

1315 NB

Post-Industrial Creative Office

R
2
COMPANIES

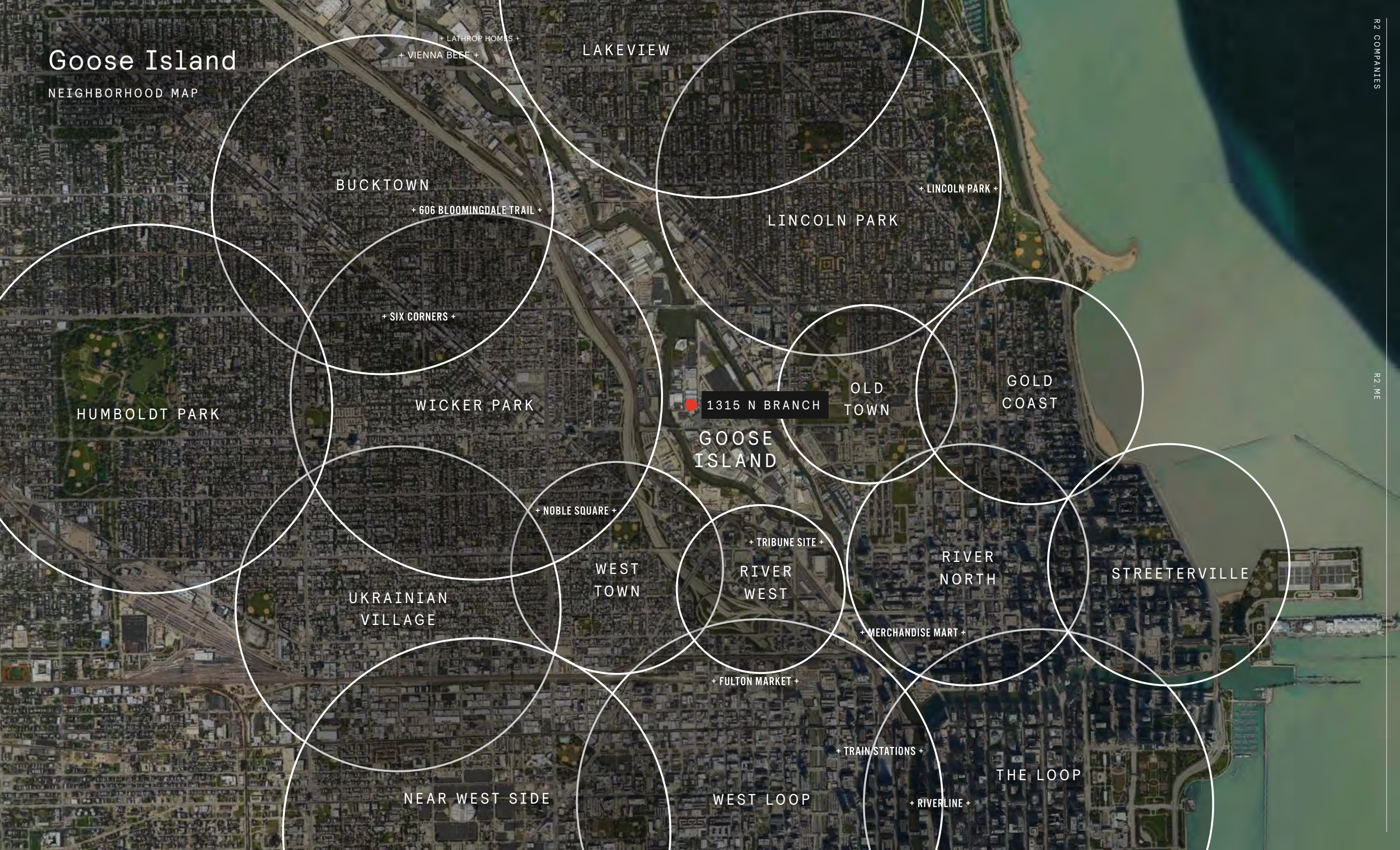


R2 COMPANIES

R2-ME

Goose Island

NEIGHBORHOOD MAP



LAKEVIEW

BUCKTOWN

LINCOLN PARK

HUMBOLDT PARK

WICKER PARK

OLD TOWN

GOLD COAST

GOOSE ISLAND

+ NOBLE SQUARE +

RIVER WEST

RIVER NORTH

STREETERVILLE

UKRAINIAN VILLAGE

WEST TOWN

RIVER WEST

+ MERCHANDISE MART +

+ FULTON MARKET +

NEAR WEST SIDE

WEST LOOP

+ TRAIN STATIONS +

THE LOOP

+ RIVERLINE +

+ LATHROP HOMES +
+ VIENNA BEEF +

+ 606 BLOOMINGDALE TRAIL +

+ SIX CORNERS +

+ LINCOLN PARK +

1315 N BRANCH

Goose Island

LOCAL BUSINESS MAP



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
AVAILABILITY:	16,339 SF
CEILING HEIGHTS:	DUPLEX; 35' FEET
PARKING:	30+ SPACES

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.

DEDICATED PARKING:

Dedicated parking on-site.

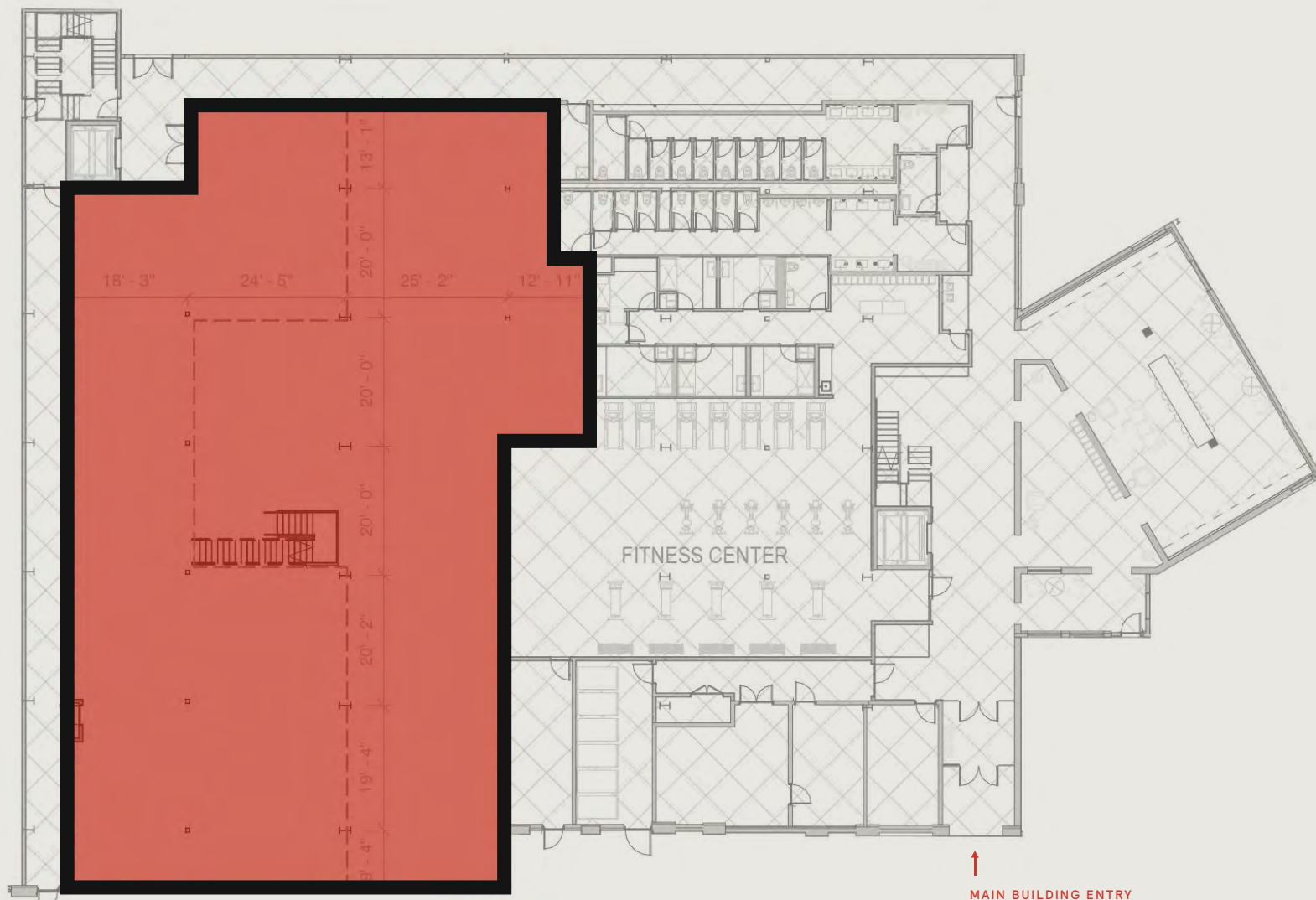
ONE-OF-A-KIND BUILDING:

Originally built in 1912 for the Raymond Brother Pulverizing Company, the building was designed by well-known Chicago Architect Henry Raeder. Today, the building includes many of the original industrial features – combined with oversized skylights and divided-light windows to provide a modern, naturally lit space.

AMENITY PACKAGE:

Indoor Fitness Center with Showers & Locker Rooms, Bike Room, Prominent Outdoor Signage.

Available Space



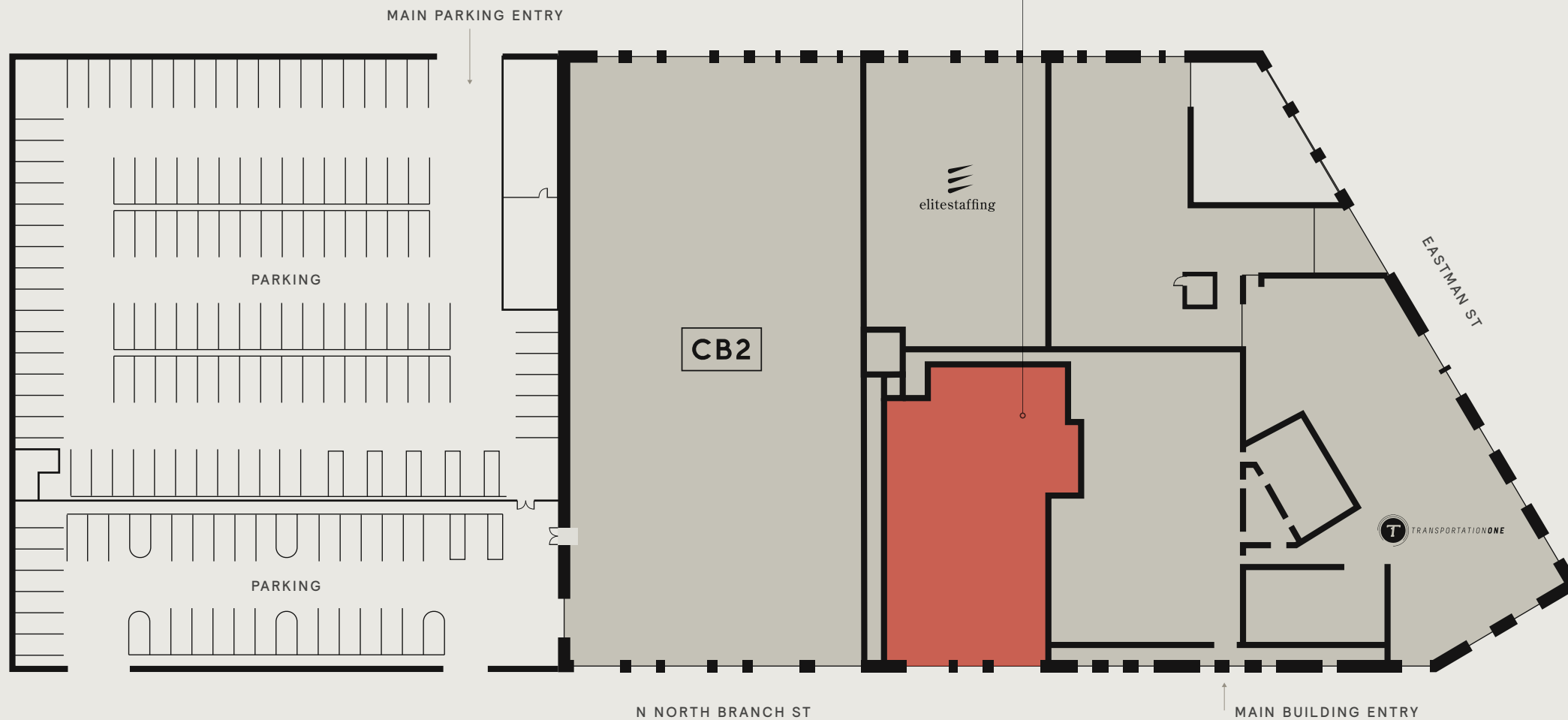
FLOOR 1

MEZZANINE

1ST FLOOR	9,525 RSF
MEZZANINE	6,814 SF
TOTAL	16,339 RSF

Available Space

1ST FLOOR
9,525 RSF

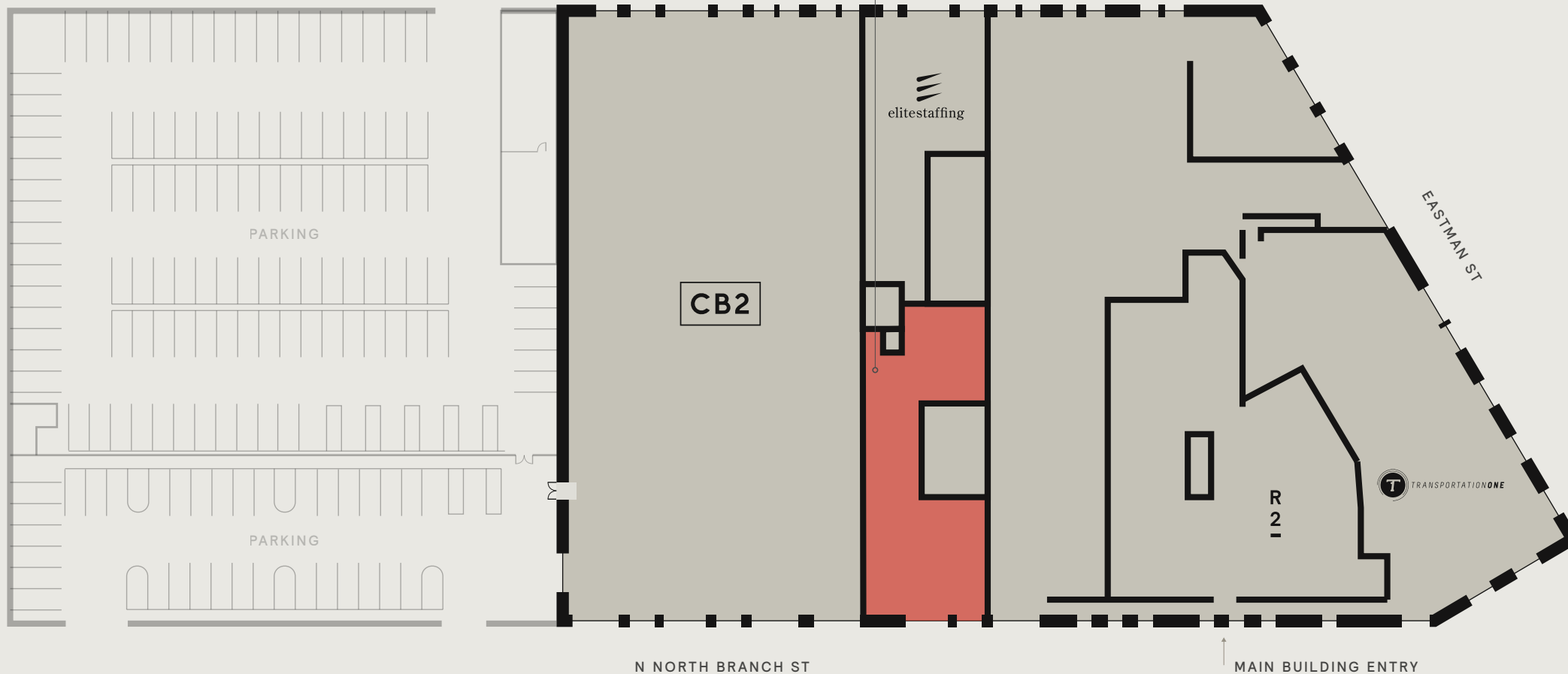


FLOOR

1

Available Space

MEZZANINE
6,814 SF



FLOOR

2



—
1315 NB
Rendering - Exterior



1315 NB
Rendering - Available Space



—
1315 NB
In-Progress - Available Space



—
1315 NB
In-Progress - Available Space



—
1315 NB
In-Progress - Available Space



1315 NB
Tenant Space



—
1315 NB
Tenant Space



1315 NB
Tenant Space

Goose Island TRANSIT MAP



1315 NB

FROM 1315 NORTH BRANCH
3M Walk, #70 Bus, Division St
11M Walk, #8 Bus, Halsted St
15M Walk, CTA Blue Line, Milwaukee Ave
15M Walk, CTA Red Line, North Ave





UBER / UBER POOL DRIVING TIMES

	Fulton Market (Lake/Morgan)	The Loop (225 W Randolph)	The Loop (Old Main Post Office)	Goose Island	% 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.



01 900 NORTH FRANKLIN



02 19 NORTH SANGAMON



03 1114 WEST RANDOLPH



04 1221 NORTH LASALLE



05 770 NORTH HALSTED



06 224 NORTH DESPLAINES



07 WGN CAMPUS



08 CHAUNCEY SQUARE



09 1130 WEST MONROE



10 811 WEST EVERGREEN



11 1185 NORTH CLARK



12 1001 NORTH BRANCH



13 934 NORTH BRANCH



14 1200 NORTH BRANCH



15 GERMANIA PLACE



16 SKOKIE TOWHY DEVELOPMENT



17 THE 15 BUILDING



18 1210 WEST LAKE



19 2059 WEST HASTINGS



20 1315 NORTH BRANCH



21 MILWAUKEE POST OFFICE



22 FLOUR EXCHANGE BUILDING



23 855 BELMONT



24 1262 NORTH WELLS



25 1400 KINGSBURY



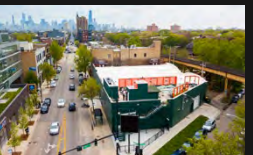
26 7855 GROSS POINT ROAD



27 375 WEST ERIE



28 800 WEST WASHINGTON



29 1760 NORTH MILWAUKEE



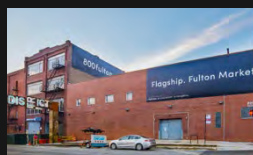
30 164 EAST GRAND



31 2001 NORTH CLYBOURN



32 JP MORGAN CHASE - LOUISVILLE



33 800/810 WEST FULTON



34 445 WEST ERIE



35 640 WEST LAKE



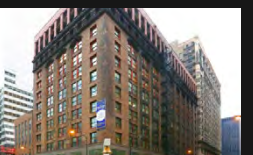
36 901 WEST JACKSON



37 542 SOUTH DEARBORN



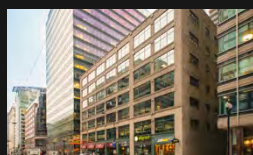
38 130 SOUTH JEFFERSON



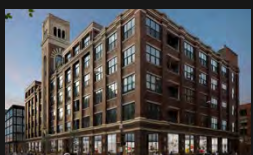
39 79 WEST MONROE



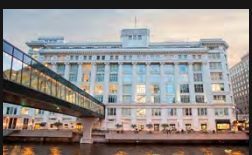
40 40-50 EAST HURON



41 118 SOUTH CLINTON



42 1000 WEST WASHINGTON



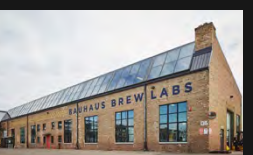
43 ASO CENTER



44 CROWN ARTS, MINNEAPOLIS



45 CROWN ARTS, MINNEAPOLIS



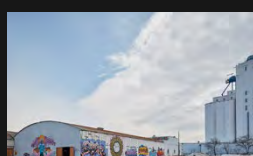
46 CROWN ARTS, MINNEAPOLIS



47 SALT DISTRICT



48 ALDEN HOTEL - MIAMI BEACH



49 1325 QUINCY, MINNEAPOLIS (QUINCY HALL BUILDING)



50 1325 QUINCY, MINNEAPOLIS (CRANE BAY BUILDING)



51 THE TANNERY, MILWAUKEE (TRADE CENTER BUILDING)



52 THE TANNERY, MILWAUKEE (ATLAS BUILDING)



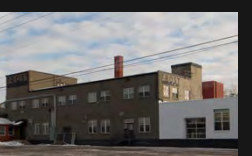
53 THE TANNERY, MILWAUKEE (TIMBERS BUILDINGS)



54 1422 KINGSBURY (FLAGSHIP REI)



55 LUMBER EXCHANGE BUILDING, MINNEAPOLIS



56 CROWN ARTS, MINNEAPOLIS

R2 Companies

BY THE NUMBERS

5.2M
Square Foot Portfolio

\$600M
Assets Under Management

+40 Assets
Currently Owned

3 Offices
Chicago, Milwaukee, Minneapolis

50+
R2 Operating Team

2007
Year Founded

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

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