

306 W ERIE
VERSO



ARTIST RENDERING

Welcome



BUILDING LOBBY ARTIST RENDERING

A modern twist on a classic 7-story Chicago Class A brick and timber loft building

Total building size: 90,872 rsf

Typical floorplate:

Approximately 15,295 rsf

Ceiling heights: 11'0" to 11'10"

Amenities

- Tenant lounge
- Rooftop terrace
- Bike storage
- Retail / Restaurant

Updated and expanded brick and timber loft features:

- A 6th floor amenity penthouse to include: large outdoor landscaped terrace, fire pit, lounge and dining/kitchen area
- Signage/Branding opportunity
- Private lobby entrance and retail presence available
- Triple pane – floor-to-ceiling windows in new addition
- New HVAC and chiller system, restrooms and elevators
- Secured building with card access
- Central telecom riser distributed to each floor
- Designed by NORR Architects

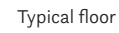
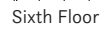
306 W ERIE IS

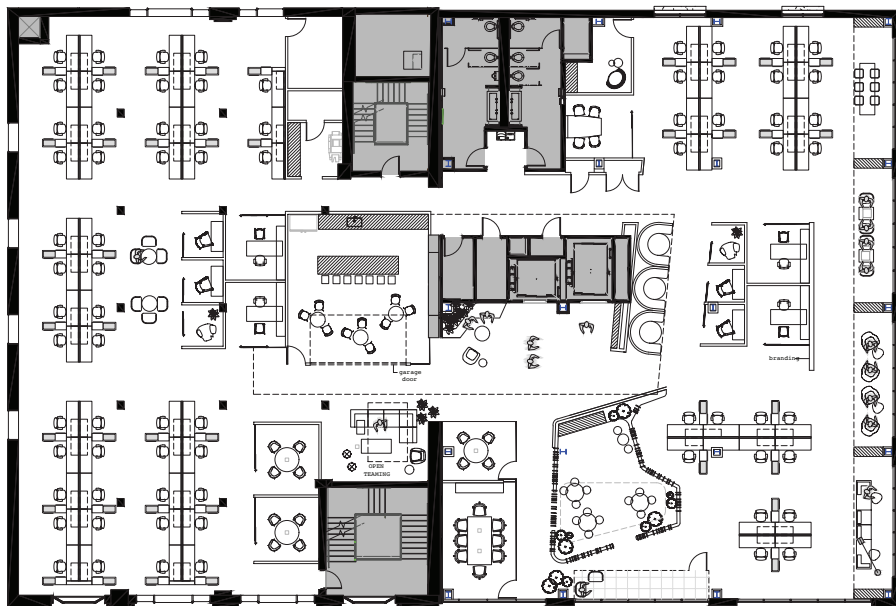
Exceptional

The exclusive 6th floor penthouse will include an outdoor rooftop deck featuring a lounge and outdoor kitchen, dining area and firepit.



Efficient





Creative
conceptual test fit

Capacity

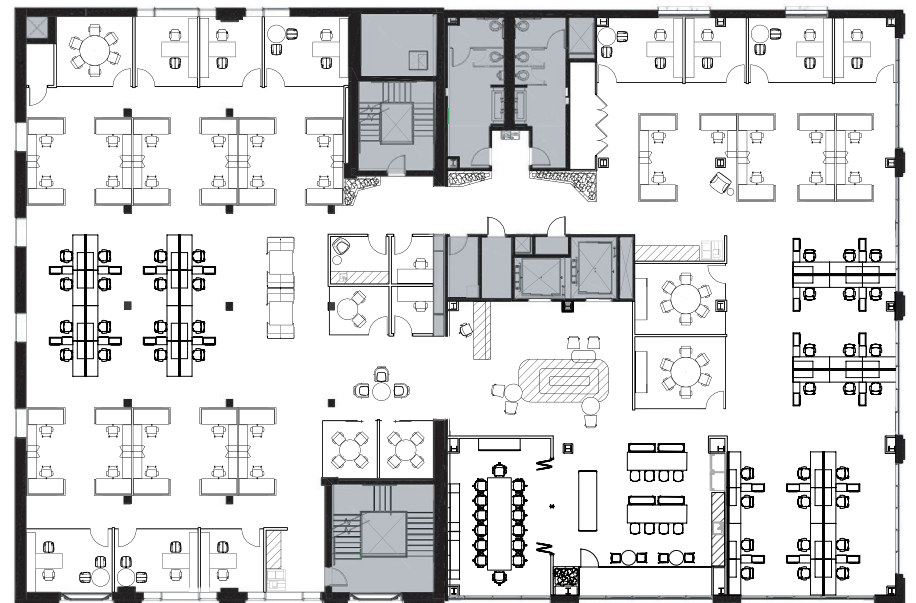
conceptual test fit

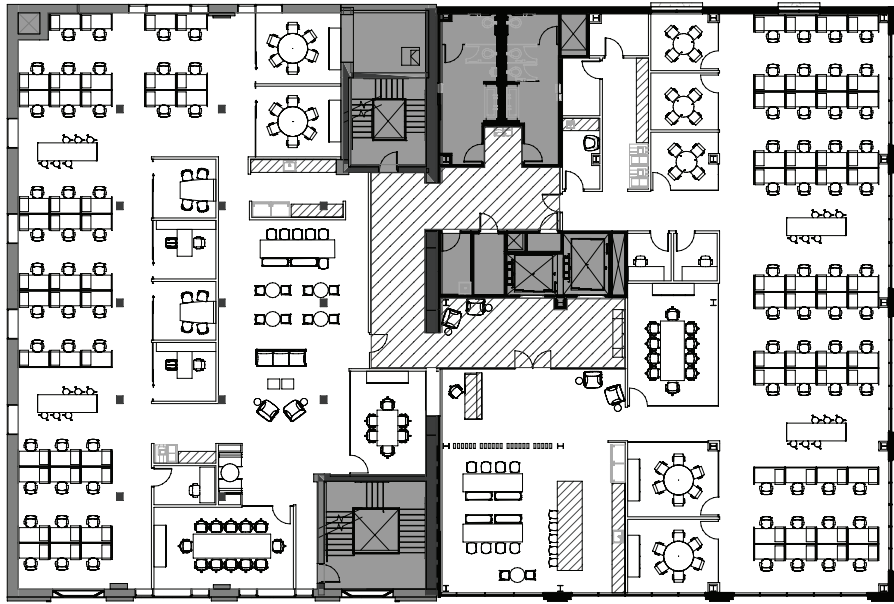




Executive

conceptual test fit





Multi-tenant

conceptual test fit



RIVER NORTH IS Accessible

All that Chicago offers
is within easy reach.

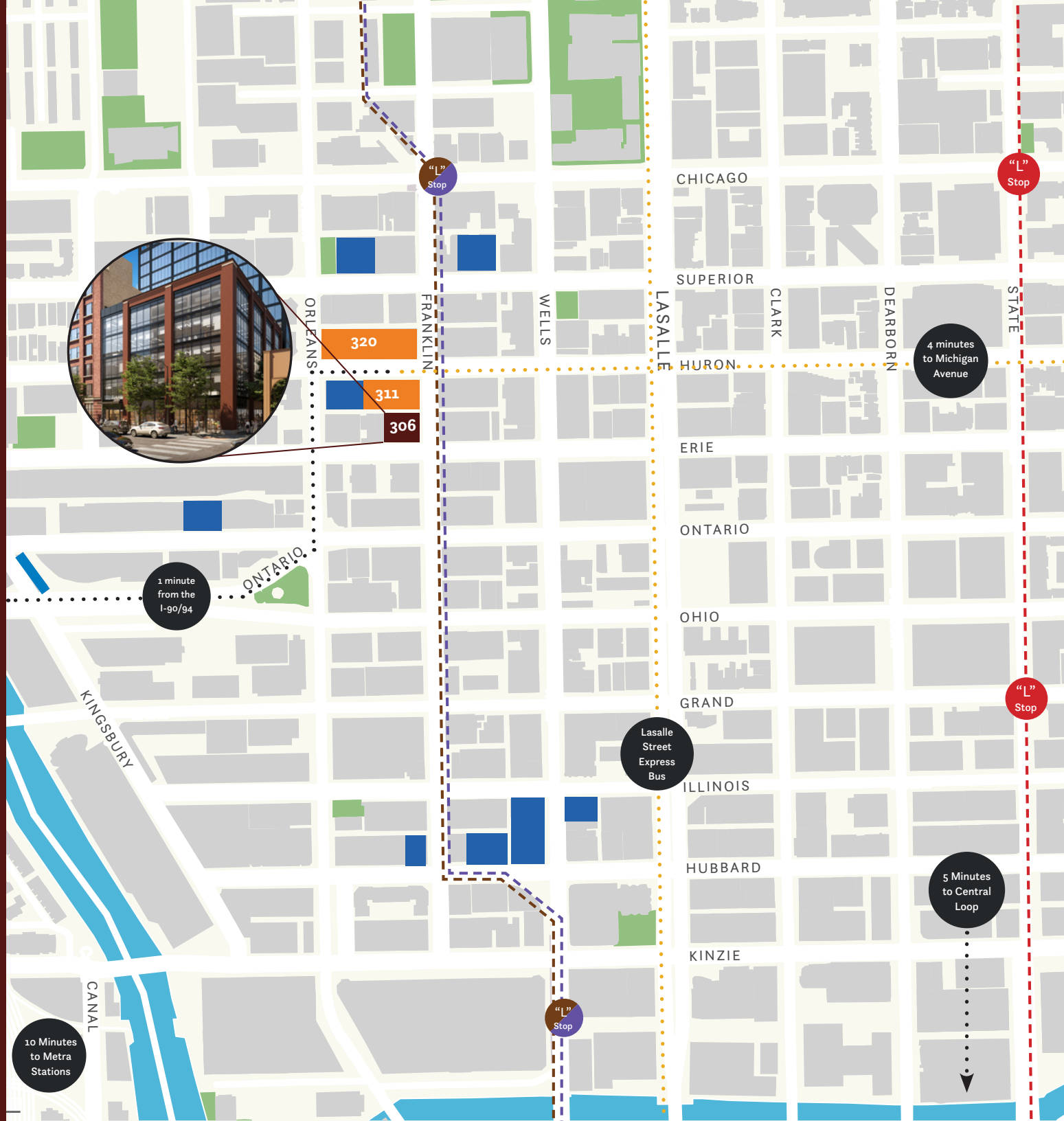
- 4 CTA "L" stops
- Extensive bus routes
- Direct access to I-90 and I-94 expressways
- Water taxi
- Walking distance to the Brown & Purple Lines. The Brown Line has an average weekday ridership of 68,073 and the Purple line has an average weekday ridership of 10,413.

KEY

-  306 W Erie
-  In Development
-  UI Buildings

TRANSIT SCORE ©
 100
Rider's Paradise

WALK SCORE ©
 98
Walker's Paradise



306 W ERIE IS

Reframing

RIVER NORTH



URBAN INNOVATION'S Portfolio

As a pioneer in River North, UI's first commercial investment was in 1983.

UI's River North portfolio of owned and managed properties, including those in development, totals over 1 million square feet of commercial office space.

Existing Portfolio:

212 W Superior	74,684 SF
222 W Hubbard	57,739 SF
300 W Hubbard	26,644 SF
306 W Erie	93,535 SF
314 W Superior	100,341 SF
325 W Huron	123,206 SF
372 W Ontario	39,865 SF
440 N Wells	95,264 SF
444 N Wells	57,208 SF
445 N Wells	31,636 SF

In Development:

311 W Huron	160,000 SF
320 W Huron	320,000 SF

W NORTH
WELLS
CAPITAL

ui urban
innovations

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