

RIVER NORTH RETAIL SPACE FOR SUBLEASE

Corner Retail at the ArduS

676 N. LASALLE DRIVE // CHICAGO, IL 60654



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AVAILABLE SPACE

±1,825 SF

PROPERTY HIGHLIGHTS

- + Sublease opportunity at The ArduS located on the SW corner of LaSalle & Huron
- + Hard corner location with excellent visibility and great signage potential
- + 16 foot ceilings
- + Area tenants include Portillo's, Walgreens, Target, Hotworx, McDonald's and many more
- + Surrounded by numerous residential developments as well as hotels and offices
- + Excellent access to public transit and the Kennedy Expressway
 - » 4 minute walk to the CTA Brown & Purple Line Chicago/Franklin station
 - » 9 minute walk to the CTA Red Line Chicago station
 - » 4 minute drive to the Kennedy Expressway

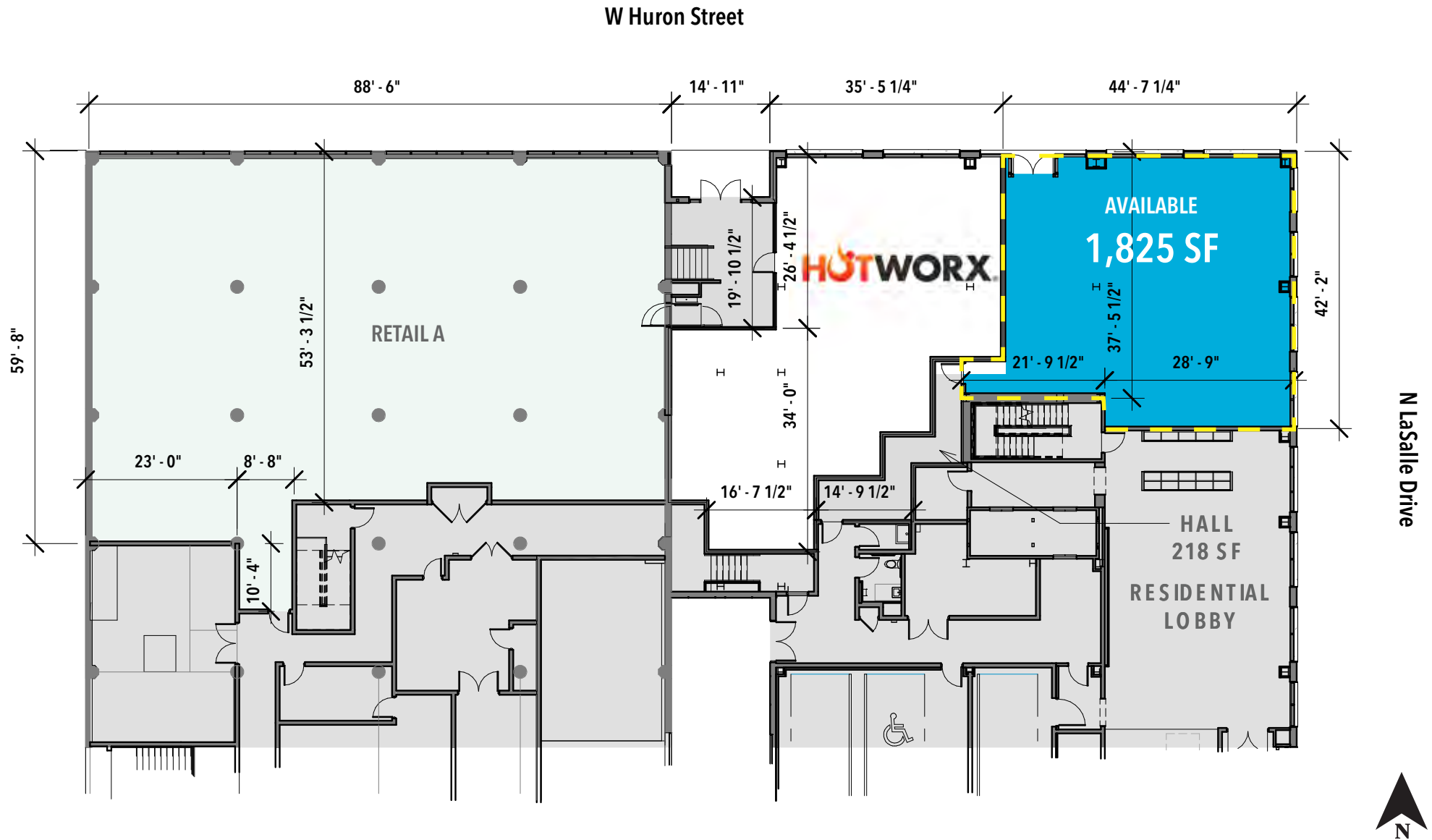


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Floor Plan

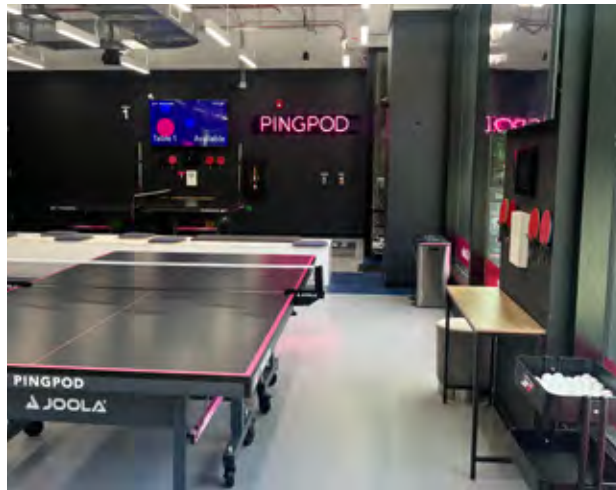
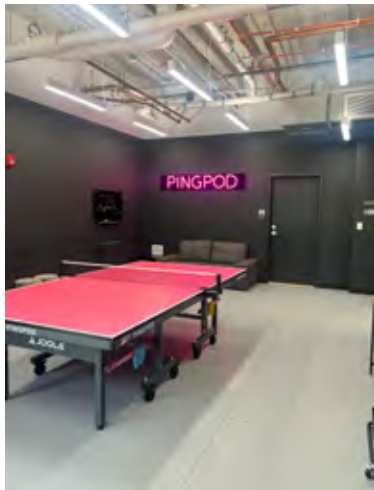
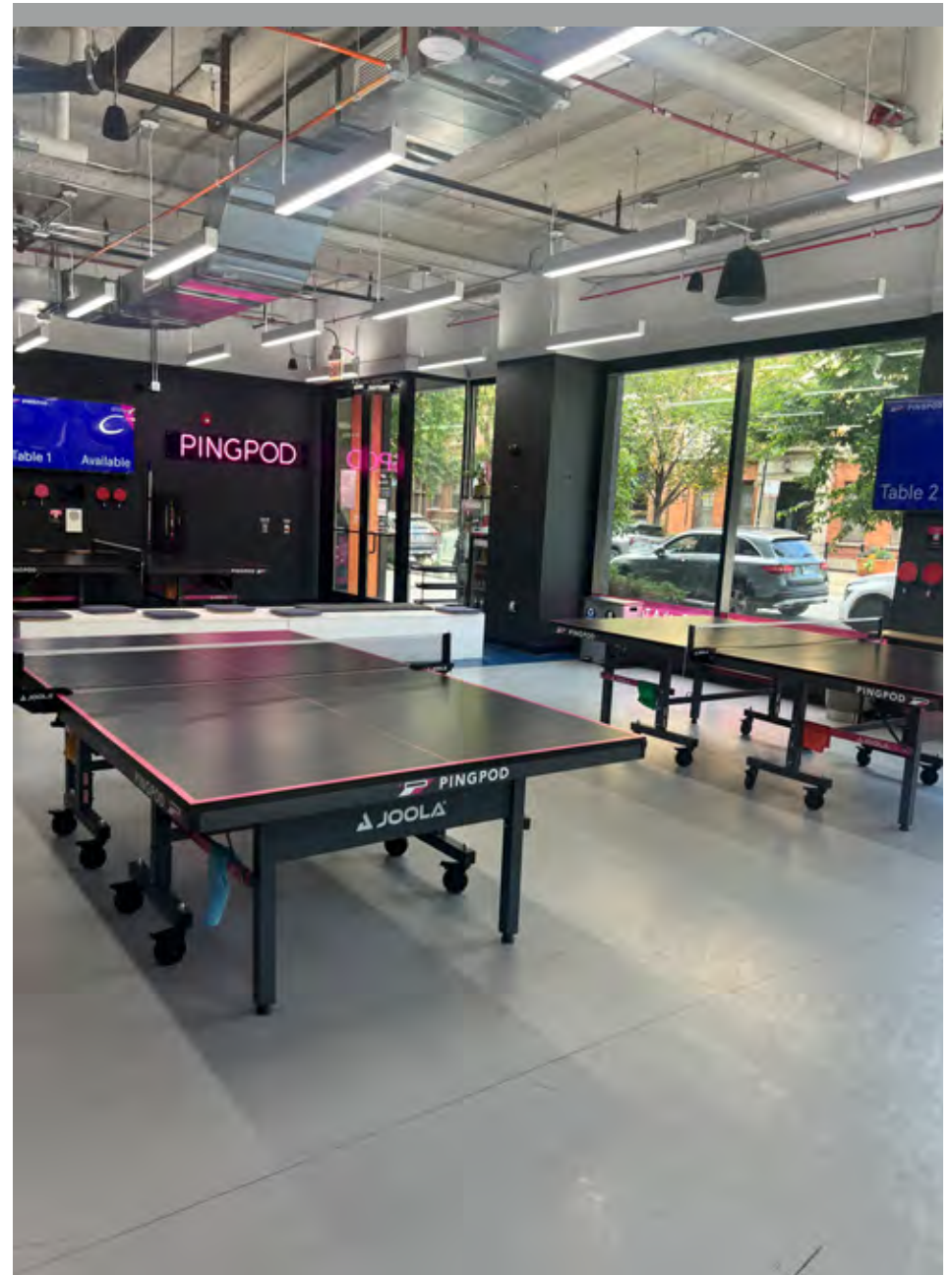


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Interior Photos



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River North

The Ardu (676 N. LaSalle Drive) is located in River North, one of Chicago's most active and densely populated downtown neighborhoods. Known for its mix of historic architecture and modern high-rises, River North blends residential living with a thriving hospitality, nightlife, and creative scene. The area is home to renowned art galleries, boutique hotels, and award-winning restaurants, drawing both locals and visitors throughout the day and into the evening. Close to Michigan Avenue, Oak Street Beach, and the CTA Red Line, the neighborhood offers seamless access to shopping, recreation, and transit.



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A growing mix of residential and commercial development continues to bring energy to the area. The Ardu and similar projects including Aurélien and The Bentham are contributing to the district's density and momentum. High visibility, steady foot traffic, and a built-in audience of residents, office workers, and tourists make this location a compelling opportunity in one of the city's most sought-after urban neighborhoods.



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DEMOGRAPHIC HIGHLIGHTS (0.5 MILE)

42,751
POPULATION

\$173,295
AVERAGE HOUSEHOLD INCOME

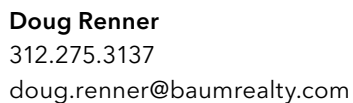
27,928
HOUSEHOLDS

85,984
DAYTIME POPULATION

WALK SCORE
99
WALKER'S PARADISE

TRANSIT SCORE
100
RIDER'S PARADISE

BIKE SCORE
87
VERY BIKEABLE



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