



Live Work

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62 W. Huron Street

EXCEPTIONAL RIVER NORTH COMMERCIAL CONDO
AVAILABLE FOR SALE

 **BAUM**
REALTY GROUP

Exceptional Work Deserves an Exceptional Workspace



3,000 SF third-floor live/work commercial condo available for sale in a vintage mixed-use building at the intersection Huron & Clark in Chicago's River North neighborhood.

Currently improved as an office space, this live/work-compatible condo lends itself to a variety of uses. It features an open floor plan, professional audio/video suites, recording studios, and additional spaces ideal for content creation, social media, music production, and more.

The commercial condo spans the entire third-floor of the building and is beautifully appointed with high-end finishes throughout, private bathrooms, hardwood floors, upgraded HVAC, a private deck, fireplace, and modern kitchen. Large windows and skylights provide abundant natural light throughout.

| | |
|---------------|-------------------|
| Available SF: | 3,000 (3rd floor) |
| Asking Price: | \$750,000 |



PROPERTY HIGHLIGHTS

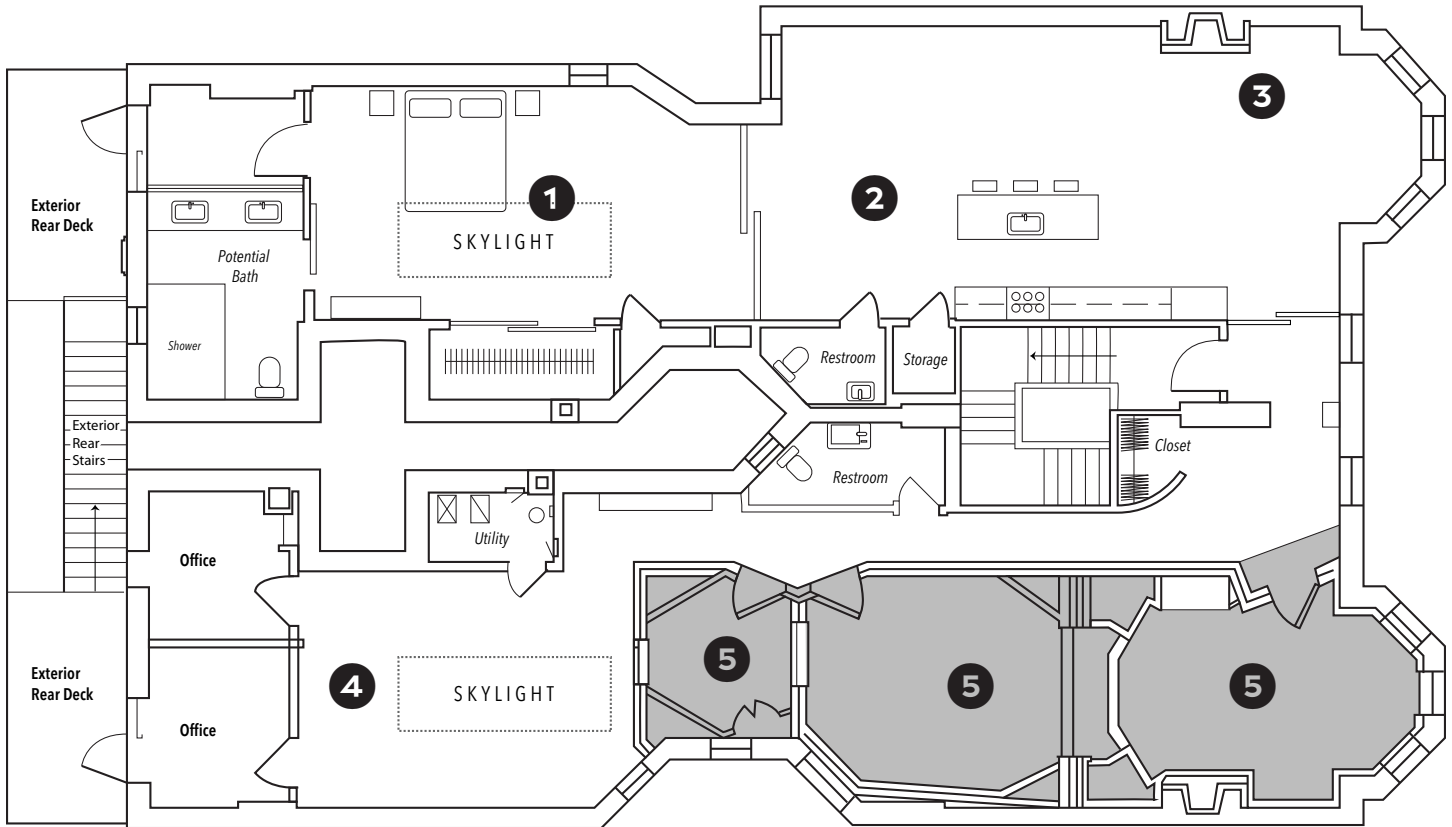
- » 3,000 SF available for sale
- » Live/work as of right
- » Several rooms built with acoustic panels, perfect for multi-media, podcast, video, audio, and content creation
- » Open space with large windows and skylights flood the space with natural light
- » Interiors boast hardwood floors, gas fireplace, updated HVAC, an exterior deck, and private offices

PROPERTY DETAILS

| | |
|--------------------|--------------------|
| HVAC: | Updated in 2024 |
| Zoning: | DX-5 |
| Real Estate Taxes: | \$18,527.04 (2023) |
| Building Size: | 12,000 SF |
| Office Class: | C |

Floor Plan

Conceptual Work/Live Layout



1 Bedroom Area
(currently open work area)



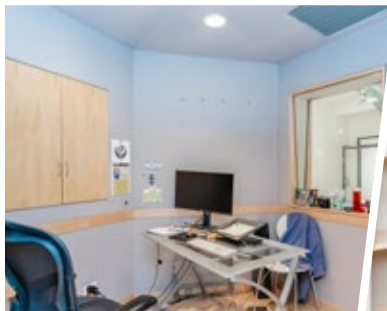
2 Open Kitchen Area



3 Gas Fireplace

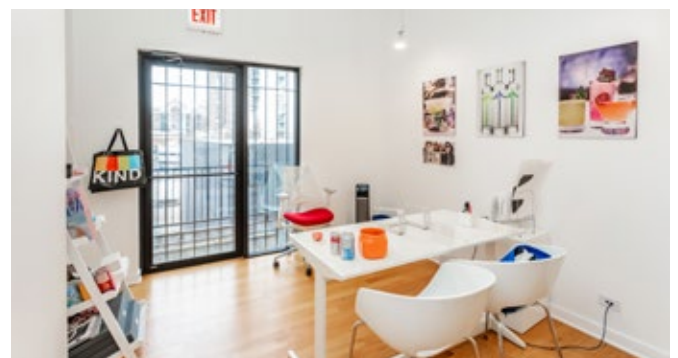
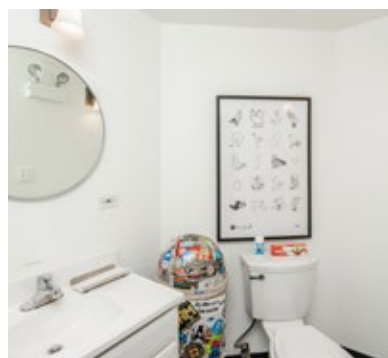


4 Open Work Area



5 Soundproof Conference Rooms





Unbeatable River North Location

Surrounded by shopping, restaurants, nightlife, and cultural institutions. Nearby notable locations include:



Magnificent Mile Shopping



The Poetry Foundation



TAO Chicago



Museum Of Contemporary Art



Whole Foods



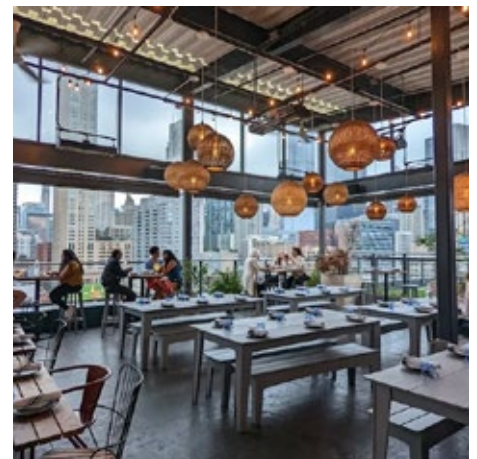
Shopping on Oak & Rush Streets



Indienne 



Starbucks Reserve Roastery



Avec River North



DEMOGRAPHICS

0.5 MILE RADIUS FROM 62 W. HURON STREET

RESIDENTIAL POPULATION

40,645

HOUSEHOLDS

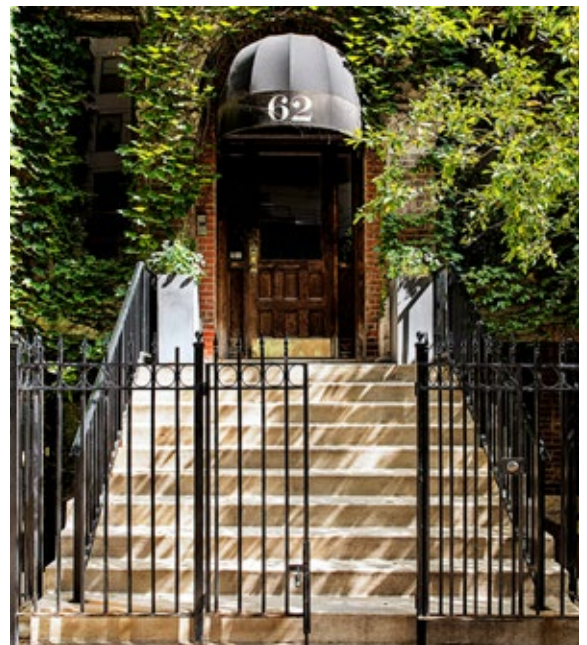
26,573

AVERAGE HOUSEHOLD INCOME

\$181,969

DAYTIME POPULATION

128,577



FOR SALE

62 W. Huron Street

EXCEPTIONAL LIVE/WORK COMMERCIAL CONDO | RIVER NORTH - CHICAGO

For more information or to schedule a tour, contact:

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