

440 State | River North

FOR LEASE

440 N. State St
Chicago, IL 60654

Nedal Kawash
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President
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471.022064



THE SPACE

Location	440 N. State St Chicago, IL 60654
County	Cook
APN	17092550180000
Cross Street	Hubbard & State
Size	3,077 SF (1500-3077 Sf)
Space	Available
Lease Rate	\$39.95 PSF (Yearly)
Lease Type	Modified Gross

Notes highly visible commercial opportunity offers approximately 3,077 SF on the ground floor, complemented by a finished 2,124 SF lower level featuring two private restrooms, multiple storage areas, utility room, and flexible workspace configurations.

HIGHLIGHTS

- Prime River North Location in the heart of Chicago's entertainment, dining, and retail district
- 5,201 SF Total Opportunity featuring approximately 3,077 SF on the ground floor plus a 2,124 SF finished lower level
- Finished Lower Level ideal for customer-facing operations, events, storage, private offices, wellness, fitness, or hospitality concepts
- Prominent State Street Frontage with exceptional visibility and signage potential
- Surrounded by National Retailers, Restaurants, Hotels, and Entertainment Venues
- Walkable to CTA Red Line, Brown Line, and Chicago Riverwalk
- DX-7 Downtown Mixed-Use Zoning
- Ideal for Retail, Showroom, Fitness, Medical, Wellness, Entertainment, Hospitality, Creative Office, or Service-Oriented Users
- Dense Residential, Office, Tourist, and Hotel Population



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
119,689	384,941	818,506

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$207,270	\$194,615	\$169,990

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
77,685	220,144	424,458



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PROPERTY FEATURES

BUILDING SF	18,964
GLA (SF)	3,077
LAND SF	5,663
YEAR BUILT	1894
YEAR RENOVATED	2026
ZONING TYPE	DX-7 Downtown Mixed-Use zoning
BUILDING CLASS	B
TOPOGRAPHY	Leveled
LOCATION CLASS	B
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	0

MECHANICAL

HVAC	Central
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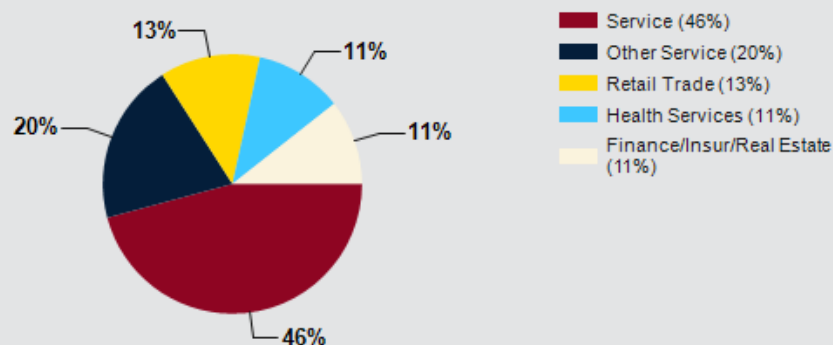
CONSTRUCTION

FOUNDATION	Mansory
FRAMING	Steel
EXTERIOR	Brick
ROOF	Flat



- The property is located on North State Street in Chicago, a prominent thoroughfare known for its mix of retail, dining, and cultural attractions.
- Just a few blocks south, you'll find the iconic Chicago Theatre, a historic entertainment venue that hosts various performances and events.
- To the north of the property is the bustling River North neighborhood, known for its upscale dining options, art galleries, and trendy boutiques.
- State Street is also home to flagship stores of major retailers, such as Macy's on State Street, adding to the area's commercial appeal.
- The location offers high foot traffic due to its proximity to public transportation hubs, including the State/Lake 'L' station, enhancing visibility for potential businesses.

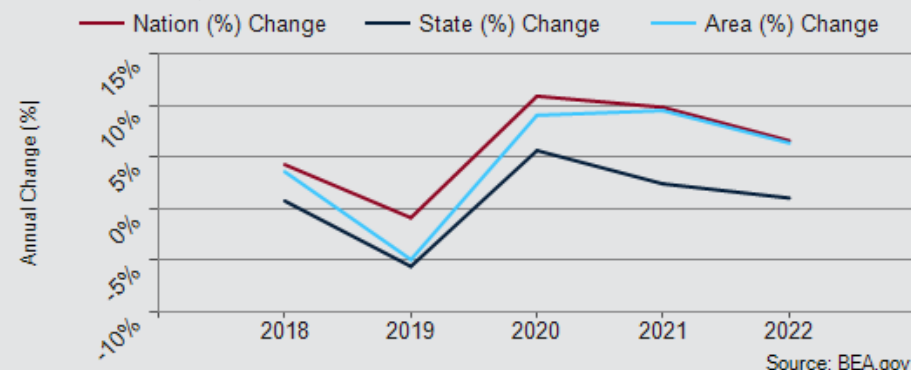
Major Industries by Employee Count

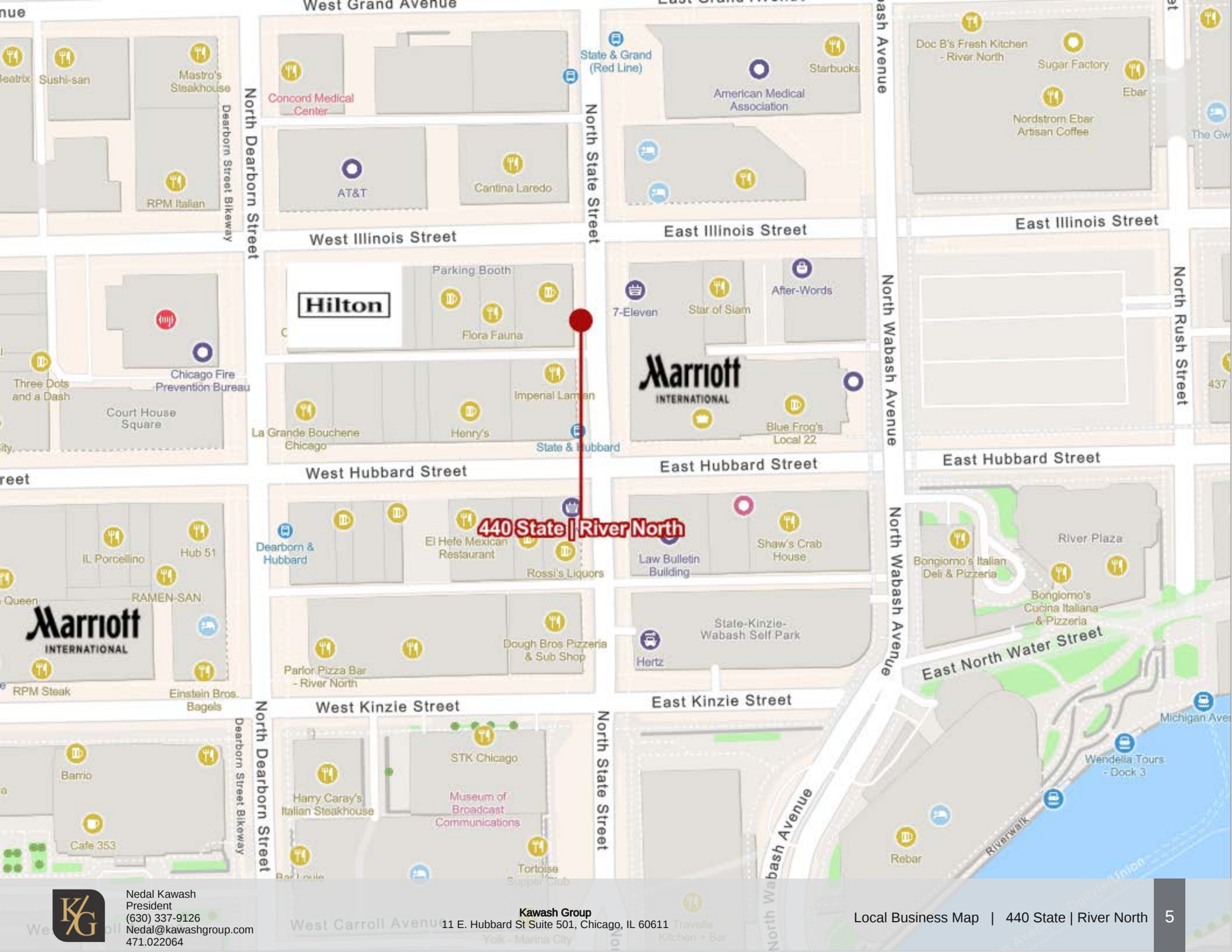


Largest Employers

U.S. Government	55,138
Chicago Public Schools	46,244
City of Chicago	32,349
Amazon.com, Inc.	32,000
Advocate Health	31,761
Northwestern Medicine	31,615
University of Chicago (including UChicago Medicine)	23,044
Endeavor Health	21,808

Cook County GDP Trend





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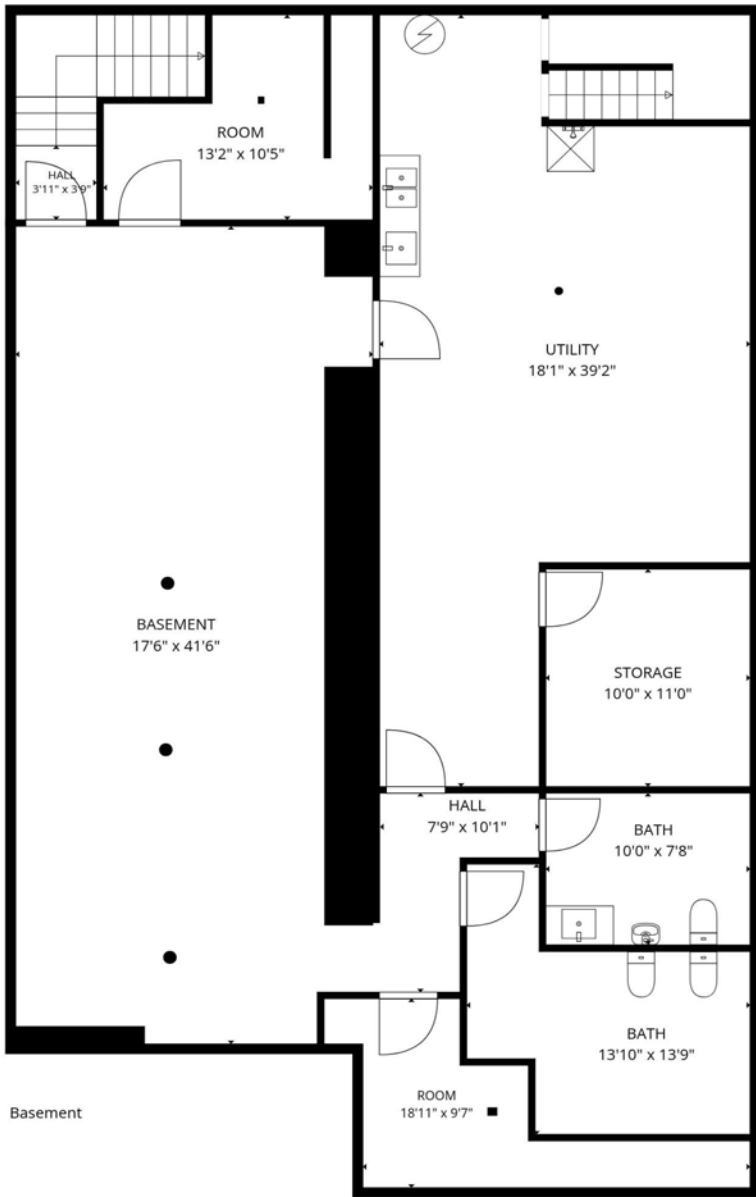


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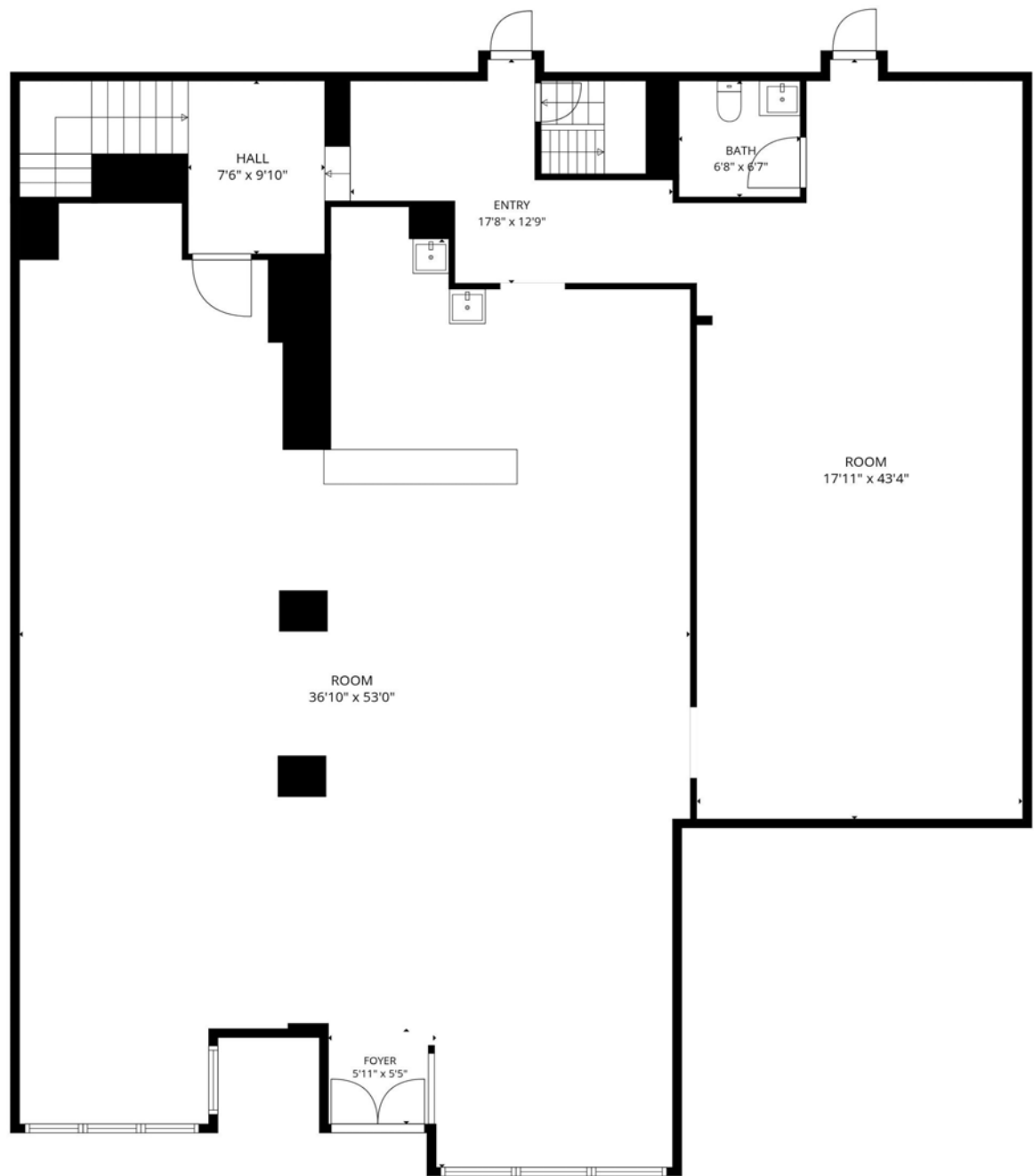
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Local Business Map | 440 State | River North



Basement



1st floor

TOTAL: 3374 sq. ft

Basement: 297 sq. ft, 1st floor: 3077 sq. ft

EXCLUDED AREAS: ROOM: 116 sq. ft, STORAGE: 116 sq. ft, HALL: 75 sq. ft, UNDEFINED: 60 sq. ft, BASEMENT: 746 sq. ft

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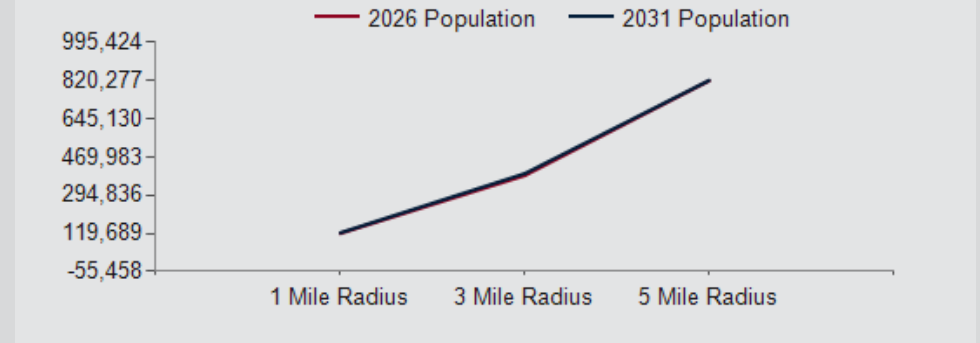


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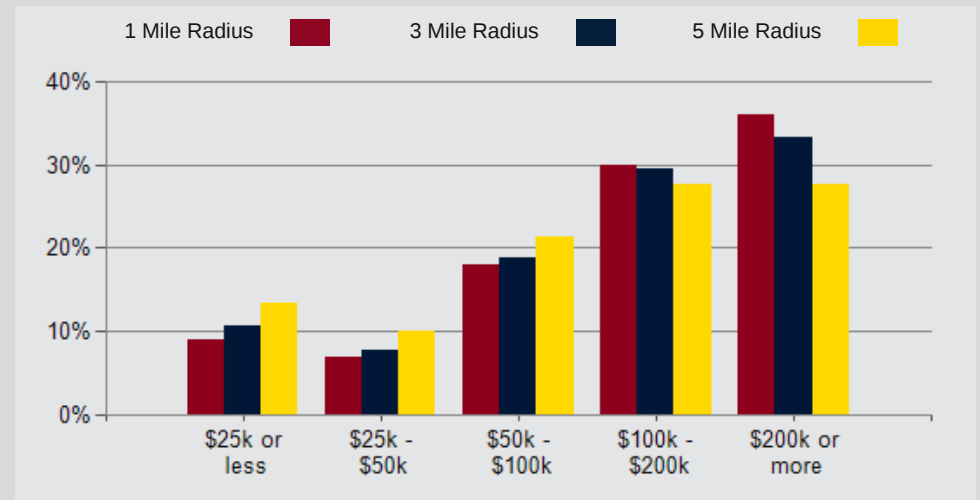


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	60,120	260,486	739,850
2010 Population	81,490	301,411	735,307
2026 Population	119,689	384,941	818,506
2031 Population	122,098	393,624	820,277
2026 African American	6,682	38,841	126,493
2026 American Indian	241	1,362	5,367
2026 Asian	20,852	60,404	104,509
2026 Hispanic	8,789	42,584	156,129
2026 Other Race	2,444	16,770	74,718
2026 White	80,423	235,062	427,277
2026 Multiracial	9,009	32,354	79,828
2026-2031: Population: Growth Rate	2.00%	2.25%	0.20%

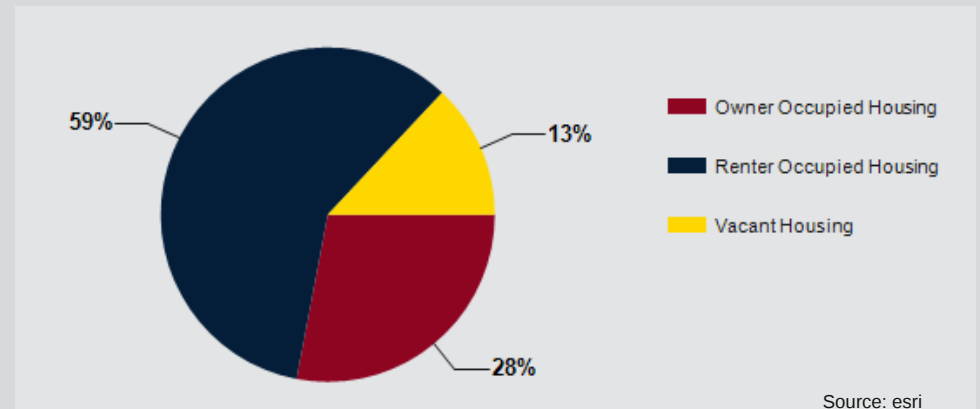
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,489	17,512	40,982
\$15,000-\$24,999	1,550	5,902	15,505
\$25,000-\$34,999	1,968	6,214	16,478
\$35,000-\$49,999	3,370	10,598	26,353
\$50,000-\$74,999	6,184	18,614	44,746
\$75,000-\$99,999	7,841	22,682	45,640
\$100,000-\$149,999	13,934	37,028	69,449
\$150,000-\$199,999	9,354	28,059	47,744
\$200,000 or greater	27,995	73,535	117,561
Median HH Income	\$141,878	\$134,505	\$112,272
Average HH Income	\$207,270	\$194,615	\$169,990



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri



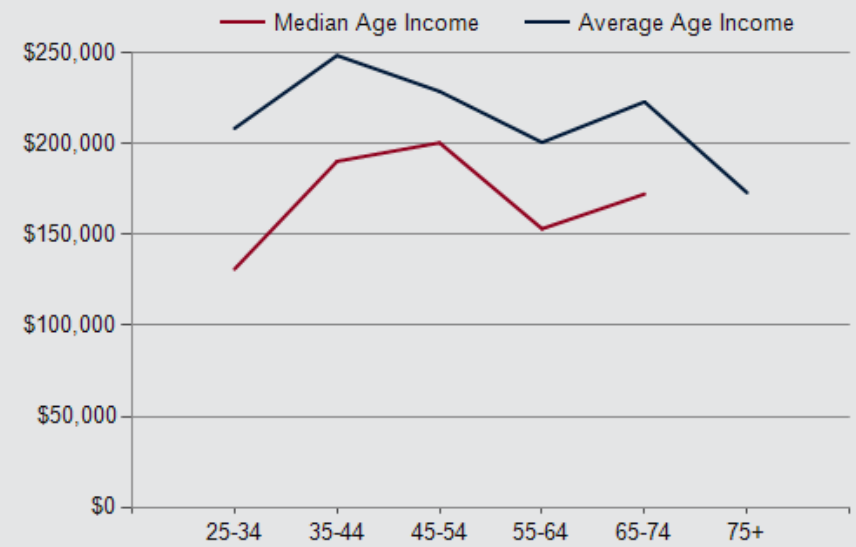
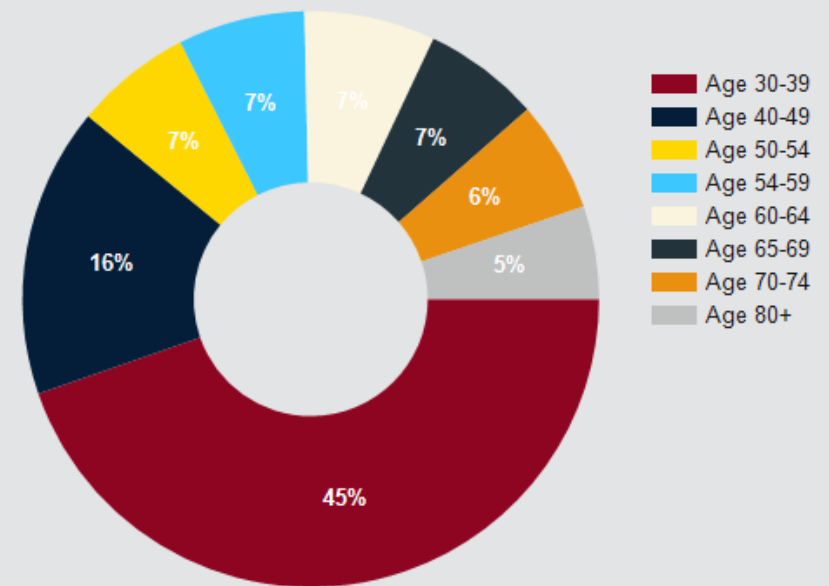
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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	20,795	62,818	119,126
2026 Population Age 35-39	12,056	40,011	81,536
2026 Population Age 40-44	7,037	25,898	58,137
2026 Population Age 45-49	4,934	18,449	43,343
2026 Population Age 50-54	4,828	16,265	38,145
2026 Population Age 55-59	5,230	15,334	34,803
2026 Population Age 60-64	5,410	15,160	32,919
2026 Population Age 65-69	4,815	13,375	29,002
2026 Population Age 70-74	4,581	11,969	25,493
2026 Population Age 75-79	3,839	9,856	19,740
2026 Population Age 80-84	2,470	6,021	11,872
2026 Population Age 85+	1,961	4,718	9,675
2026 Population Age 18+	112,293	345,229	706,033
2026 Median Age	34	34	34
2031 Median Age	35	35	35

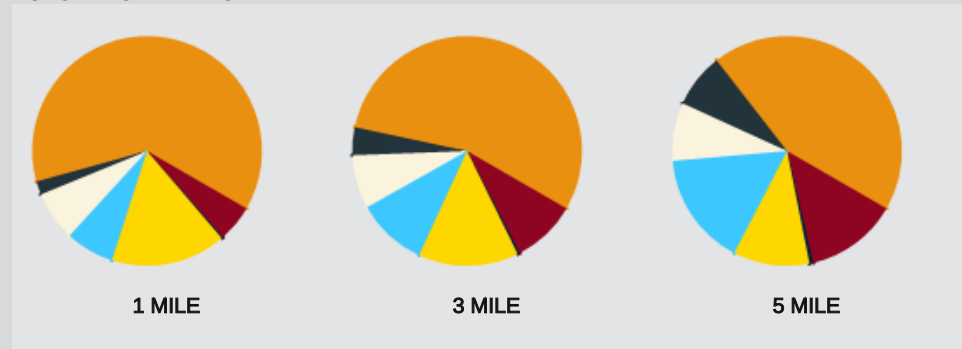
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$131,099	\$136,776	\$121,576
Average Household Income 25-34	\$208,599	\$201,552	\$182,238
Median Household Income 35-44	\$190,418	\$177,741	\$151,542
Average Household Income 35-44	\$248,671	\$236,789	\$209,842
Median Household Income 45-54	\$200,627	\$173,942	\$138,849
Average Household Income 45-54	\$228,930	\$212,598	\$184,048
Median Household Income 55-64	\$153,272	\$138,116	\$107,610
Average Household Income 55-64	\$200,865	\$188,252	\$157,721
Median Household Income 65-74	\$172,399	\$105,047	\$76,273
Average Household Income 65-74	\$223,199	\$181,762	\$137,156
Average Household Income 75+	\$173,190	\$139,168	\$110,922

Population By Age



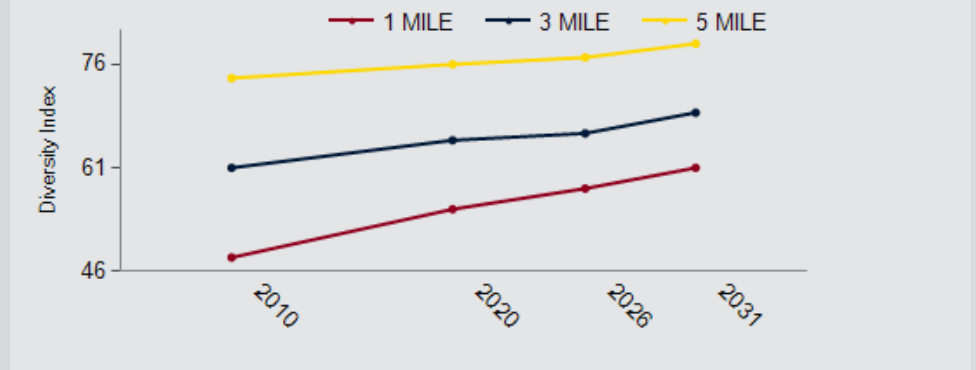
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	61	69	79
Diversity Index (current year)	58	67	77
Diversity Index (2020)	55	65	76
Diversity Index (2010)	48	61	74

POPULATION BY RACE



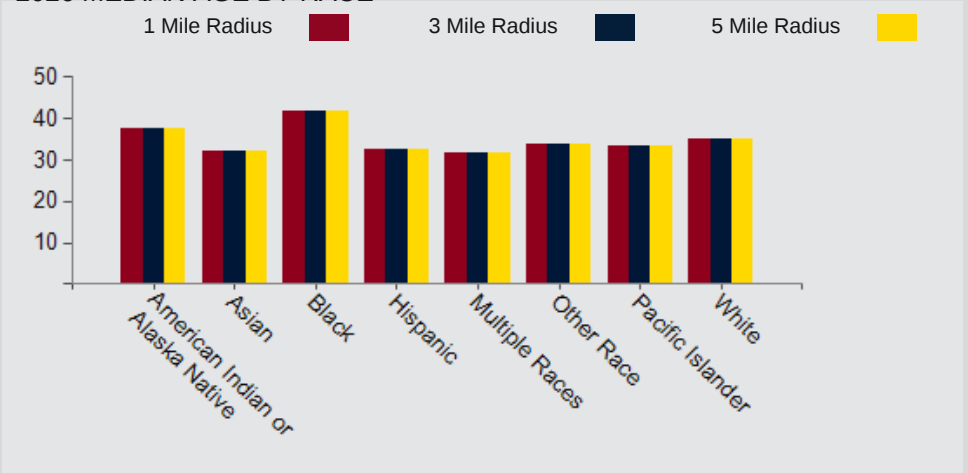
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	5%	9%	13%
American Indian	0%	0%	1%
Asian	16%	14%	11%
Hispanic	7%	10%	16%
Multiracial	7%	8%	8%
Other Race	2%	4%	8%
White	63%	55%	44%

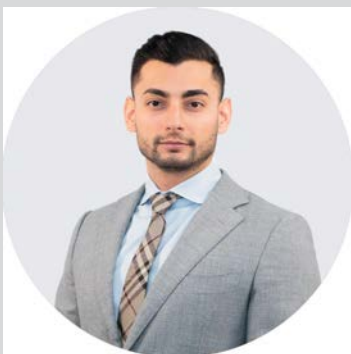
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	35	36
Median Asian Age	32	33	34
Median Black Age	42	39	37
Median Hispanic Age	33	33	34
Median Multiple Races Age	32	31	32
Median Other Race Age	34	34	35
Median Pacific Islander Age	33	36	36
Median White Age	35	34	34

2026 MEDIAN AGE BY RACE





Nedal Kawash
President

Nedal Kawash is a top-producing commercial real estate broker and Managing Broker of Kawash Group, a Chicago-based brokerage firm that has closed over \$100 million in real estate transactions.

With a sharp focus on commercial, industrial, and investment properties, Nedal represents landlords, tenants, investors, and developers across a wide spectrum of asset classes — including multi-tenant buildings, value-add projects, retail, industrial, and off-market opportunities.

Nedal is also the co-founder of Modern Creations, a development and construction firm, giving him a unique ability to advise clients from acquisition through design, build-out, and exit.

Known for his strategic mindset, strong negotiation skills, and deep understanding of Chicago's market, Nedal has built a reputation for delivering results while building lasting relationships. He also leads a high-performing team of brokers, trains new agents, and hosts professional networking events across the city under the "Kawash Group & Friends" banner.

Whether you're a first-time investor or a seasoned developer, Nedal Kawash offers the insight, connections, and experience needed to move your real estate goals forward.



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The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Kawash Group has not verified, and will not verify, any of the information contained herein, nor has Kawash Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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