

1001 NB





STORAGE

R2  
COMPANIES

R2 COMPANIES

R2 M

1003 NORTH BRANCH



AVONDALE

LAKEVIEW

Goose Island - Neighborhood Map

BUCKTOWN

LINCOLN PARK

HUMBOLDT PARK

WICKER PARK

GOOSE ISLAND

OLD TOWN

GOLD COAST

1001 NB

WEST TOWN

RIVER WEST

RIVER NORTH

STREETERVILLE

UKRAINIAN VILLAGE

NEAR WEST SIDE

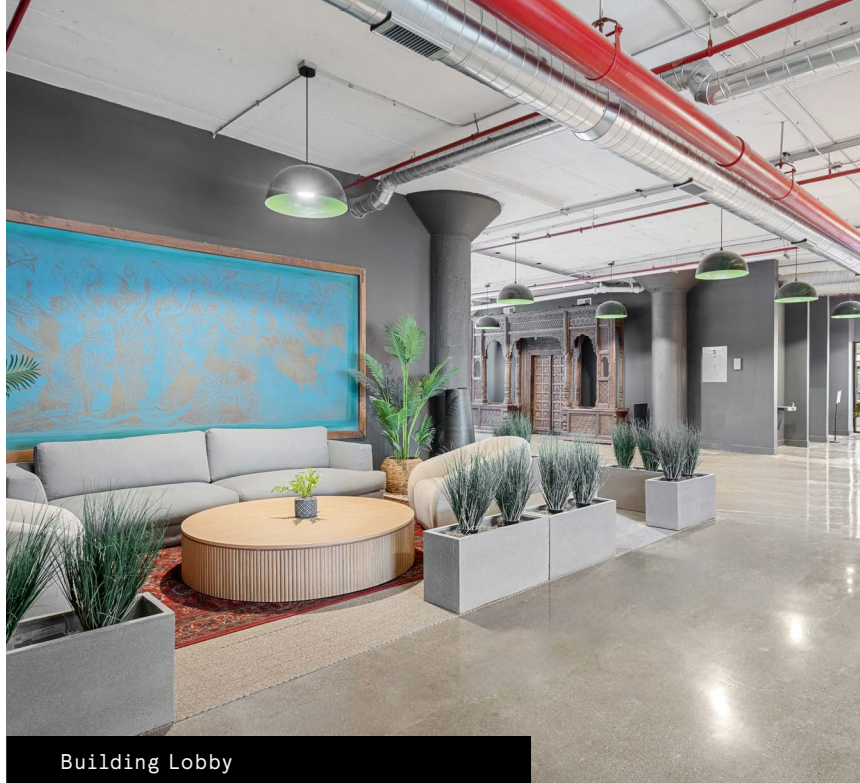
WEST LOOP

THE LOOP

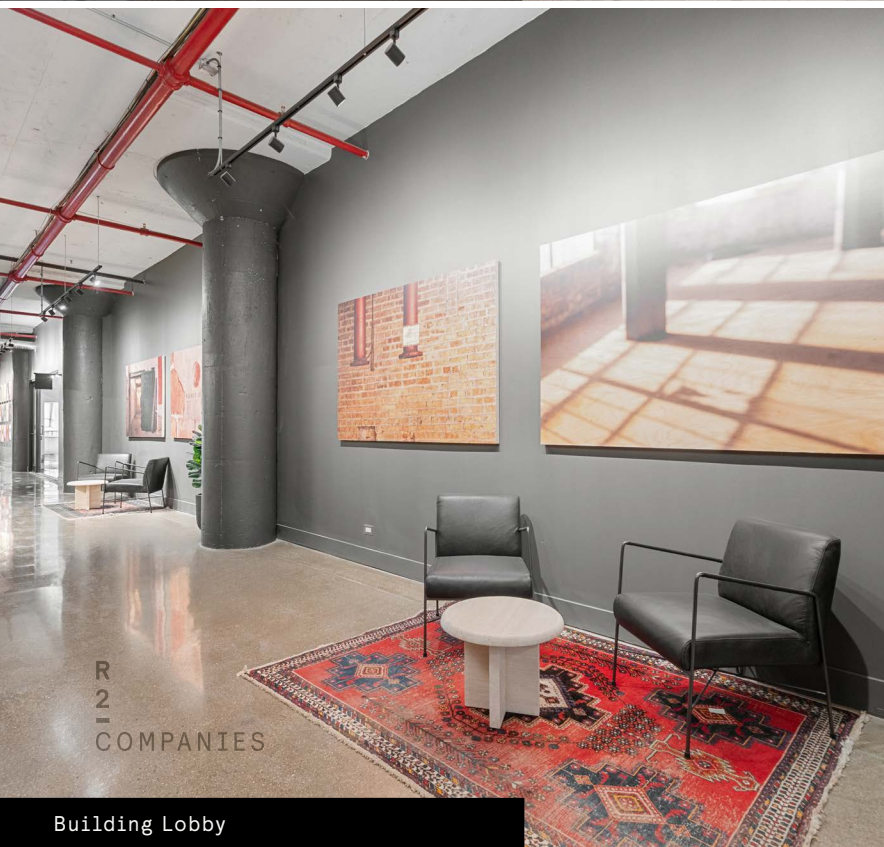




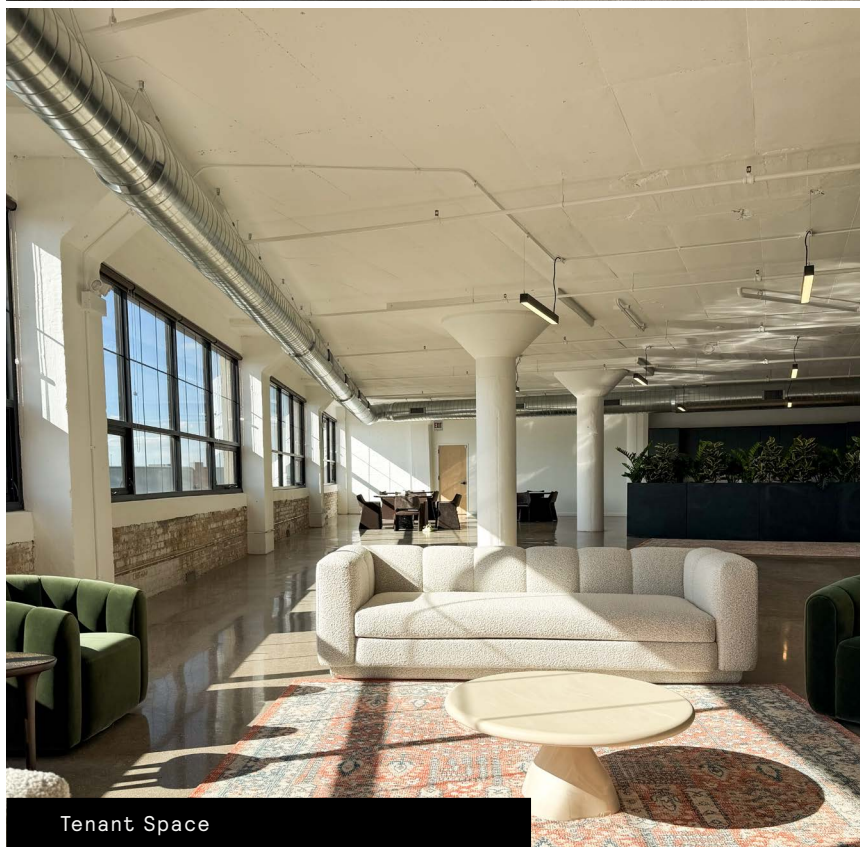
Tenant Space



Building Lobby



Building Lobby



Tenant Space

# 1001

NORTH BRANCH

## BUILDING FEATURES:

BUILDING TYPE:	BRICK AND CONCRETE CHICAGO WAREHOUSE
FLOORPLATES:	30,000 - 46,500 RSF
GALLERY SPACE:	510 - 4,408 RSF
URBAN FLEX SPACE:	2,354 - 33,521 RSF
COLUMN SPACING:	21.5' X 21.5'
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
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.

## ON-SITE AMENITIES:

Fitness center, boxing gym, sauna & cold plunge, ample parking, bike storage, bakery/coffee shop,

## 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.





\*SF IS SUBJECT TO CHANGE\*





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FLOOR

3



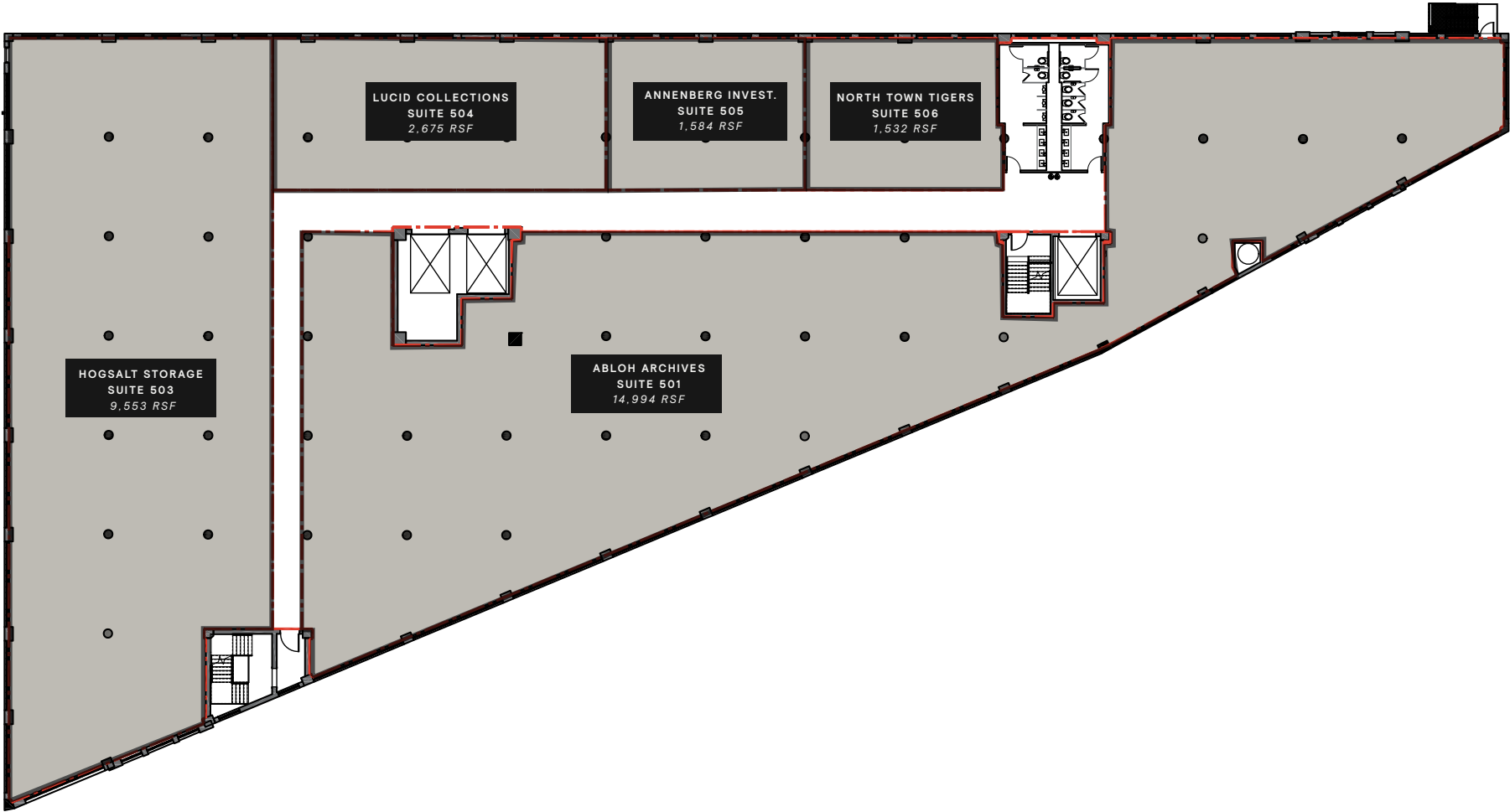


FLOOR

4

\*SF IS SUBJECT TO CHANGE\*

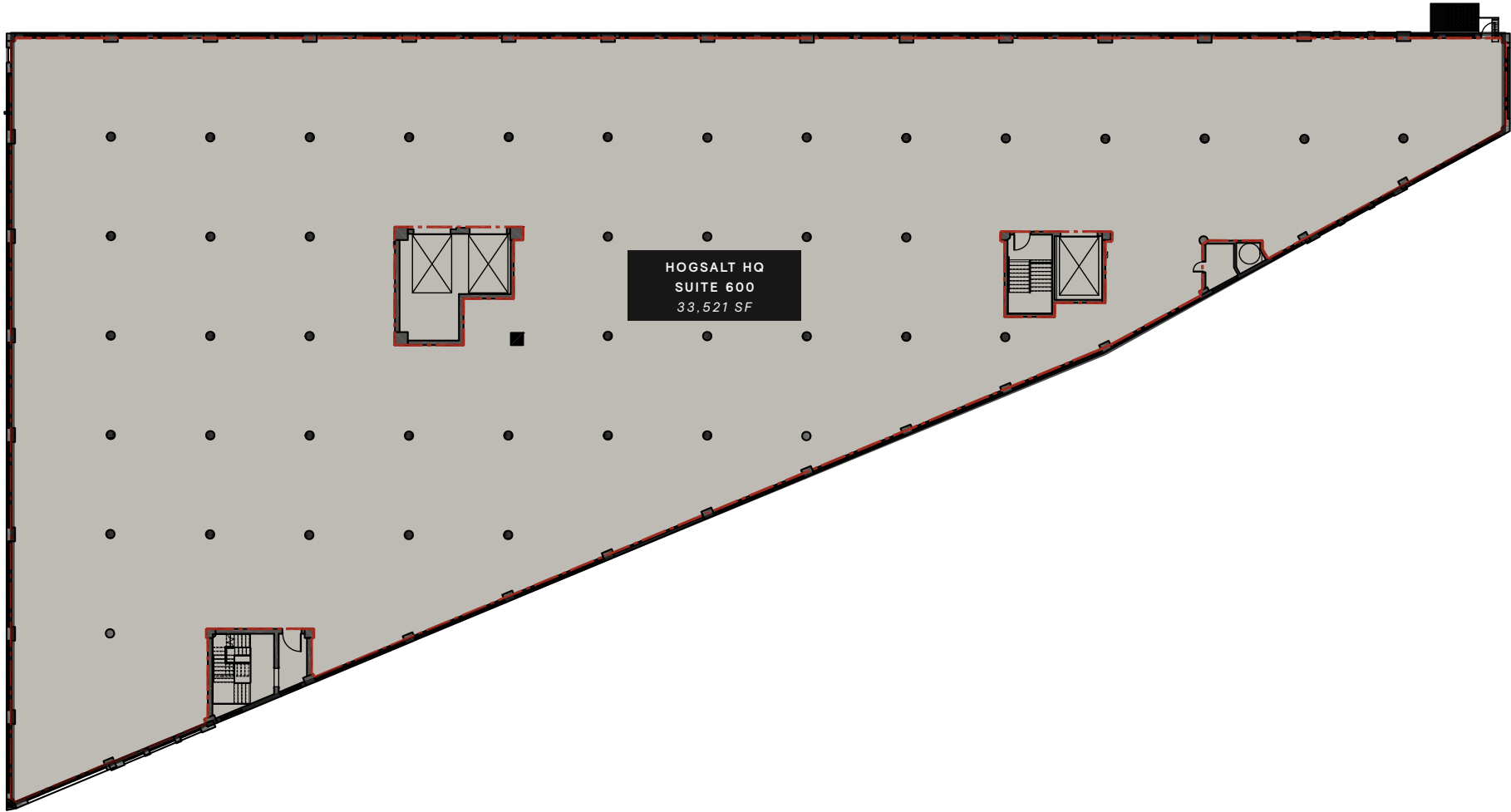




FLOOR

5























1001 NB - Tenant Space



















Future  
Glass  
Storefronts





1001 NB - Aerial (Pre-Development)





R  
2  
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