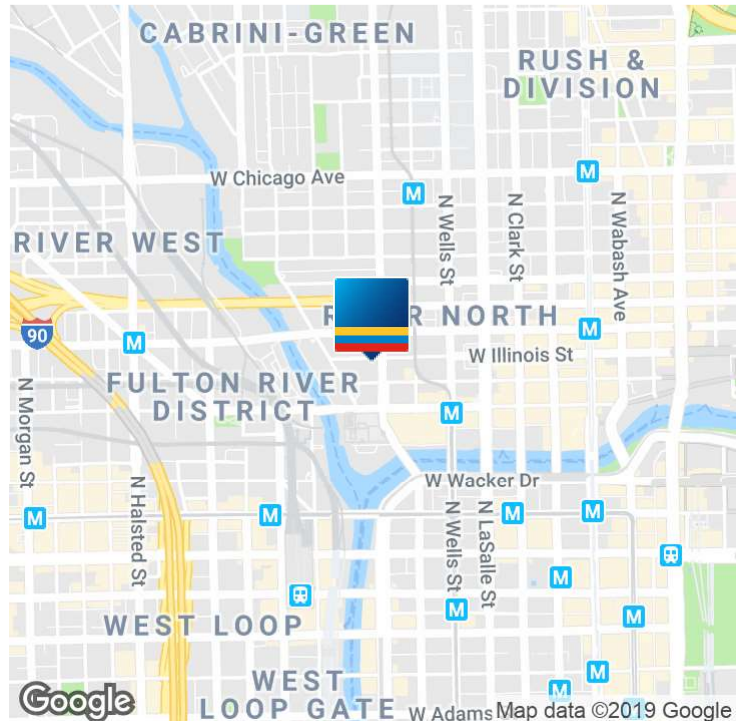
Robert Patterson
312.777.2634



Colliers Chicago
71 South Wacker Drive | Suite 3700
Chicago, IL 60606

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2019. All rights reserved.

EXECUTIVE SUMMARY



OFFERING SUMMARY

Retail Lease Rate:	\$45.00 SF/yr NNN
Office Lease Rate:	\$35.00 SF/yr NNN
Building Size:	25,000 SF
Tax & Operating Expenses:	Approx \$11 SF
Available:	Summer / Fall 2019
Zoned:	DX-5
Submarket:	River North

PROPERTY OVERVIEW

Opportunity to have an entirely newly renovated building in River North, up to 25,000 sf. Renovations include: relocation of the elevator to the corner for more efficient floor plan; completely new façade designed by Chip von Weise; new windows throughout including allowing for maximum natural light; all new mechanicals; 5th floor added with dramatic ceiling height. First floor space has large store front windows with 78' of frontage, high ceilings and signage opportunity re-imagined building. Located at Orleans & Illinois Ave. some ideal uses are retail, office, showroom space or service retail including restaurants. Excellent exposure to over 30,000 cars per day, just blocks from Merchandise Mart and the Merchandise Mart L stop (Purple, Brown lines) and Clark & Lake (Blue, Green, Orange, Brown & Pink lines). River North is bustling with new developments, award winning restaurants and shopping opportunities. It is the ideal destination for tenants and visitors seeking a vibrant live/work/play environment.

PROPERTY HIGHLIGHTS

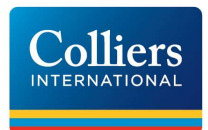
- Efficient 5,000 Square Foot Floor Plates
- Dramatic 9' to 11' Ceilings Throughout
- Close Proximity to Public Transportation
- Full Building Branding Opportunity

Chris Irwin

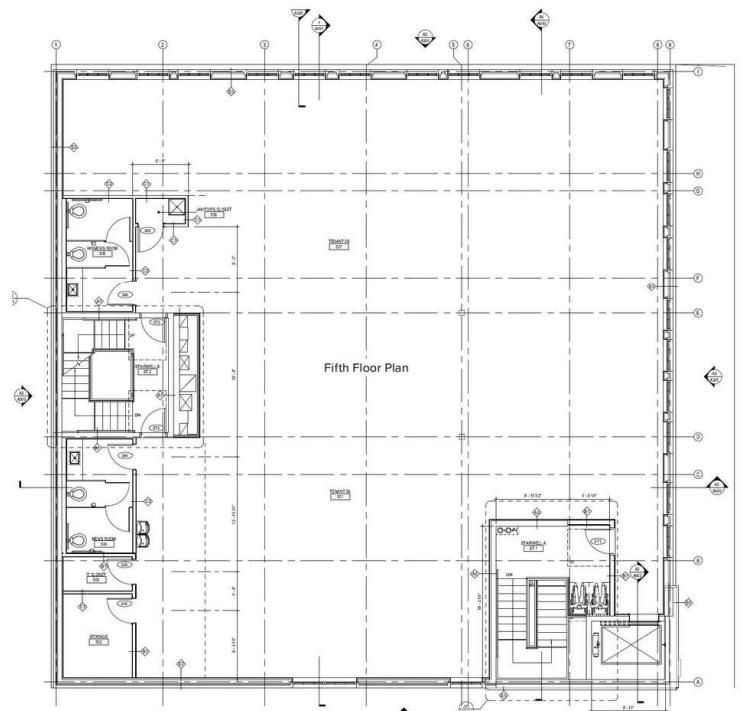
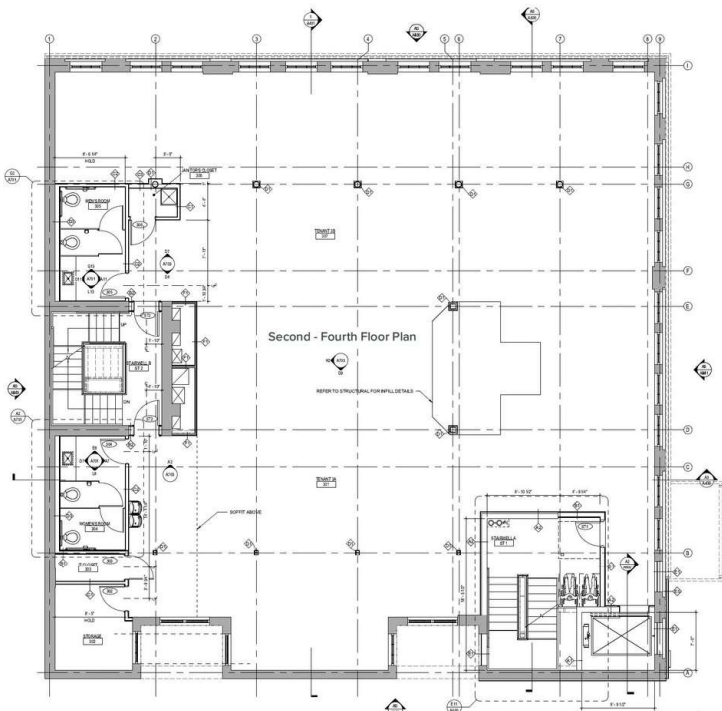
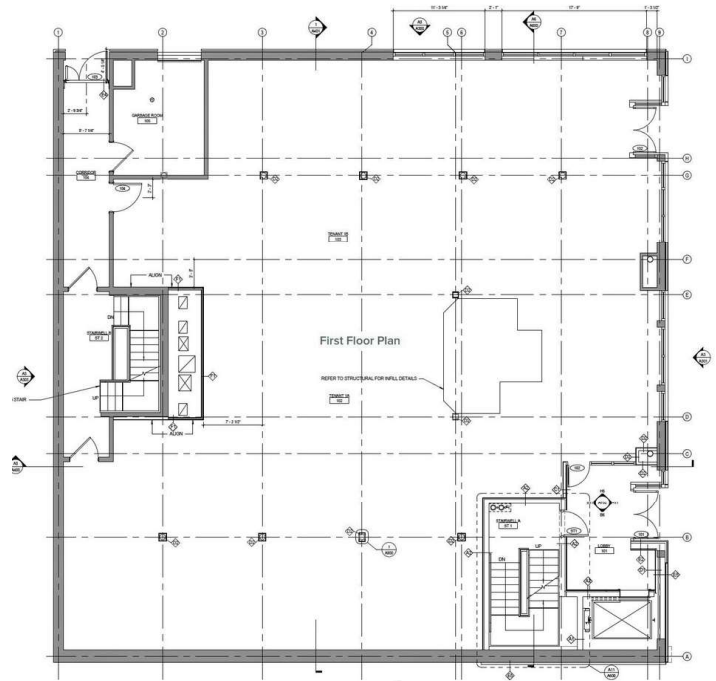
Senior Vice President

847.698.8193

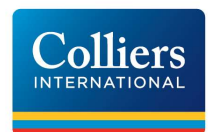
Chris.Irwin@Colliers.com



OFFICE RENDERING & FLOOR PLANS (RETAIL / 2ND-4TH & 5TH)



Chris Irwin
 Senior Vice President
 847.698.8193
 Chris.Irwin@Colliers.com
[f](#) [t](#) [i](#) [in](#)



AREA TENANTS & AMENITIES



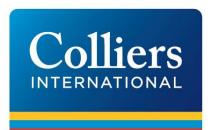
Chris Irwin

Senior Vice President

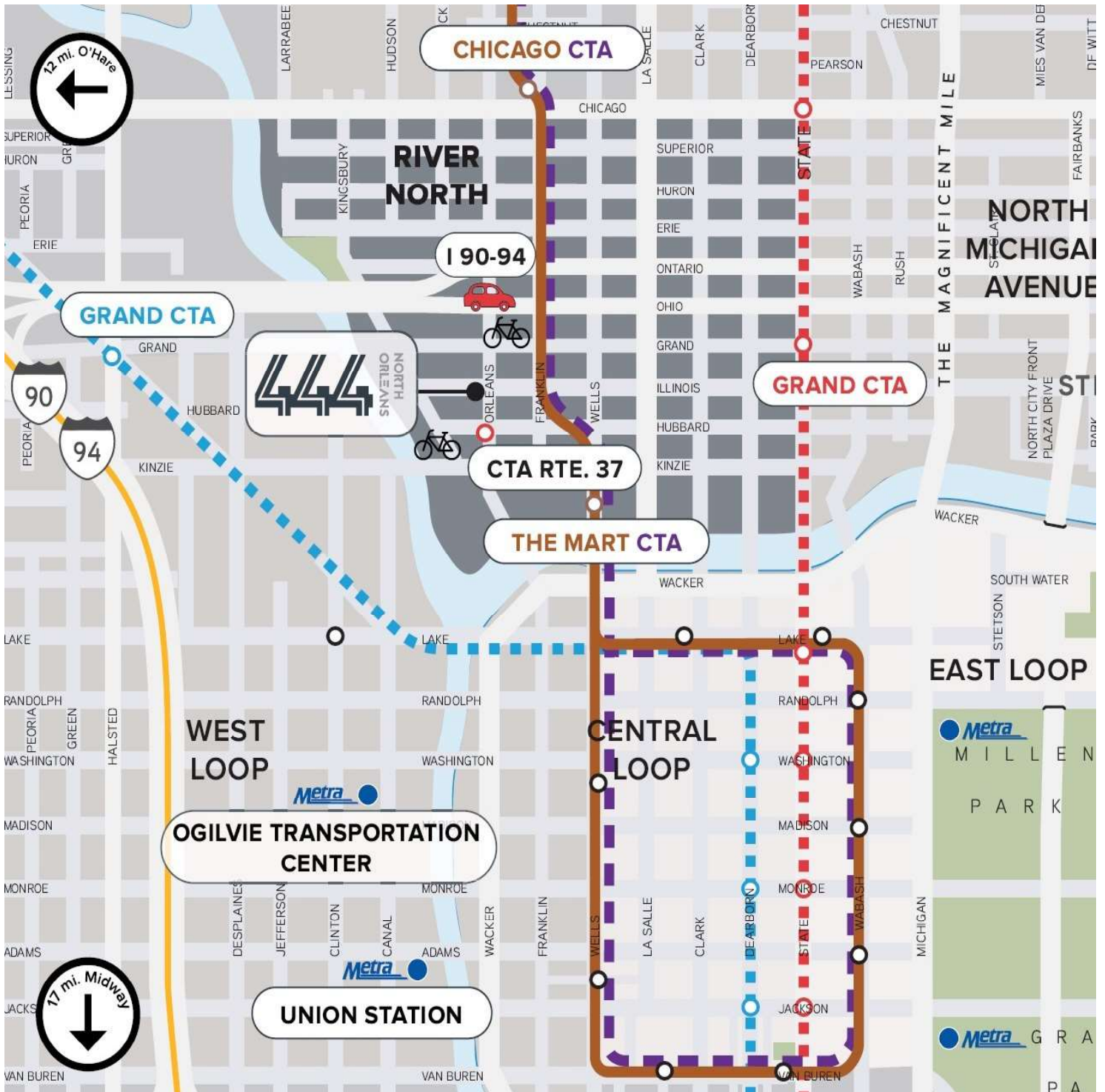
847.698.8193

Chris.Irwin@Colliers.com

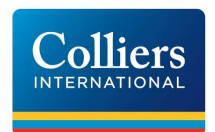
[f](#) [t](#) [i](#) [in](#)



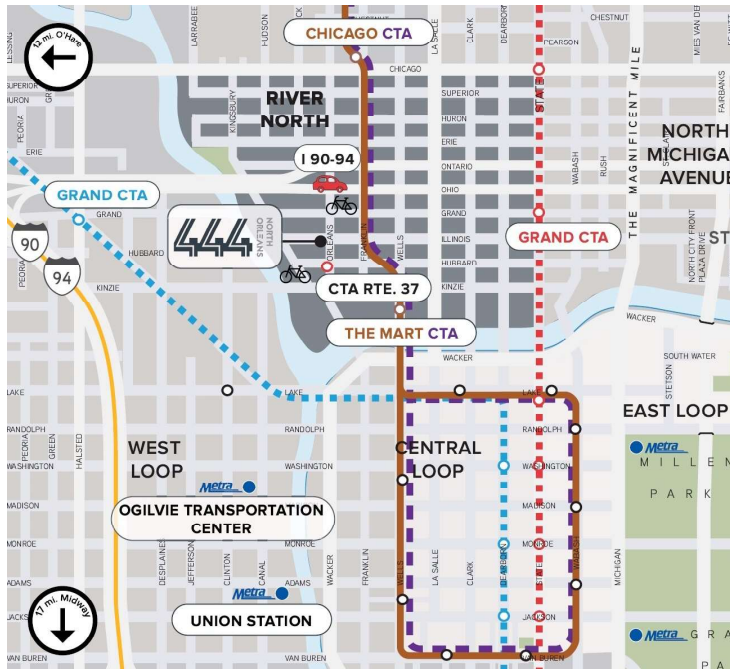
AREA TRANSPORTATION



Chris Irwin
 Senior Vice President
 847.698.8193
 Chris.Irwin@Colliers.com
[f](#) [t](#) [i](#) [in](#)



TRANSPORTATION HIGHLIGHTS



- 0.1 mi to Merchandise Mart Station (Brown and Purple Lines)
- 0.4 mi to Chicago Avenue Station (Brown and Purple Lines)
- 0.5 mi to Grand Avenue Station (Red Line)
- 0.6 mi to Grand Avenue Station (Blue Line)

Bus

- 0.1 mi to CTA Route 37



- 0.8 mi to Chicago Ogilvie Transportation Center
- 1.0 mi to Chicago Union Station Commuter Rail



- 0.2 mi to nearest Divvy bike sharing station



- 3 blocks to I-90/94 on ramp
- Abundance of public parking available within blocks



- 12.5 mi to Chicago Midway International Airport
- 17.1 mi to Chicago O'Hare International Airport

Transit - Oriented

Chris Irwin

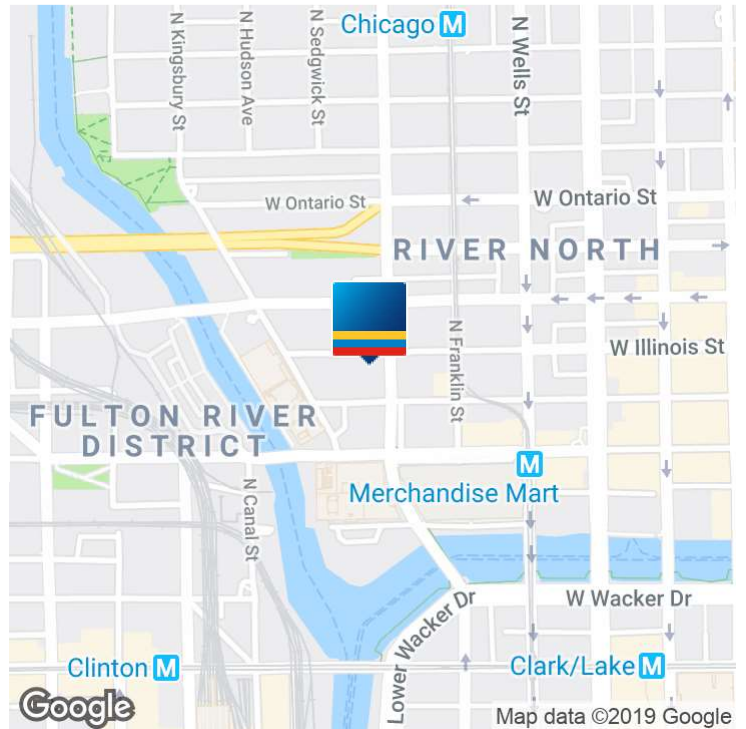
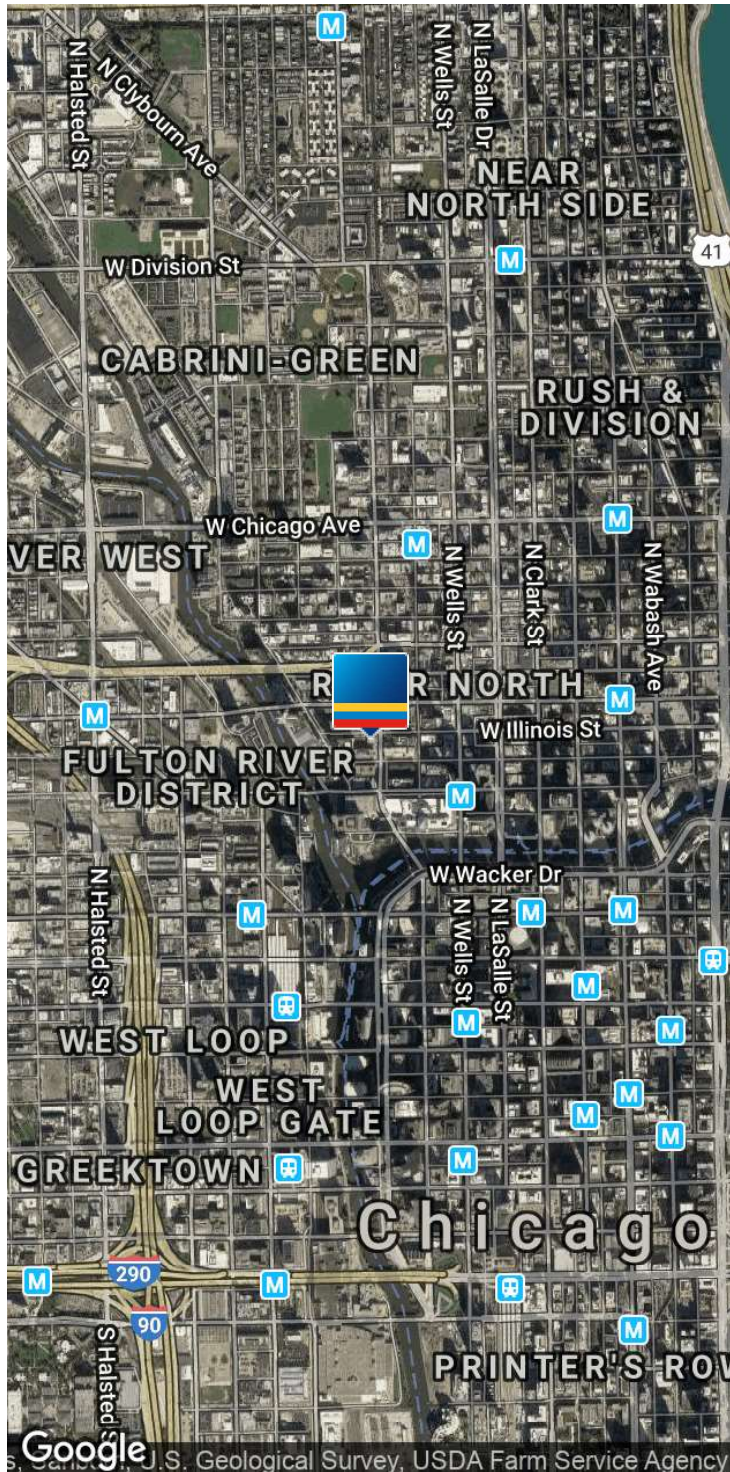
Senior Vice President

847.698.8193

Chris.Irwin@Colliers.com



LOCATION MAPS



LOCATION OVERVIEW

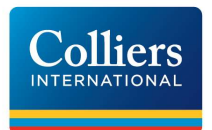
Just across the Chicago River from the Loop, River North is an urban neighborhood where you'll find a well-established center for the art community brimming with galleries, production companies, photography studios and interior design businesses, as well as some of Chicago's most famous architecture. For instance, the iconic Wrigley Building anchors the southern tip of River North with its striking, white terra-cotta exterior and ornate, upper-level stone work. A newer addition to the neighborhood, the Trump Hotel & Tower serves as a culinary site as well as the home to some of the most gorgeous condos in the city. Marina City, more aptly known as the Corn Cob Towers, was a pioneering innovation when it was constructed in the 1960s. It combined living space and convenient services into a mini-city contained within the complex a concept regularly incorporated in today's modern developments.

Chris Irwin

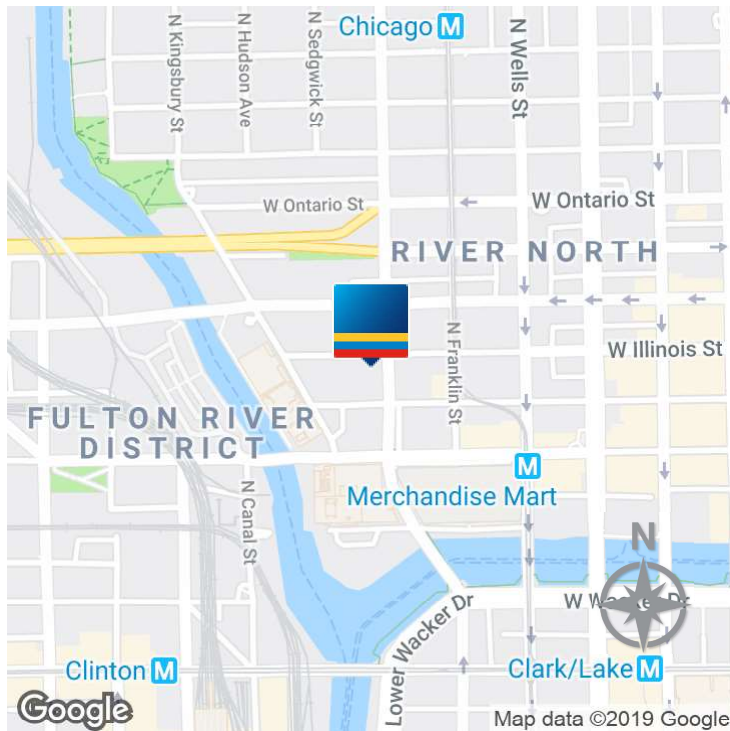
Senior Vice President

847.698.8193

Chris.Irwin@Colliers.com



REGIONAL MAP

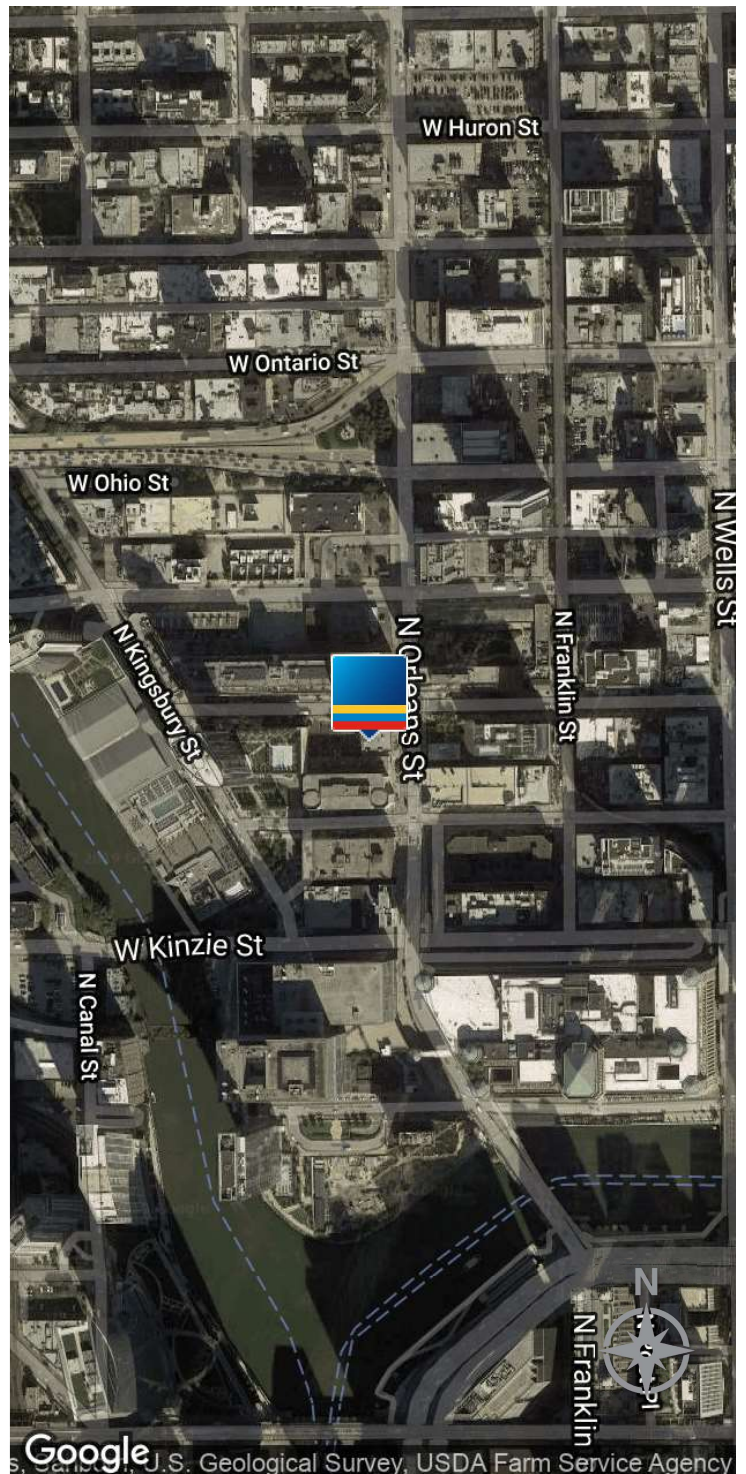


LOCATION OVERVIEW

When you step outside of 444 North Orleans, you're situated in the heart of Chicago's bustling River North neighborhood—one of the city's fastest growing and most dynamic sub-markets in the Central Business District. The transit-oriented location offers tenants unparalleled city-wide access from its front doors. Step outside to discover a hotbed of shopping, dining, entertainment, hospitality and residential options. Whether running errands on lunch, entertaining clients or gathering after work, endless options are a short walk away.

CITY INFORMATION

City:	Chicago
Market:	Chicago
Submarket:	River North
Cross Streets:	Illinois & Orleans
Side of Street:	West
Street Parking:	YES



Chris Irwin

Senior Vice President

847.698.8193

Chris.Irwin@Colliers.com

