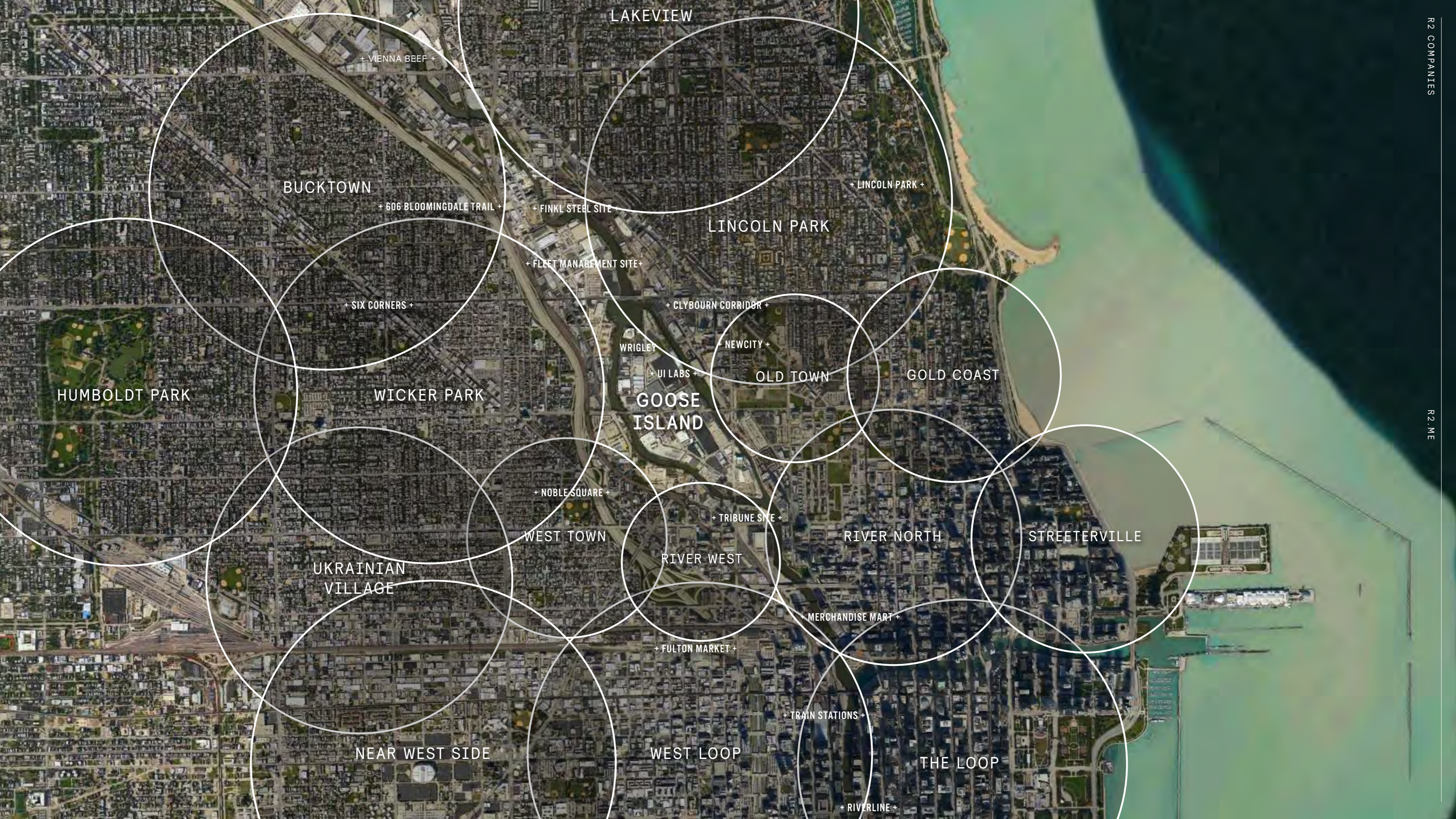


1315 NB

1315 NORTH BRANCH

GOOSE ISLAND, CHICAGO





LAKEVIEW

+ VIENNA BEEF +

BUCKTOWN

+ 606 BLOOMINGDALE TRAIL +

+ FINKL STEEL SITE +

+ LINCOLN PARK +

LINCOLN PARK

+ FLEET MANAGEMENT SITE +

+ SIX CORNERS +

+ CLYBOURN CORRIDOR +

WRIGLEY

+ NEWCITY +

HUMBOLDT PARK

WICKER PARK

GOOSE ISLAND

+ UI LABS +

OLD TOWN

GOLD COAST

+ NOBLE SQUARE +

+ TRIBUNE SITE +

WEST TOWN

RIVER WEST

RIVER NORTH

STREETERVILLE

UKRAINIAN VILLAGE

+ MERCHANDISE MART +

+ FULTON MARKET +

NEAR WEST SIDE

WEST LOOP

+ TRAIN STATIONS +

THE LOOP

+ RIVERLINE +



CORPORATE

- Echo Logistics
- Groupon
- CB2
- Watersaver
- Hogsalt
- Mars Wrigley
- Onni
- Sono East
- MxD Innovation Center
- Parker Restaurant Group
- Marshall
- Saffron Rails
- Lyft

RESIDENTIAL

- Onni Development
- Sono Towers
- NewCity
- 700 at the River District

FOOD & BEVERAGE

- California Pizza Kitchen
- Epic Burger
- Yolk
- Pizzeria Bebu
- Off Color Brewery
- Nando's
- Lyfe Kitchen
- Goddess & the Grocer
- Hogsalt
- Jerk
- Mod Pizza
- NYC Bagel Deli
- Roti

SHOPPING

- Whole Foods
- Perman Wine Selections
- REI
- Target
- Lululemon
- Boelter Kitchens

COFFEE

- Passion House
- Peet's Coffee

KEY BUILDINGS

- 1001 North Branch
- 1200 North Branch
- 1308 Elston
- 1315 North Branch
- Salt District



1315

NORTH BRANCH



BUILDING FEATURES:

Building Size:	140,000 GSF
Floorplates:	40,000 RSF
Ceiling Heights:	13' Feet
Dedicated Parking:	1/1000 SF & Valet
Column Spacing:	30'-60'

CENTRAL LOCATION:

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

AUTHENTIC CREATIVE OFFICE:

Truly irreplaceable post-industrial building stock is one-of-a-kind in Chicago. Differentiate your brand and create a second home for you and your employees.

HEATED, INDOOR PARKING:

Dedicated indoor parking on-site.

HISTORIC BUILDING:

Originally built in 1912 for the Raymond Brother Pulverizing Company, the building was designed by well-known Chicago Architect Henry Raeder.

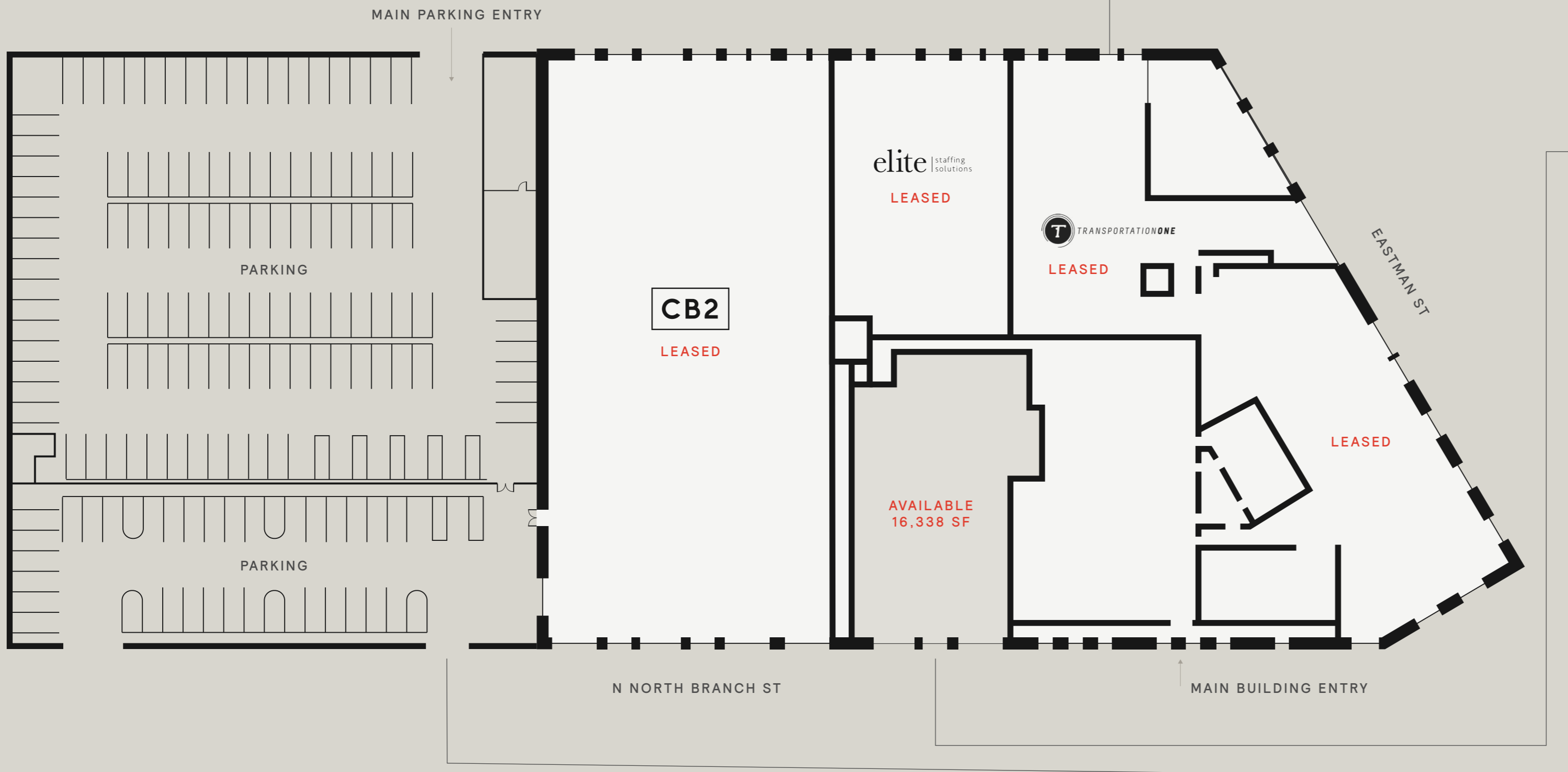
AMENITY PACKAGE:

Indoor Fitness Center with Showers & Locker Rooms, Bike Room, Private Entrance, Dedicated Signage.



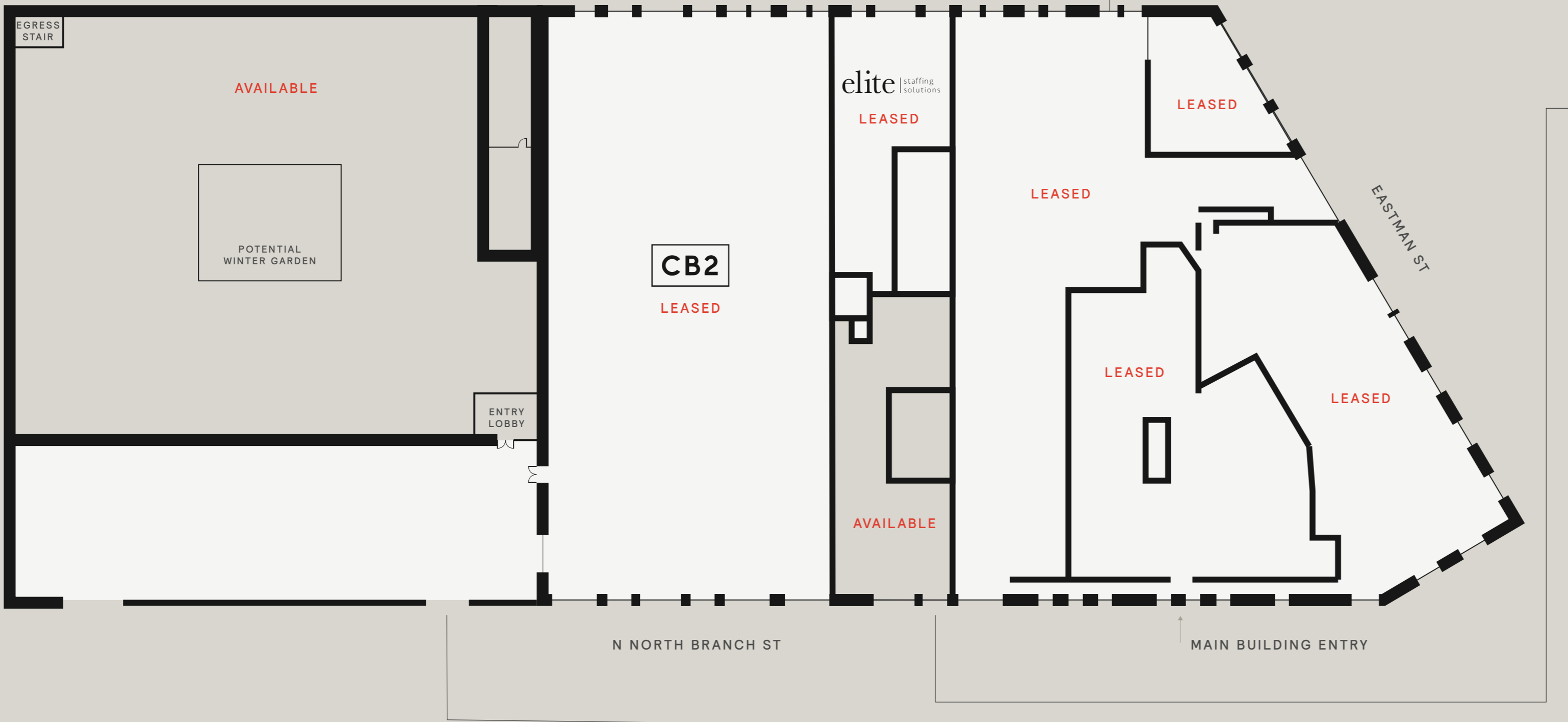


—
1315 NB
Exterior Exterior Rendering



FLOOR

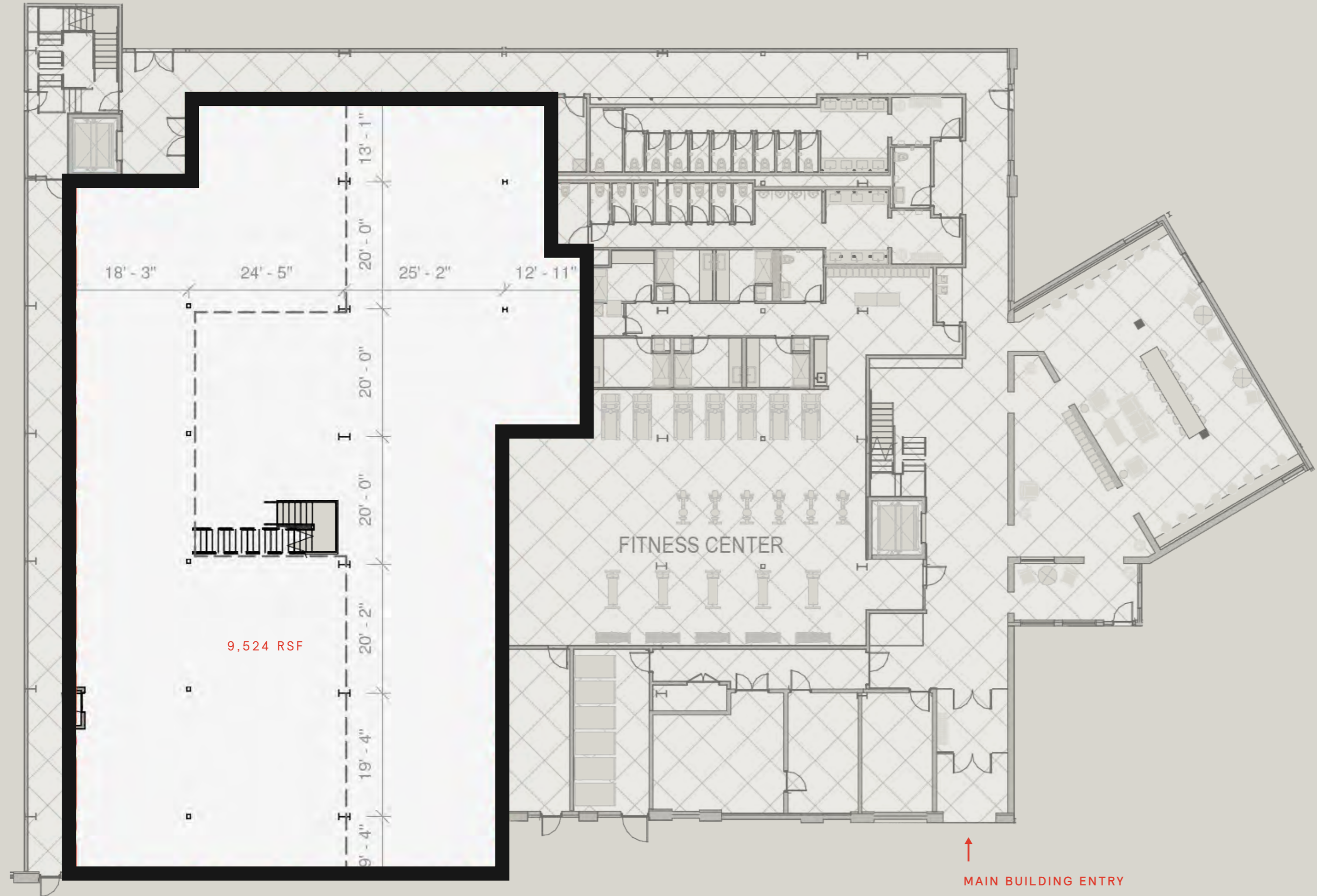
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FLOOR

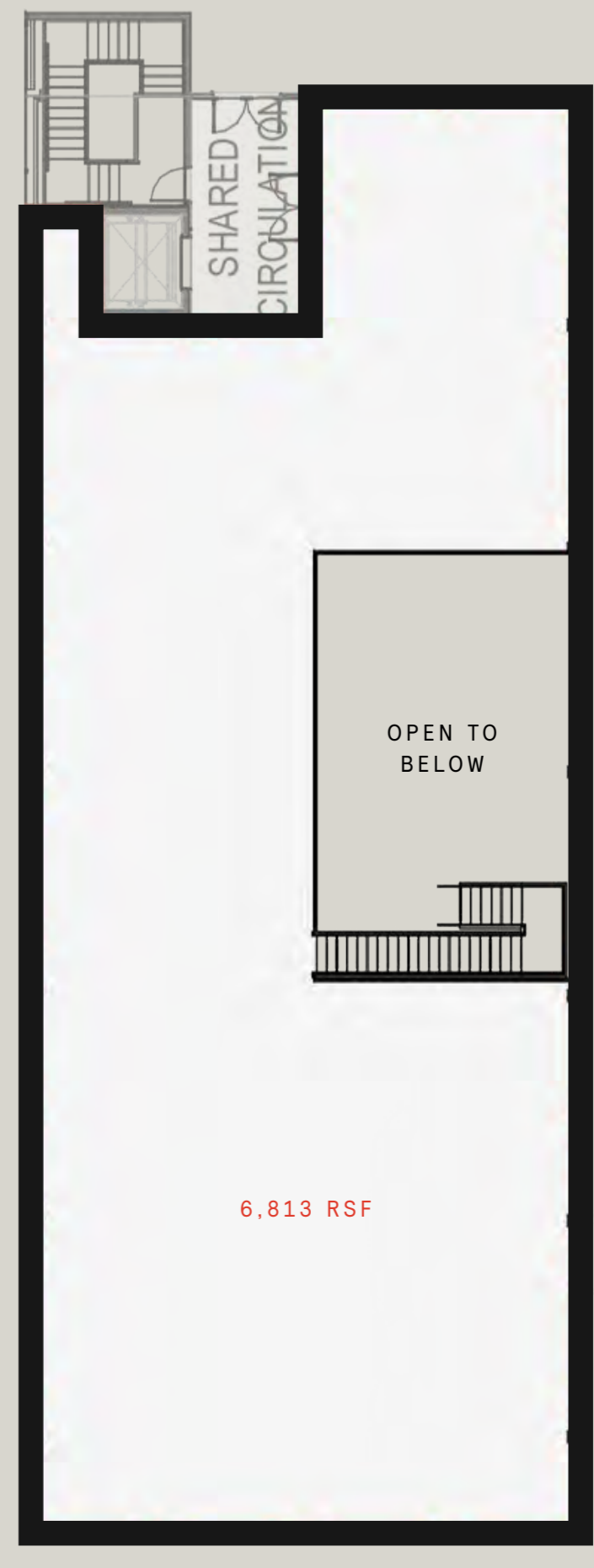
2

Available Space A



FLOOR 1

9,524 RSF



FLOOR 2

6,813 RSF

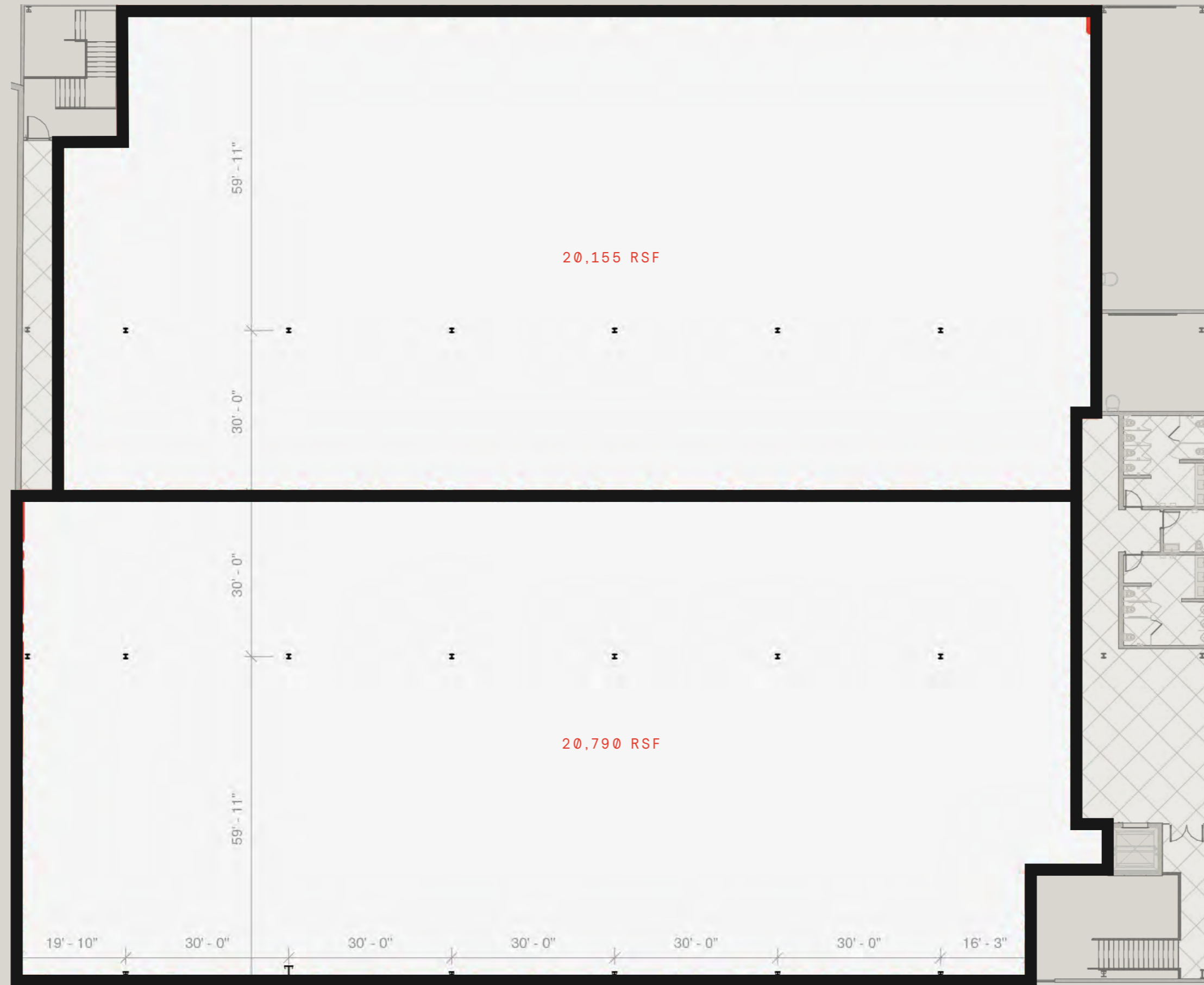


—
1315 NB
Exterior Exterior Rendering



—
1315 NB
Second Floor Rendering

Available Space B



FLOOR 2



1315 NB
Exterior Exterior Rendering





—
1315 NB
Exterior Exterior Rendering



1315 NB



- CTA Bus #8 - Halsted St**
4 Minute Walk
Lakeview, Lincoln Park, River West, Fulton Market, West Loop, Little Italy
- CTA Bus #70 - Division St**
5 Minute Walk
Old Town, Wicker Park, Ukrainian Village, Gold Coast
- CTA Blue Line - Milwaukee Ave**
15 Minute Walk
Bucktown, Logan Square, Wicker Park, Pilsen, The Loop
- CTA Red Line - North Ave**
15 Minute Walk
Lakeview, Lincoln Park, The Loop, Wrigleyville, Uptown, North Center





UBER / UBER POOL DRIVING TIMES

	Fulton Market (Lake/Morgan)	The Loop (225 W Randolph)	The Loop (Old Main Post Office)	Goose Island (1315 North Branch)	% Faster (On-average)
Lakeview (Belmont/Sheffield)	33 min	35 min	36 min	20 min (\$2.59 Uber Pool)	+42%
Lincoln Park (Fullerton/Halsted)	27 min	28 min	34 min	16 min (\$2.72 Uber Pool)	+48%
River North (Erie/LaSalle)	12 min	10 min	17 min	13 min (\$2.59 Uber Pool)	+0%
Wicker Park (North/Damen)	18 min	28 min	28 min	13 min (\$2.50 Uber Pool)	+49%
Logan Square (Logan/California)	29 min	37 min	36 min	21 min (\$2.80 Uber Pool)	+38%
Bucktown (Webster/Damen)	18 min	26 min	28 min	12 min (\$2.50 Uber Pool)	+50%

Note: All commute times calculated via Google Maps at 8:15am.

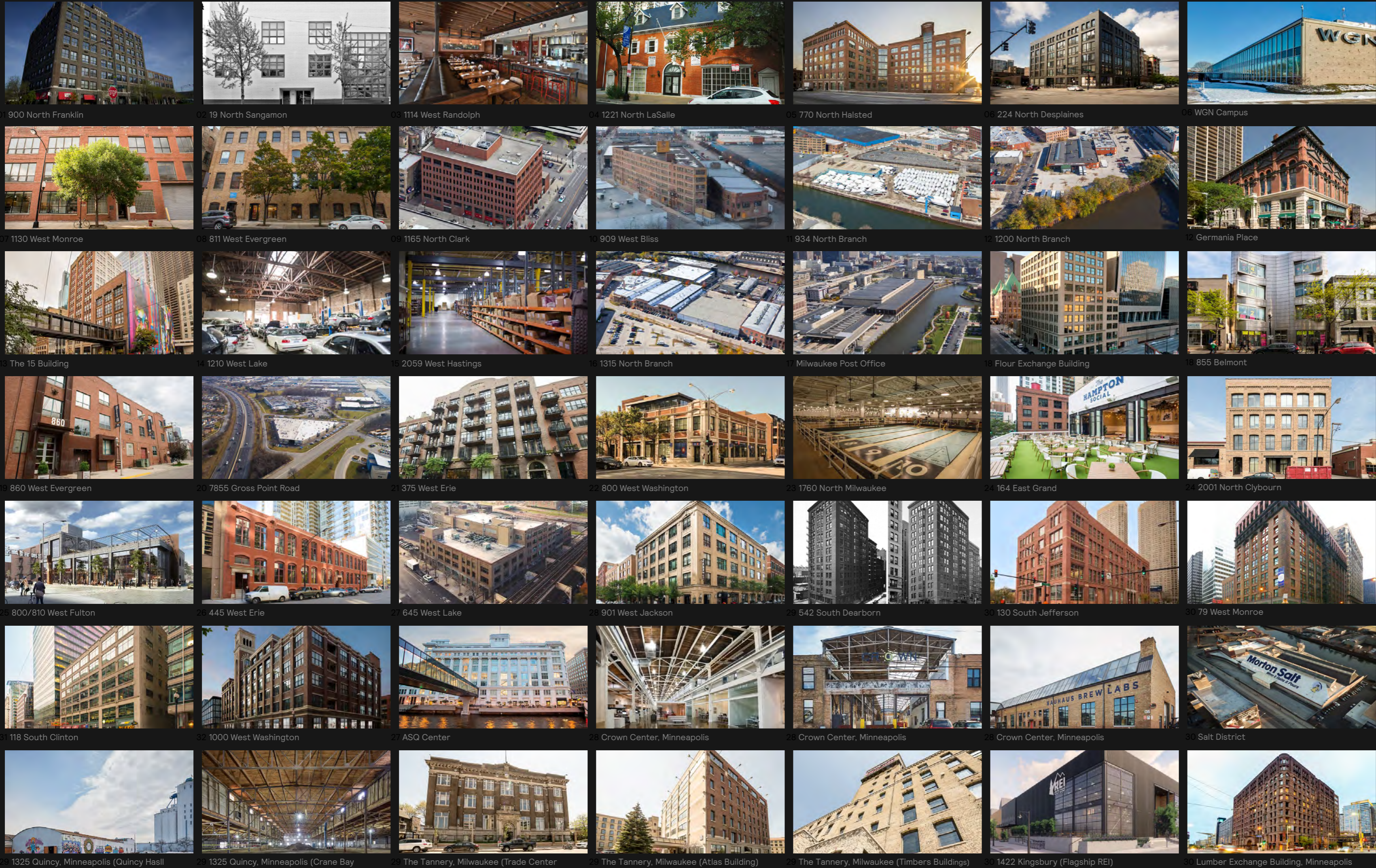
In Relentless Pursuit of Opportunity.

R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit R2.me.





R2 Companies
BY THE NUMBERS

6.4M

Square Foot Portfolio

\$700M

Assets Under Management

+40 Assets

Currently Owned

3 Offices

Chicago, Milwaukee, Minneapolis

+10 Years

Management Team Experience

2007

Year Founded

R
2
|