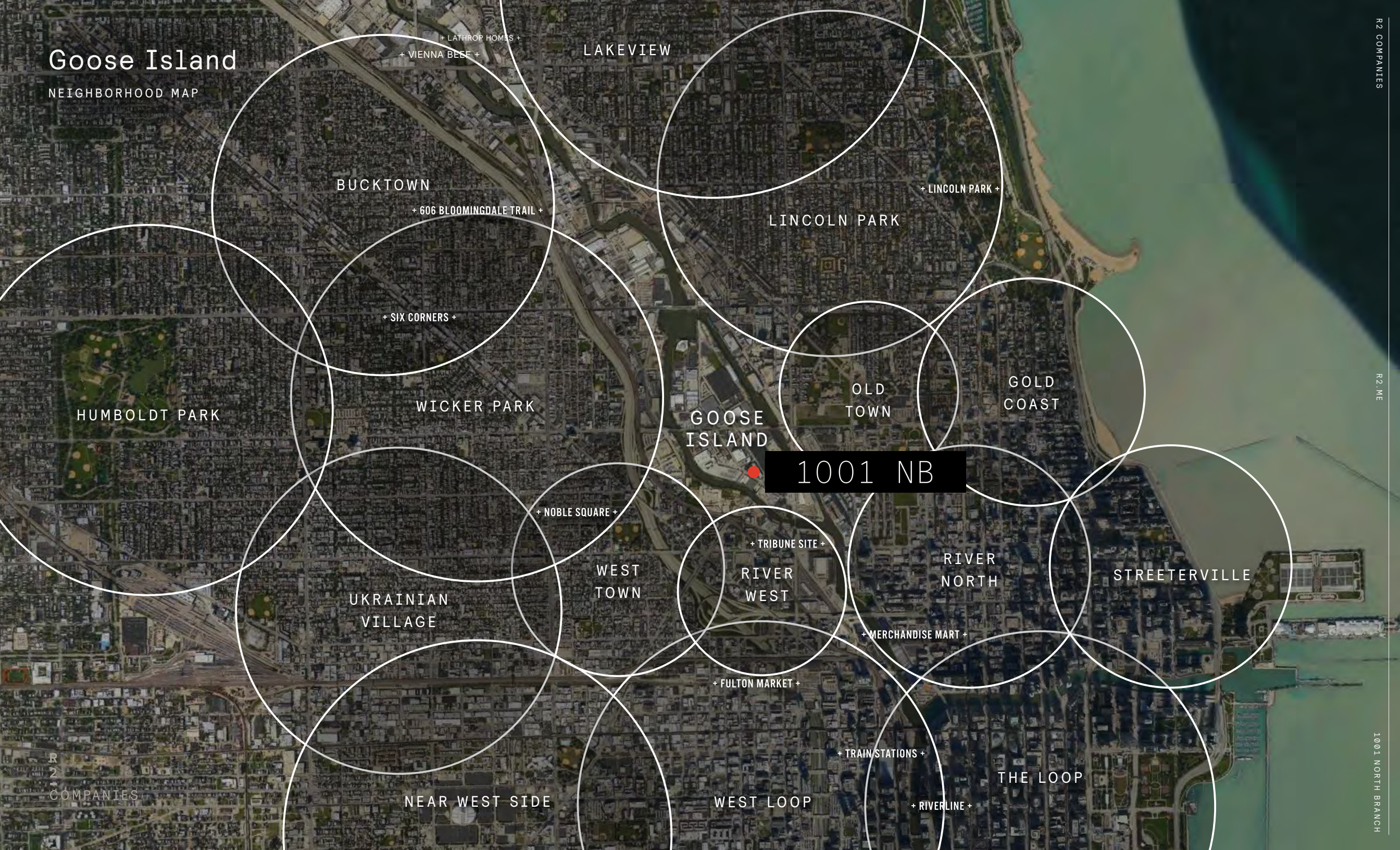


1001 NB



Goose Island

NEIGHBORHOOD MAP



BUCKTOWN

+ 606 BLOOMINGDALE TRAIL +

+ SIX CORNERS +

WICKER PARK

UKRAINIAN VILLAGE

NEAR WEST SIDE

LAKEVIEW

GOOSE ISLAND

RIVER WEST

WEST LOOP

LINCOLN PARK

OLD TOWN

RIVER WEST

+ FULTON MARKET +

+ LINCOLN PARK +

GOLD COAST

RIVER NORTH

+ MERCHANDISE MART +

+ TRAIN STATIONS +

+ RIVERLINE +

STREETERVILLE

THE LOOP



1001

NORTH BRANCH

BUILDING FEATURES:

BUILDING TYPE:	6-STORY CONCRETE & BRICK WAREHOUSE
FLOORPLATES:	APPROXIMATELY 30,000 RSF
RETAIL GALLERY SPACE:	510 - 4,408 RSF (RENT READY)
URBAN FLEX SPACE:	2,354 - 33,521 RSF
COLUMN SPACING:	21.5' X 21.5'
PARKING AVAILABLE:	DEDICATED ON-SITE PARKING
LOADING DOCKS:	TWO (2) HIGH BAY, DRIVE IN LOADING DOCKS
FREIGHT ELEVATORS:	TWO (2) FREIGHT ELEVATORS - 8' X 12'
INDUSTRIAL CORRIDORS:	EXTRA WIDE - FORK LIFT ACCESSIBLE
POWER:	MINIMUM 3000 AMPS AT 480 VOLTS
TAXES & OPERATING:	\$8.00 PSF (STABILIZED)
ZONING:	PMD - 3

URBAN FLEX:

Space available for all types of users, including creative office, retail, manufacturing, maker spaces, showroom, gallery, fitness, etc. 1001 NB is built around variety, authenticity and the ability to accommodate any type of commercial use.

CENTRAL LOCATION:

Surrounded by Chicago's best residential neighborhoods: Wicker Park, Bucktown, Lincoln Park, Old Town, River North and River West. Unbeatable access to talented employees.

DEDICATED PARKING:

Ample dedicated parking on-site and surrounding the property.

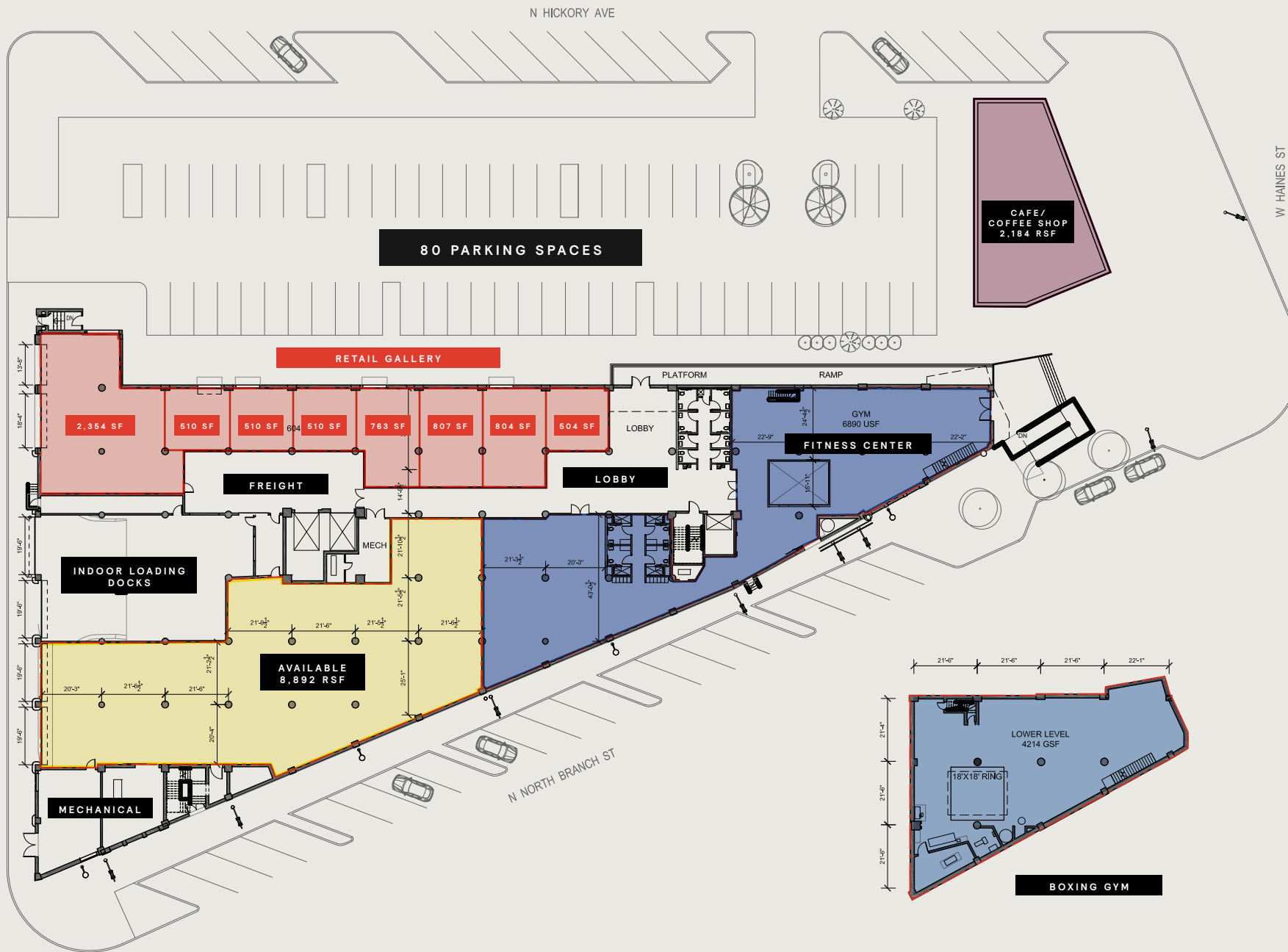
FREIGHT ACCESS:

Loading includes two (2) high bay drive-in doors with accompanying loading docks. Two (2) freight elevators and extra wide corridors allow for easy loading on upper floors that can accommodate a full size fork lift.

NATURAL LIGHT AND OPEN SPACE:

Floors are flooded with light and views from all directions including downtown. Large Bays (21.5' x 21.5'), high ceilings (12'+), operable windows, and an outdoor rooftop patio.

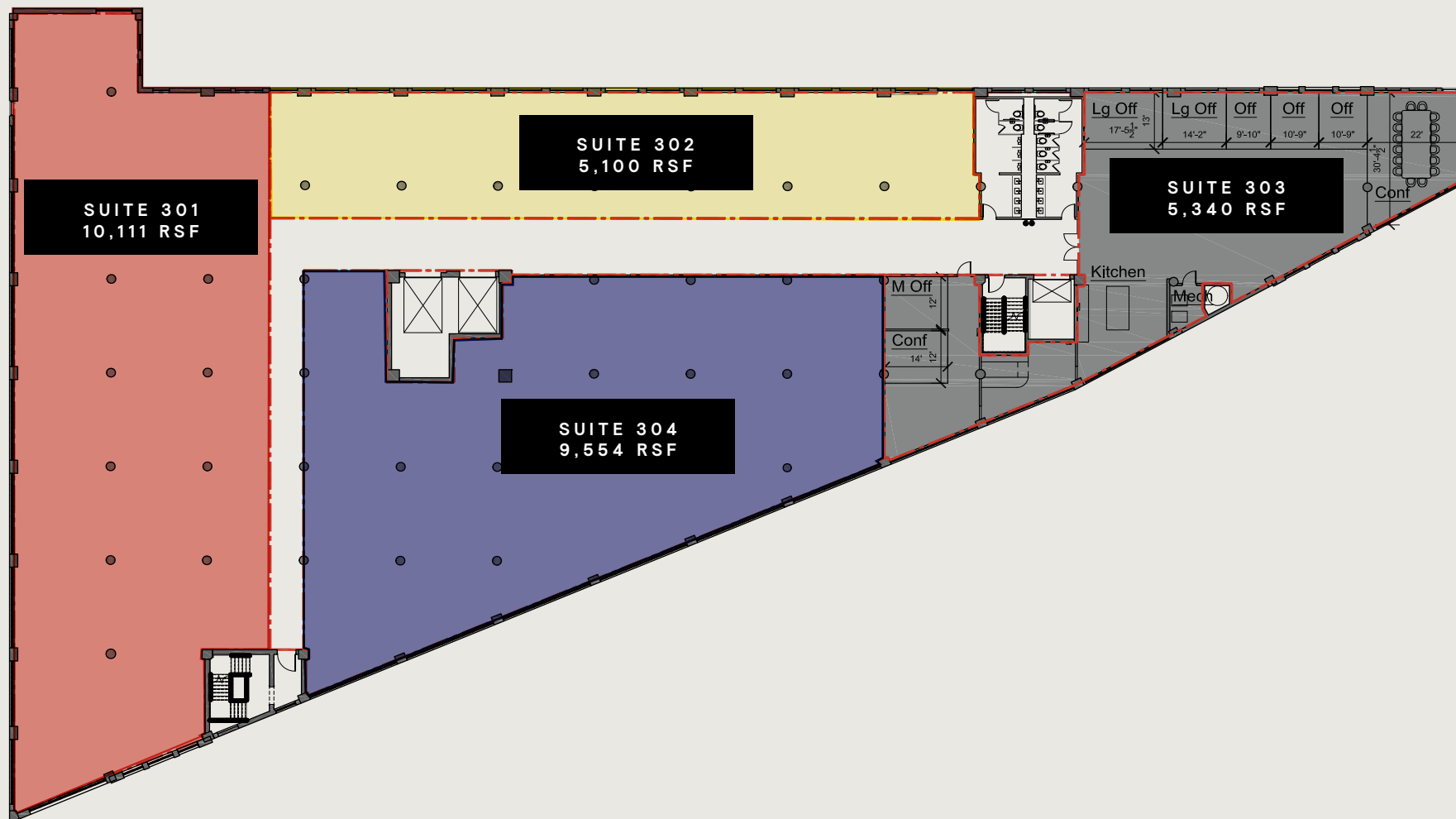
Available Space



FLOOR

1

Available Space



FLOOR

3







NO
SMOKING







R
2
—

R2 COMPANIES
40 E HURON ST
CHICAGO, IL 60642
R2.ME