

# RIVER CITY



Exceptional Value  
Remarkable Locations

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River City  
800 S Wells Street



# Work and Life Intertwined Within an Architectural Icon



Renowned for its distinctive, serpentine shape, River City stands as an architectural masterpiece crafted by Bertrand Goldberg in 1986. Now within its next stage of revitalization, this iconic landmark contains all aspects of life (live, work, play, learn) along the Chicago River. River City anchors roughly 70 acres of new development in the South Loop, with thousands of residential and mixed-use tenants flocking to the area.

This renowned work-live building features over 350 parking spaces, a large open lobby, three commercial floors with floor-to-ceiling windows, large floorplates for open planning, and beautiful views of the Chicago River. River City has close proximity to several train stations and highway access, making it highly accessible to suburban commuters. River City also has close proximity to River City Apartments and other residential properties, bringing in potential customers and employees alike.





Renovated Lobby  
& Common Area









Fitness Center







# Building Features

High Ceilings

Floor to Ceiling Windows

Plug and Play

## Ammenities:

- 24-Hour Door Staff
- Lobby Co-Working Space
- Day Care on Site
- Property Manager on Site
- Central Heating and AC
- Direct Riverwalk Access

**25' x 25'**

Average Bay Size

**42,477 RSF**

Maximum Continuous Space

**15 Minutes**

Walk Time to Union Station

**350**

Parking Spaces

**3 Stories**

Leasable Building Height

**\$118,000**

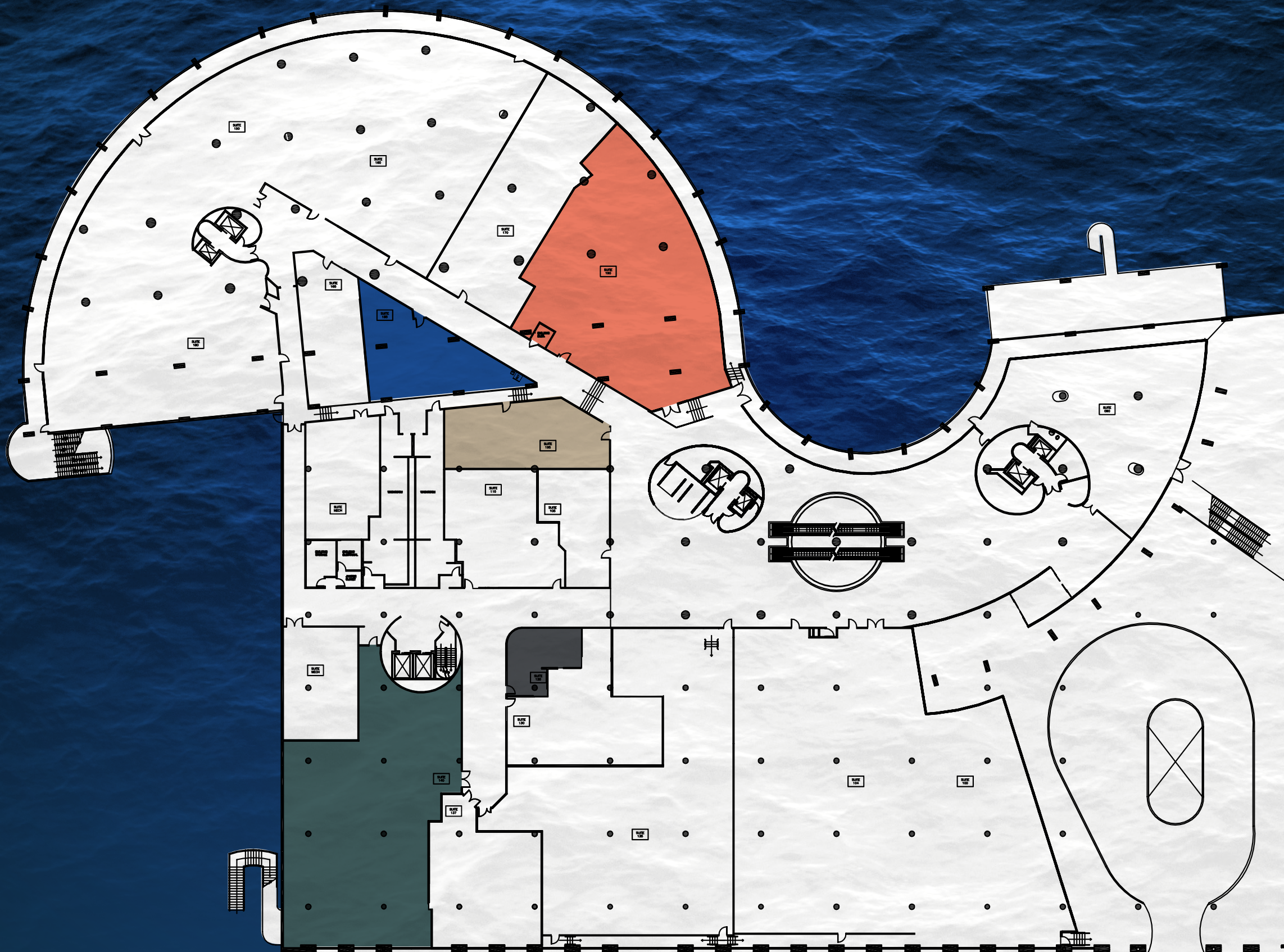
Median Household Income

**Tenant - Exclusive Outdoor Terraces and Sundeck**

With Outdoor Grills and Firepits



# First Floor



**Suite 120**

682 RSF

**Suite 140**

6,444 RSF

**Suite 185**

1,760 RSF

**Suite 190**

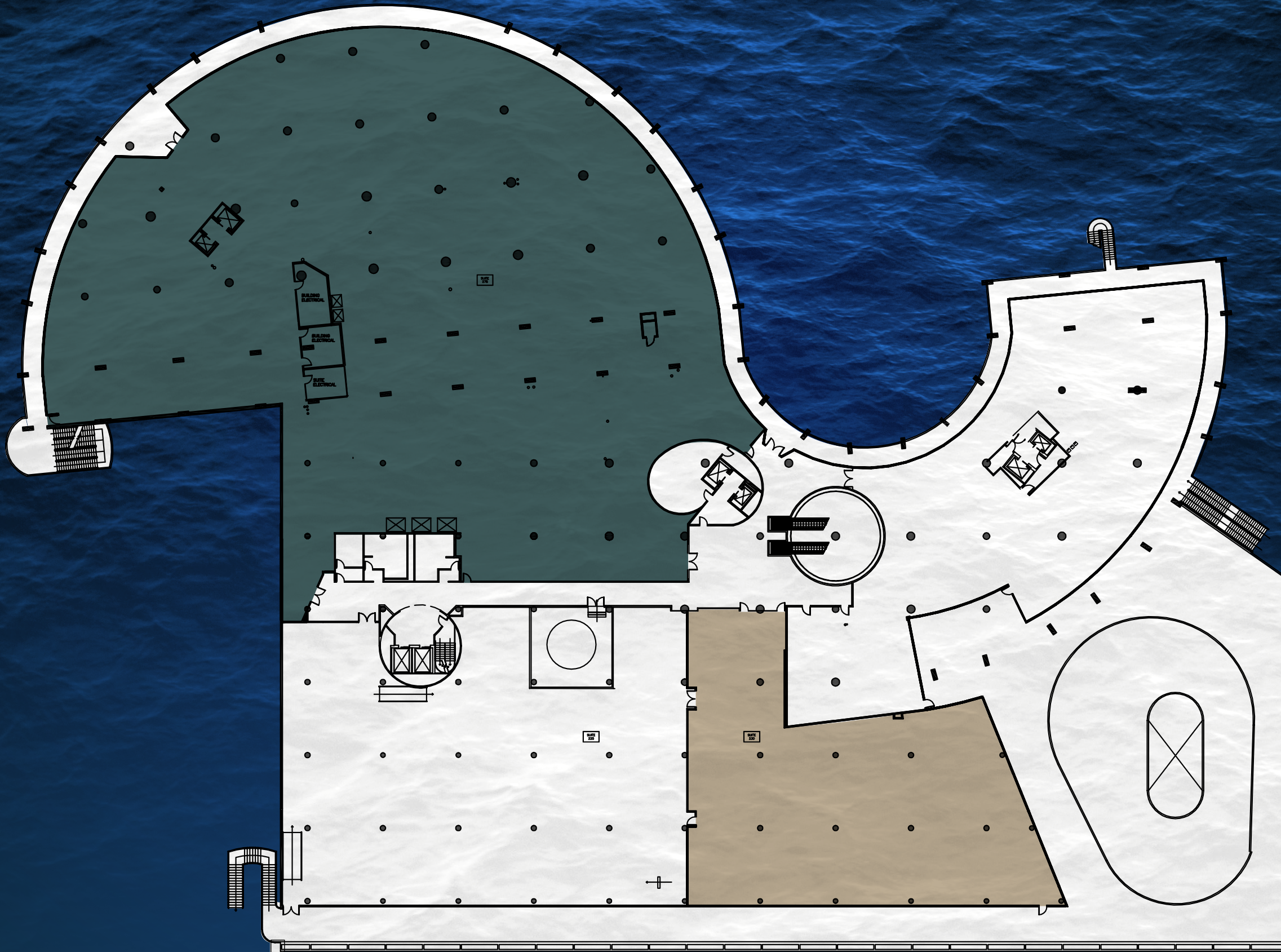
6,286 RSF

**Suite 195**

1,636 RSF



# Second Floor



**Suite 230**

13,767 RSF

**Suite 275**

42,477 RSF