STREETERVILLE OFFICE SPACE FOR LEASE

610 N. Fairbanks Court

CHICAGO, IL 60611

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BAUM REALTY GROUP

Suite 200

AVAILABLE SPACE

Suite 200 | 4,745 RSF

Available for the first time in decades!

+ $34/RSF Modified Gross
+ Dramatic 17-foot+ ceilings
+ Incredible natural light from stunning 14-foot-wide windows
+ 1,214 SF mezzanine area included at no additional cost
+ In-suite kitchenette and two restrooms

Suite 300 | 3,600 RSF

+ $32/RSF Modified Gross
+ 15-foot ceilings
+ Massive 14-foot-wide x 10-foot-high windows provide abundant natural light

PROPERTY HIGHLIGHTS

+ Boutique building ideal for creative office users including architecture, design, technology, marketing, real estate, and other professional services
+ Character-rich environment with soaring ceilings, oversized windows, and abundant natural light
+ Premier Streeterville location near Northwestern Memorial Hospital, Michigan Avenue, public transportation, dining, and neighborhood amenities

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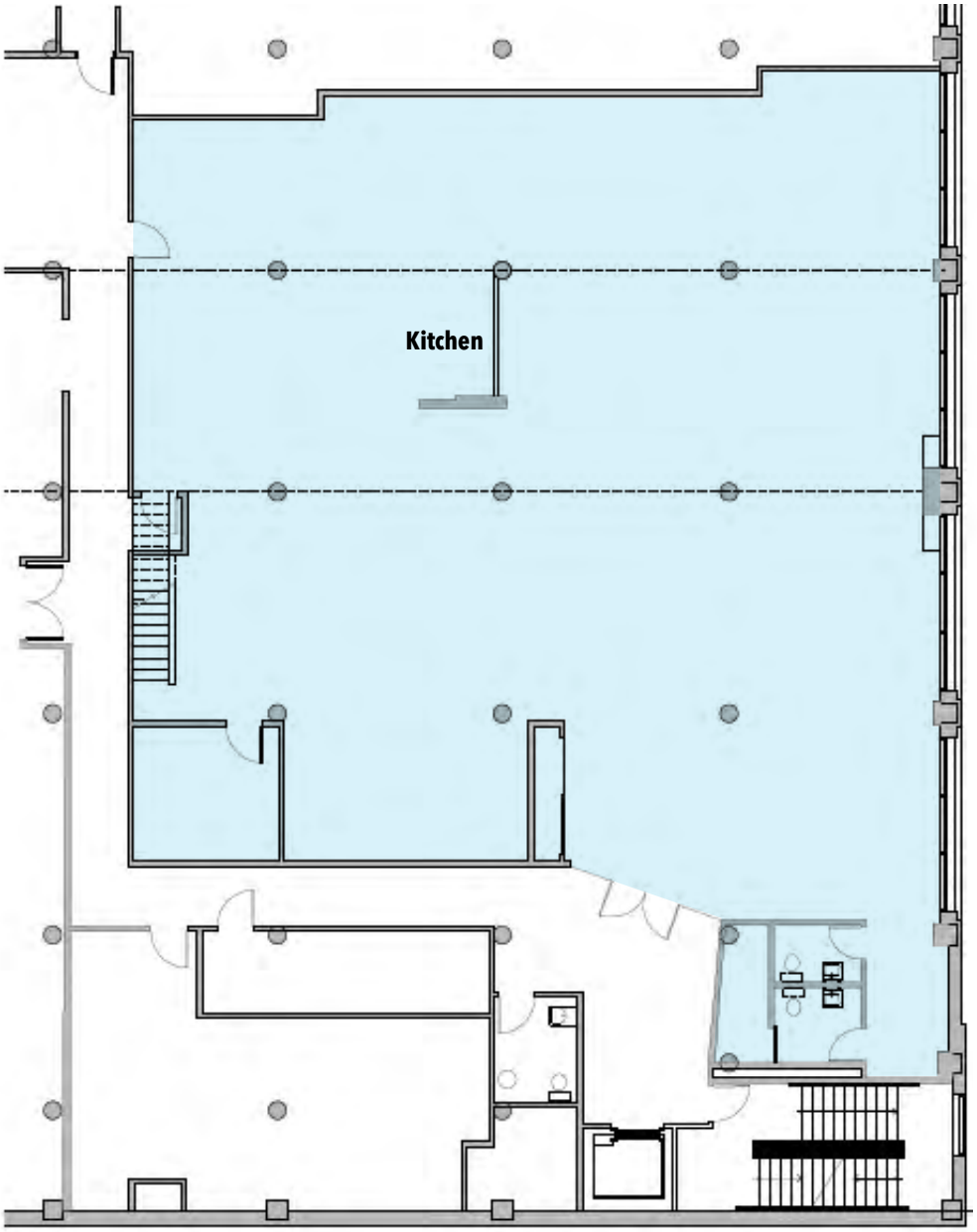

Not to scale

Suite 200
4,745 RSF

DETAILS

Asking Rent:	$34.00 / RSF
Lease Type:	Modified Gross
Condition:	Move-In Ready
Availability:	Immediate
Ceiling Heights:	17 feet+

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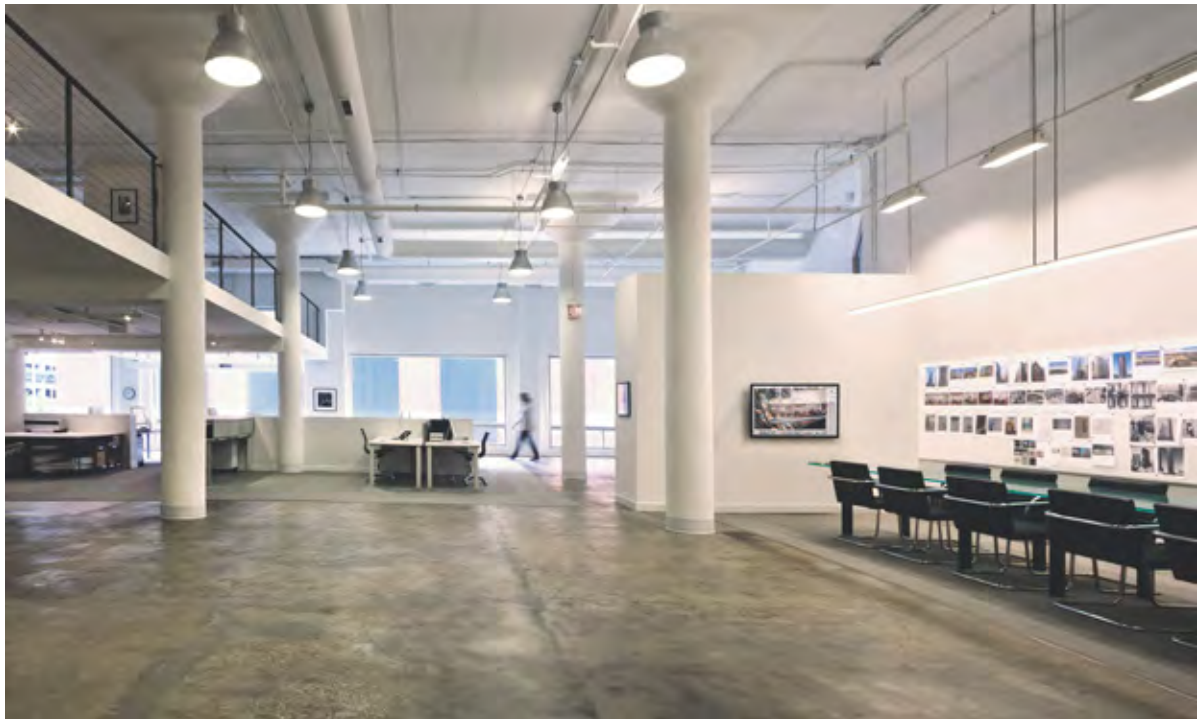
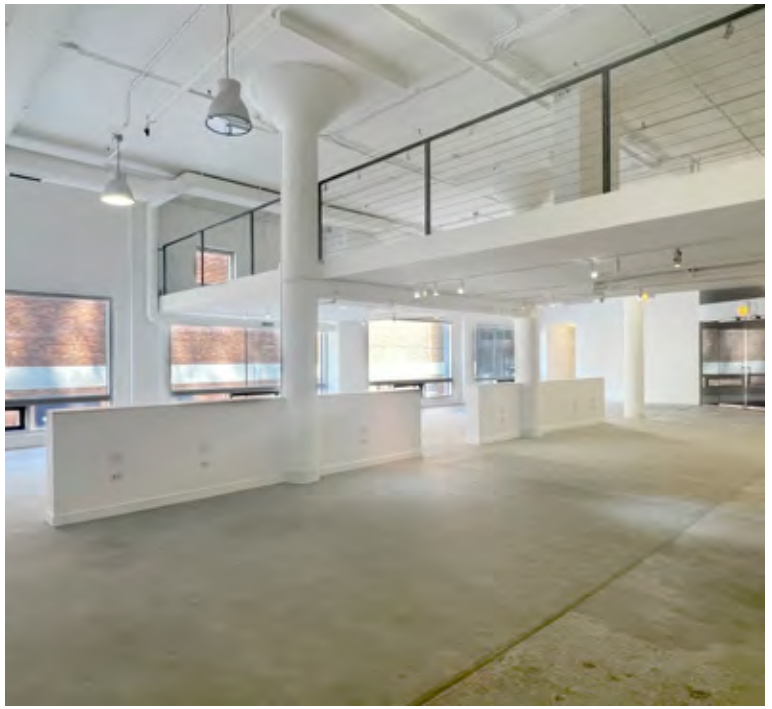
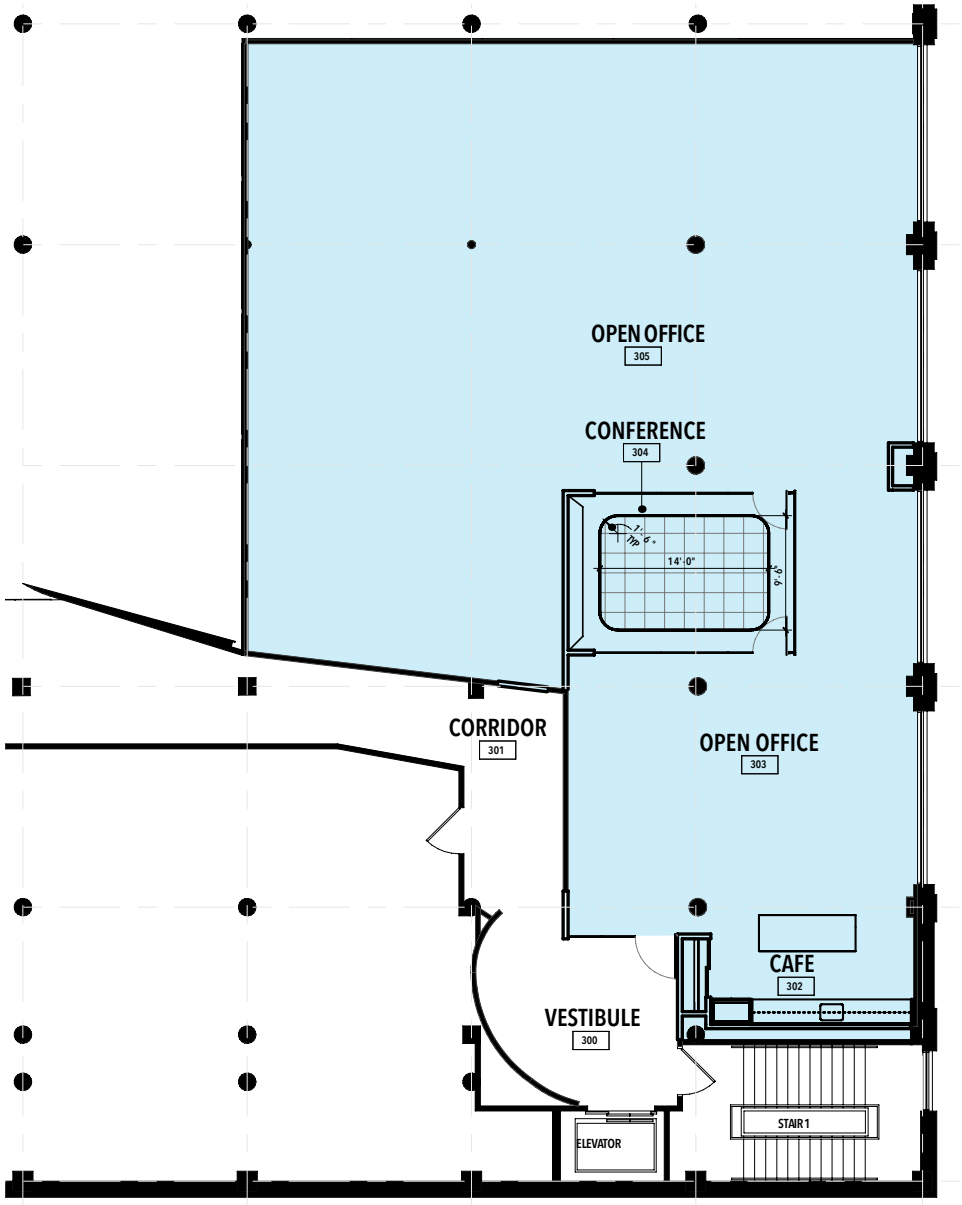
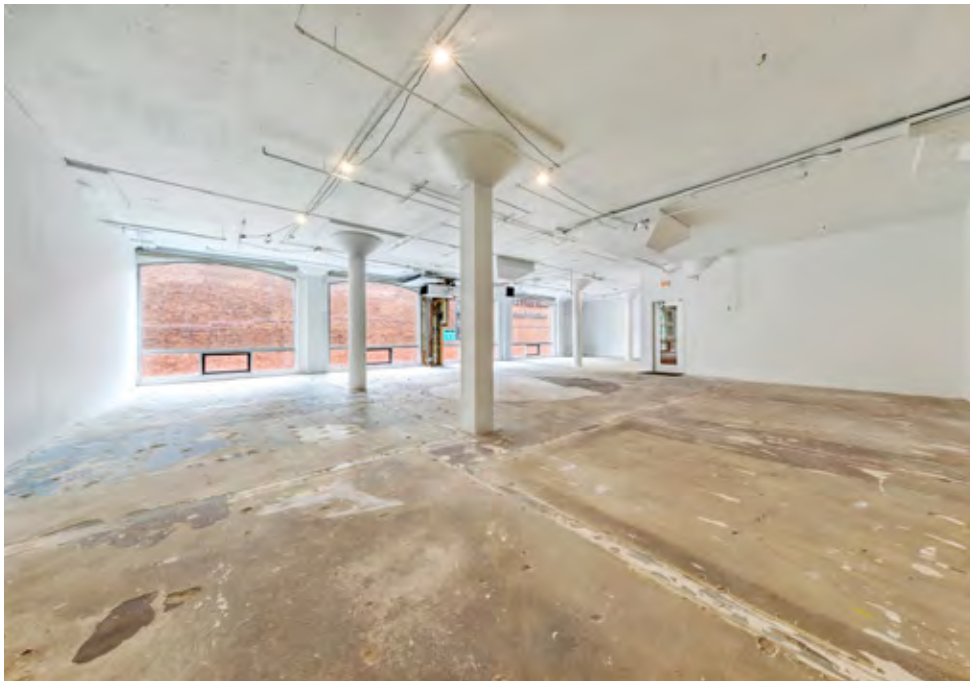






Potential layout shown | Not to scale



Suite 300

3,600 RSF

DETAILS

Asking Price:	$32.00 / RSF
Lease Type:	Modified Gross
Availability:	Immediate
Ceiling Heights:	15 feet

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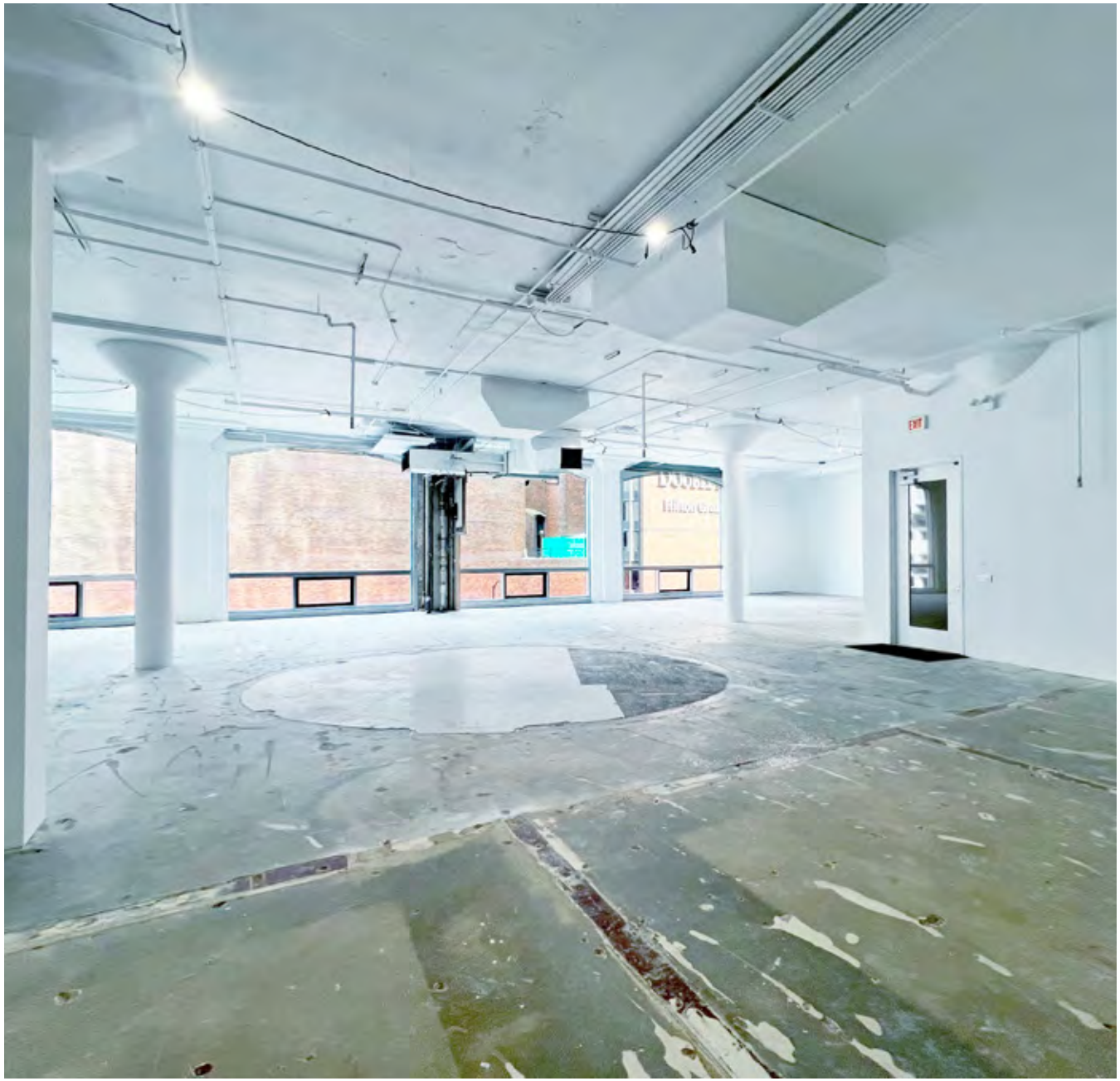
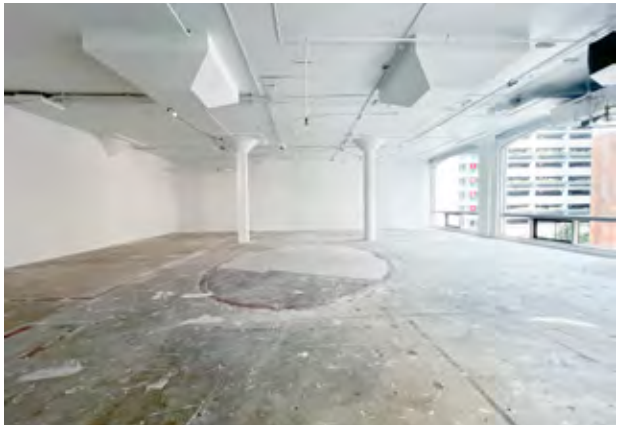
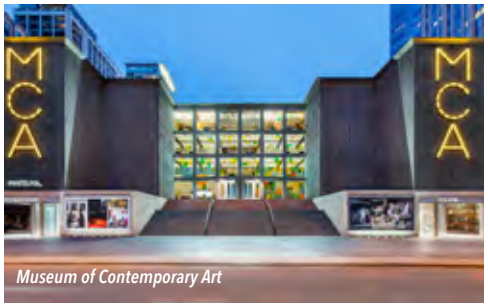




WELL CONNECTED STREETERVILLE LOCATION

Navy Pier

Northwestern Memorial Hospital

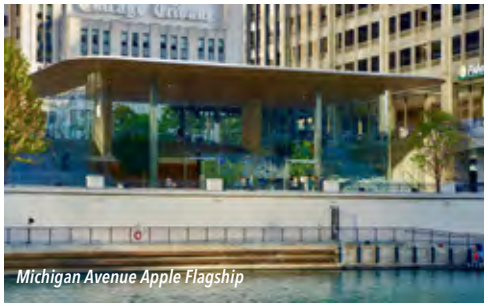


Museum of Contemporary Art

610 N. Fairbanks Court is ideally situated in Streeterville, just steps from the Magnificent Mile and Northwestern Memorial Hospital, with convenient access to public transportation, dining, shopping, and neighborhood amenities.

Magnificent Mile

Chicago Riverwalk


Michigan Avenue Apple Flagship

The surrounding area offers a dynamic mix of restaurants, hotels, retail, healthcare, and cultural destinations, providing an amenity-rich downtown location for employees and clients alike.

DEMOGRAPHIC SUMMARY

(.5 mile radius)

POPULATION
46,446

DAYTIME POPULATION
112,521

TOTAL HOUSEHOLDS
30,142

AVERAGE HHI
$216,874

WALK SCORE
98
WALKER'S PARADISE

BIKE SCORE
82
VERY BIKEABLE

TRANSIT SCORE
100
RIDER'S PARADISE

NEARBY TRANSIT:
2 Blocks
CTA RED LINE + BUS ROUTES

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FOR MORE INFORMATION CONTACT

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