

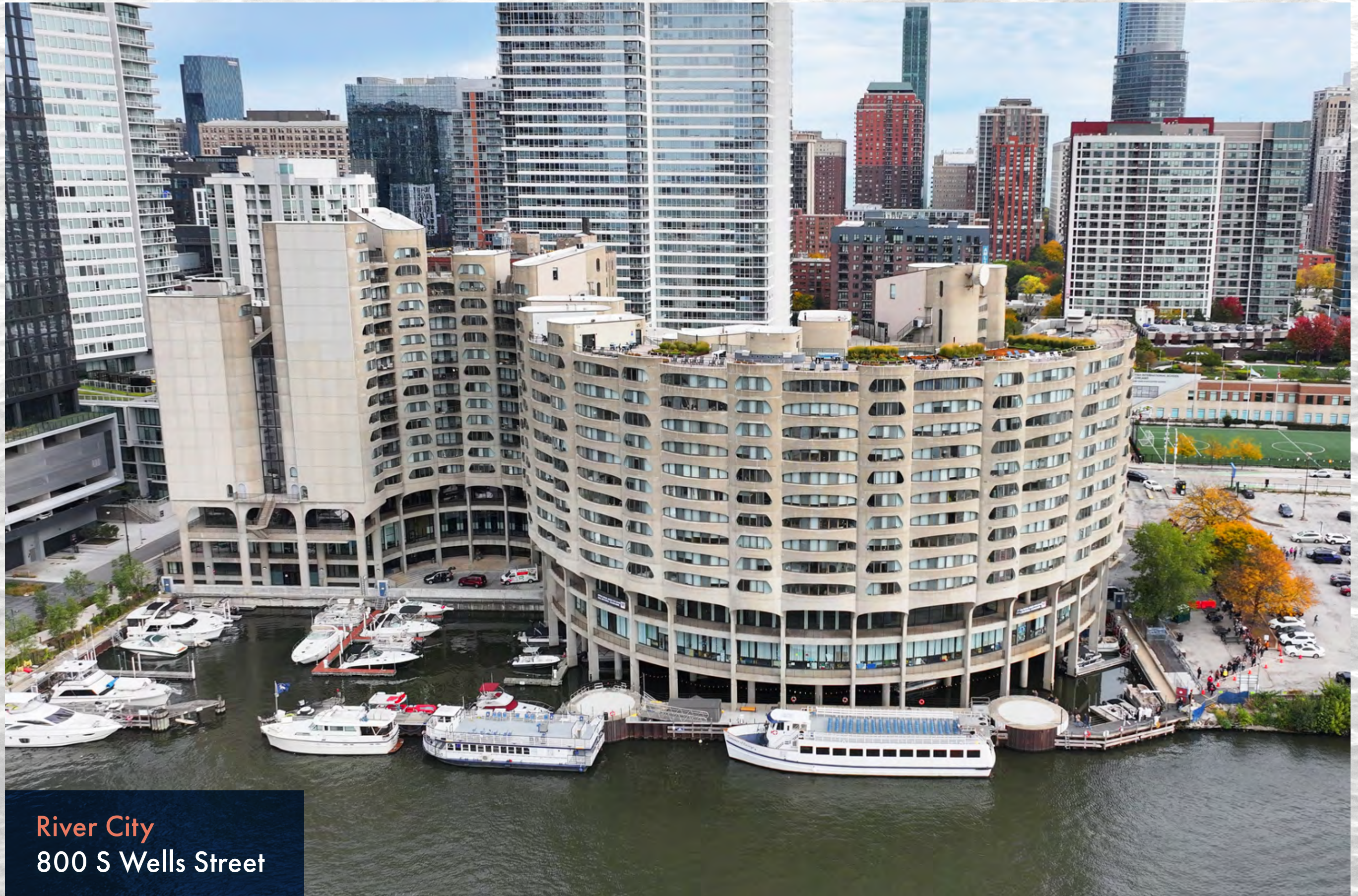
Leasing Brochure

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



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

25' x 25'

Average Bay Size

59,924 RSF

Maximum Continuous Space

15 Minutes

Walk Time to Union Station

350

Parking Spaces

3 Stories

Leasable Building Height

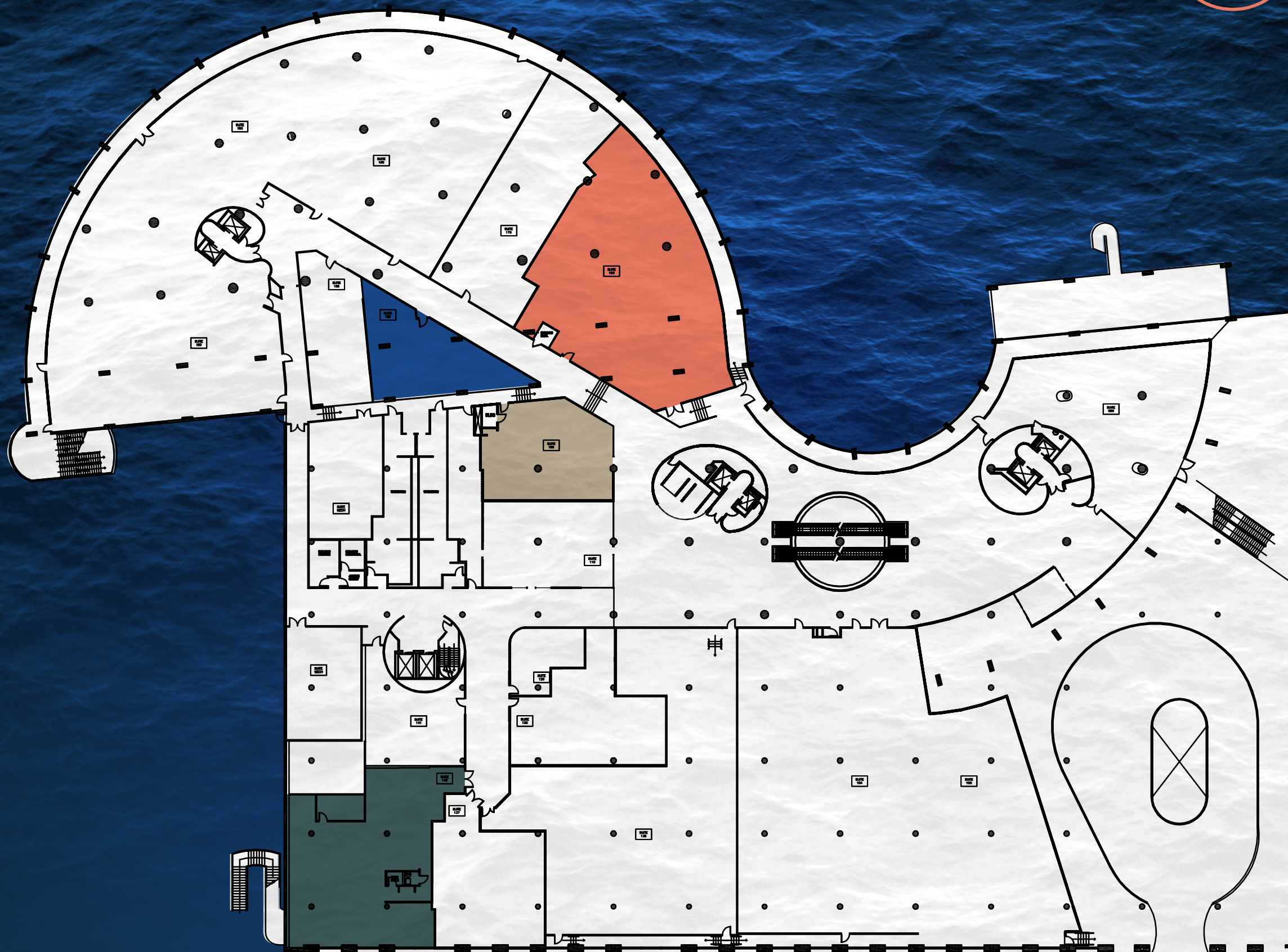
\$118,000

Median Household Income

Tenant - Exclusive Outdoor Terraces and Sundeck

With Outdoor Grills and Firepits

First Floor



Suite 140

4,650 RSF

Suite 185

1,989 RSF

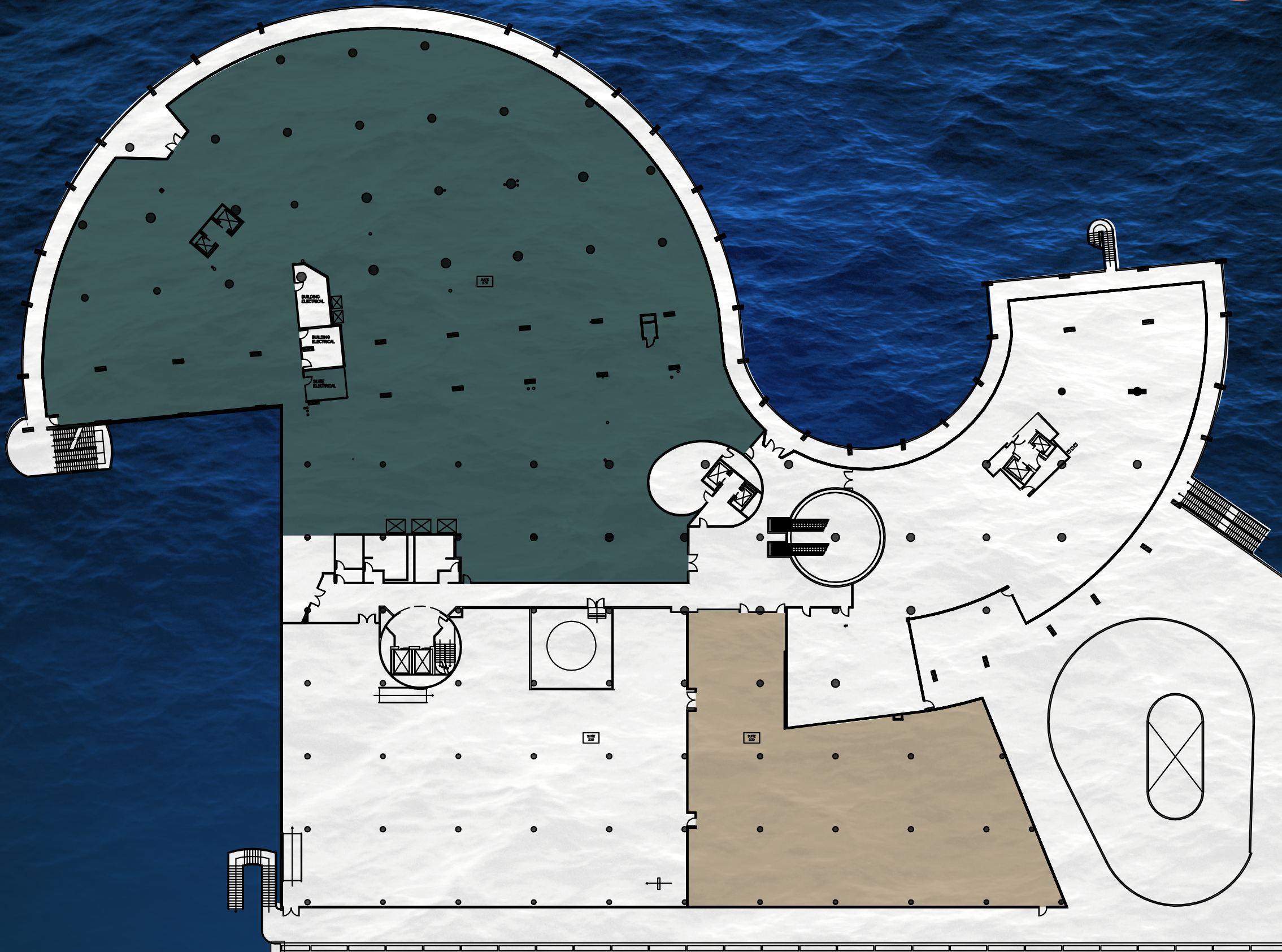
Suite 190

7,058 RSF

Suite 195

2,140 RSF

Second Floor



Suite 230

13,786 RSF

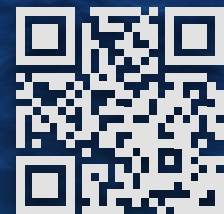
Suite 275

46,138 RSF

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