

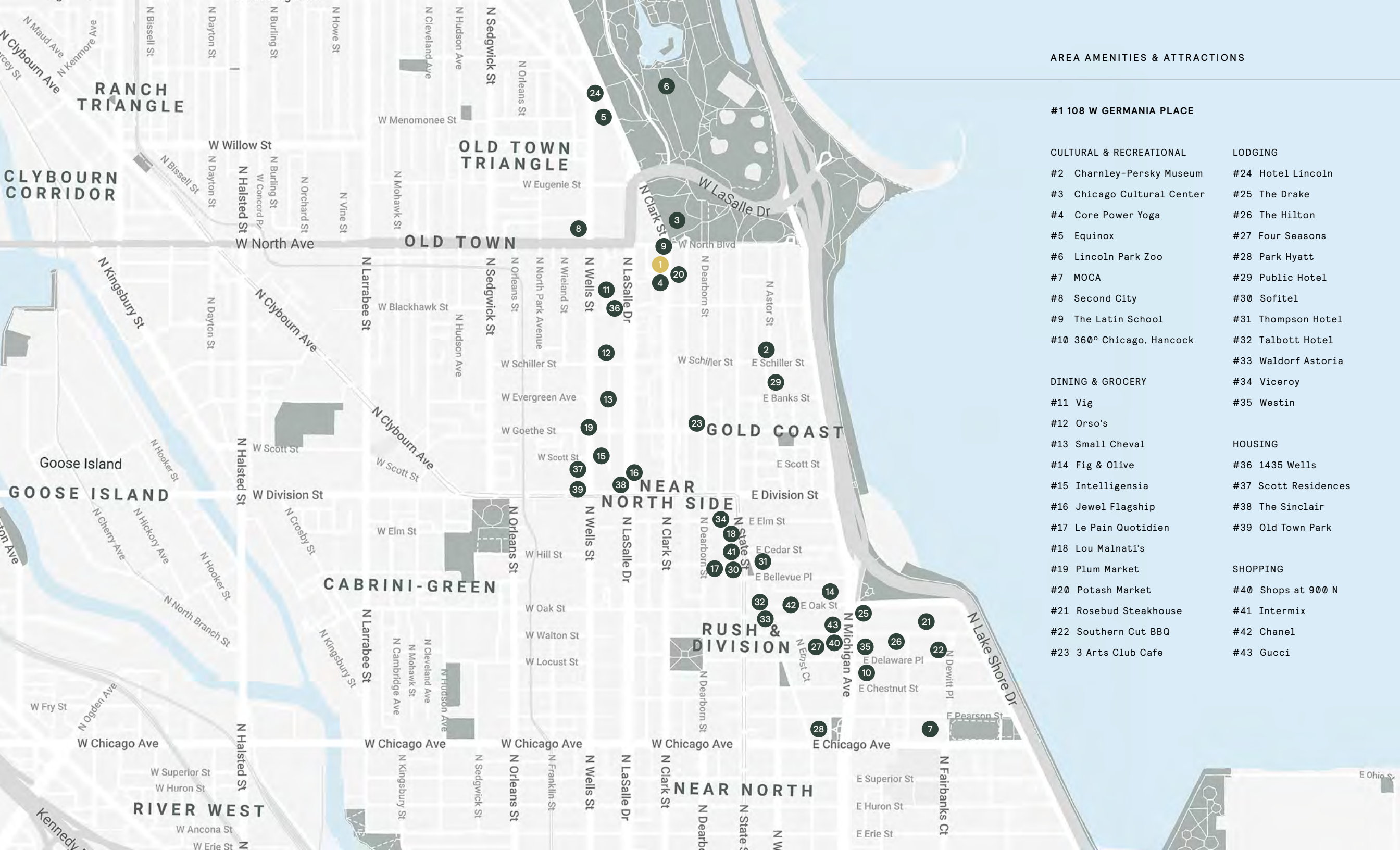


108 W Germania

GOLD COAST, CHICAGO







AREA AMENITIES & ATTRACTIONS

#1 108 W GERMANIA PLACE

CULTURAL & RECREATIONAL

- #2 Charnley-Persky Museum
- #3 Chicago Cultural Center
- #4 Core Power Yoga
- #5 Equinox
- #6 Lincoln Park Zoo
- #7 MOCA
- #8 Second City
- #9 The Latin School
- #10 360° Chicago, Hancock

DINING & GROCERY

- #11 Vig
- #12 Orso's
- #13 Small Cheval
- #14 Fig & Olive
- #15 Intelligensia
- #16 Jewel Flagship
- #17 Le Pain Quotidien
- #18 Lou Malnati's
- #19 Plum Market
- #20 Potash Market
- #21 Rosebud Steakhouse
- #22 Southern Cut BBQ
- #23 3 Arts Club Cafe

LODGING

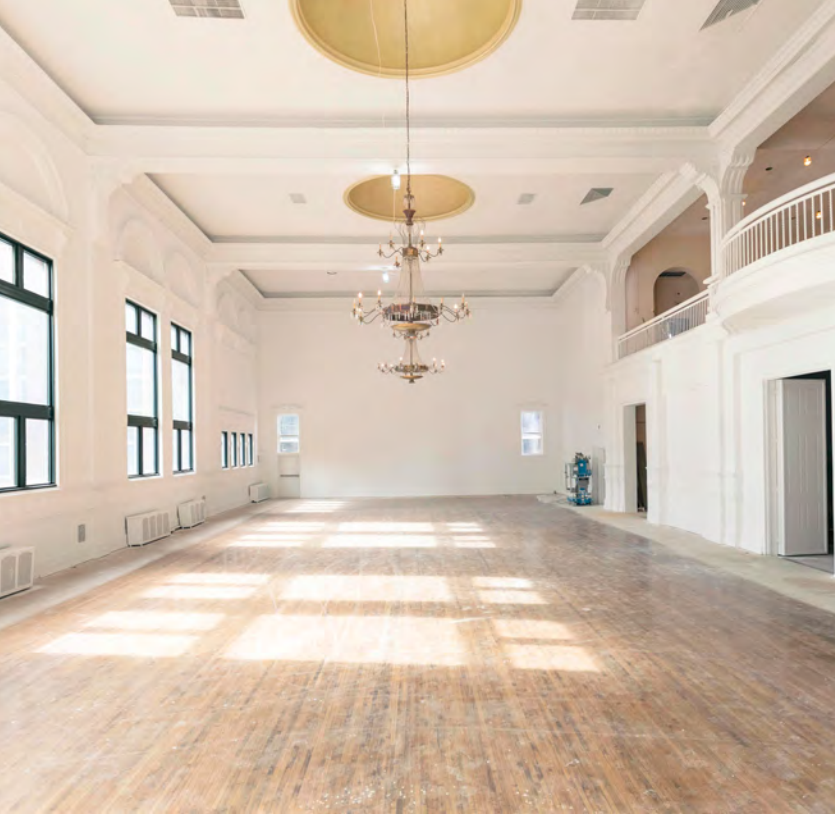
- #24 Hotel Lincoln
- #25 The Drake
- #26 The Hilton
- #27 Four Seasons
- #28 Park Hyatt
- #29 Public Hotel
- #30 Sofitel
- #31 Thompson Hotel
- #32 Talbott Hotel
- #33 Waldorf Astoria
- #34 Viceroy
- #35 Westin

HOUSING

- #36 1435 Wells
- #37 Scott Residences
- #38 The Sinclair
- #39 Old Town Park

SHOPPING

- #40 Shops at 900 N
- #41 Intermix
- #42 Chanel
- #43 Gucci



GERMANIA PLACE

IRREPLACEABLE OFFICE

One-of-a-kind Building - Perfect for Creative Office, Event Space or Gallery in the Gold Coast

5,896 - 24,896 RSF

CENTRAL LOCATION

Chicago's Refined, Amenity-rich Gold Coast

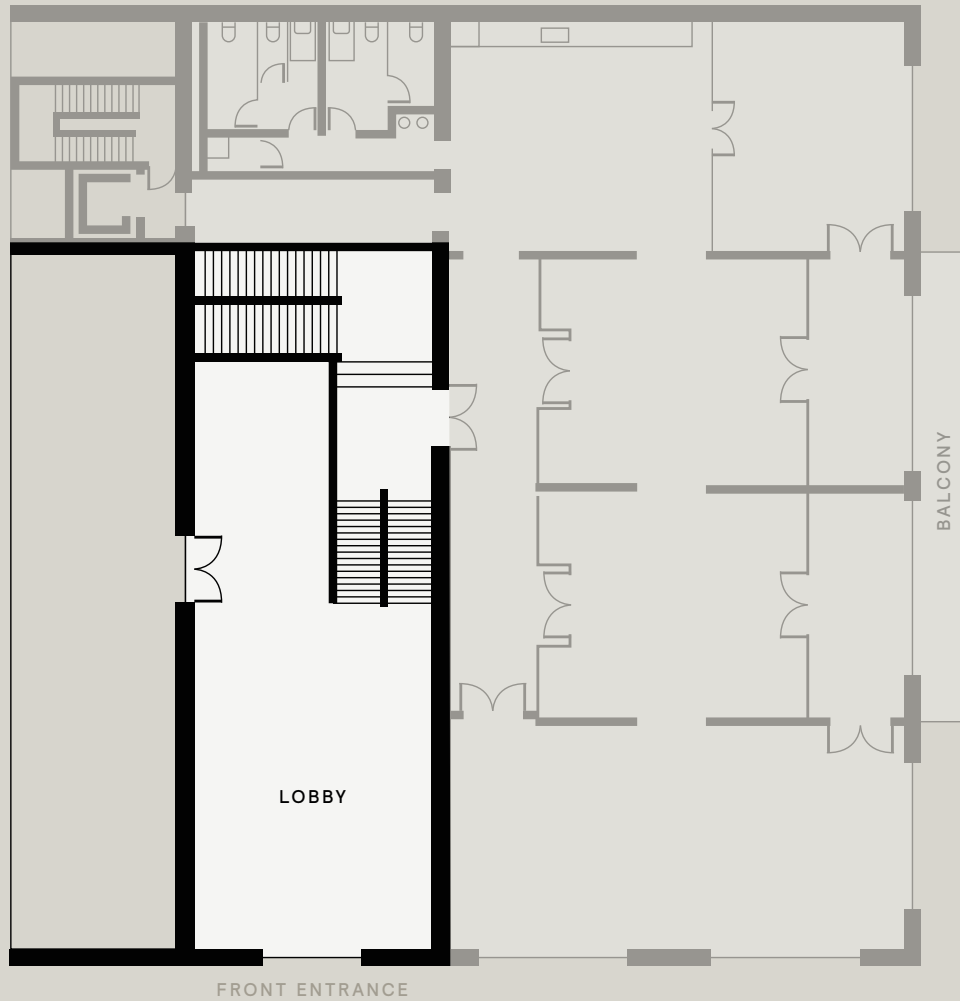
HISTORIC BUILDING

Constructed in 1888 for the Germania Club by prominent Chicago Architect Addison & Fiedler.

FEATURES

- One-of-a-kind Space - Perfect for Creative Office, Event Space or Gallery
- Spec'd to Move-in Ready Condition
- Adaptive Reuse of 19th Century Ballroom
- Striking Victorian-Era Architectural Details
- 30 Foot Ceilings
- Oversized Bay Windows
- On-Site Parking
- New Lobby

GERMANIA PLACE



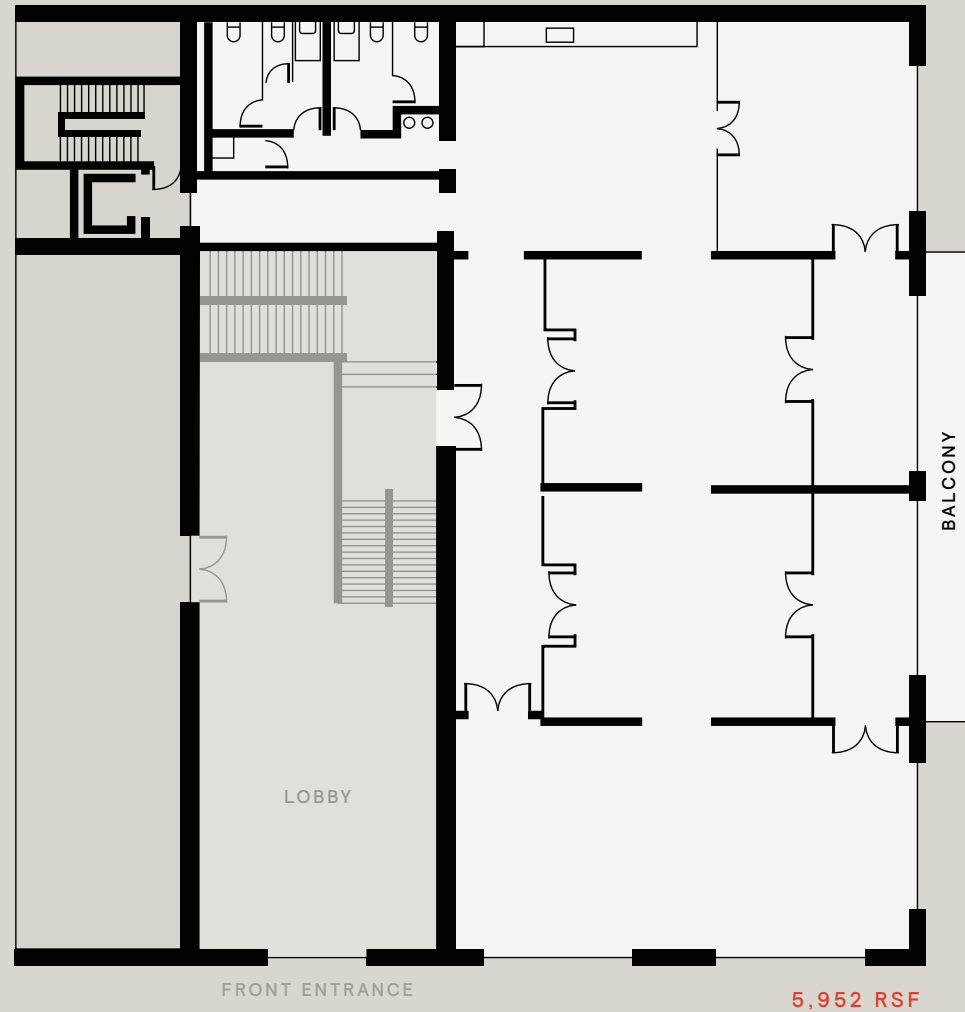
LOBBY



MATT DUHIG
 +1 312 300 2374
 MDUHIG@R2.ME

MATT PISTORIO
 +1 312 728 3619
 MPISTORIO@R2.ME

GERMANIA PLACE



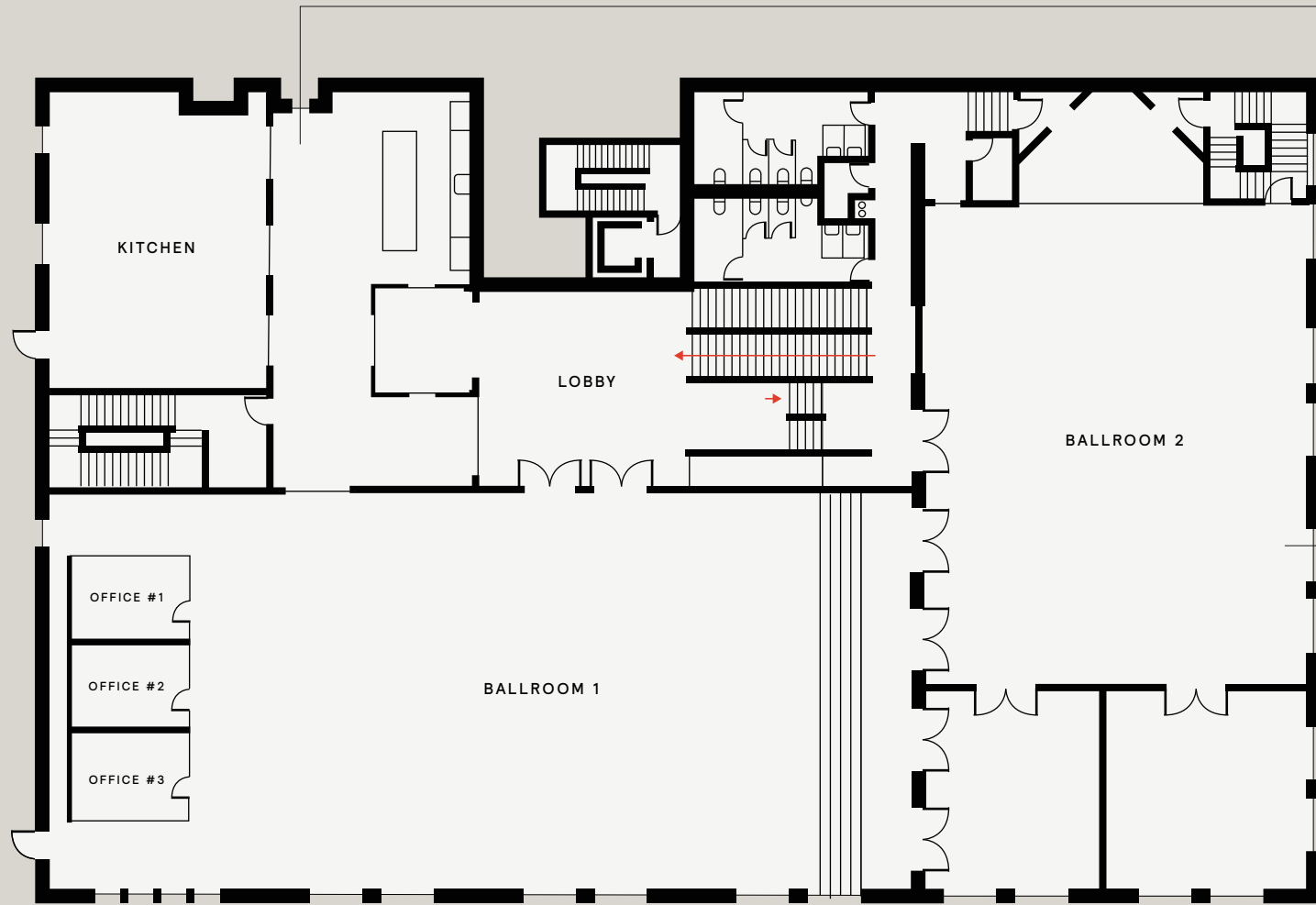
FLOOR

2

MATT DUHIG
 +1 312 300 2374
 MDUHIG@R2.ME

MATT PISTORIO
 +1 312 728 3619
 MPISTORIO@R2.ME

GERMANIA PLACE



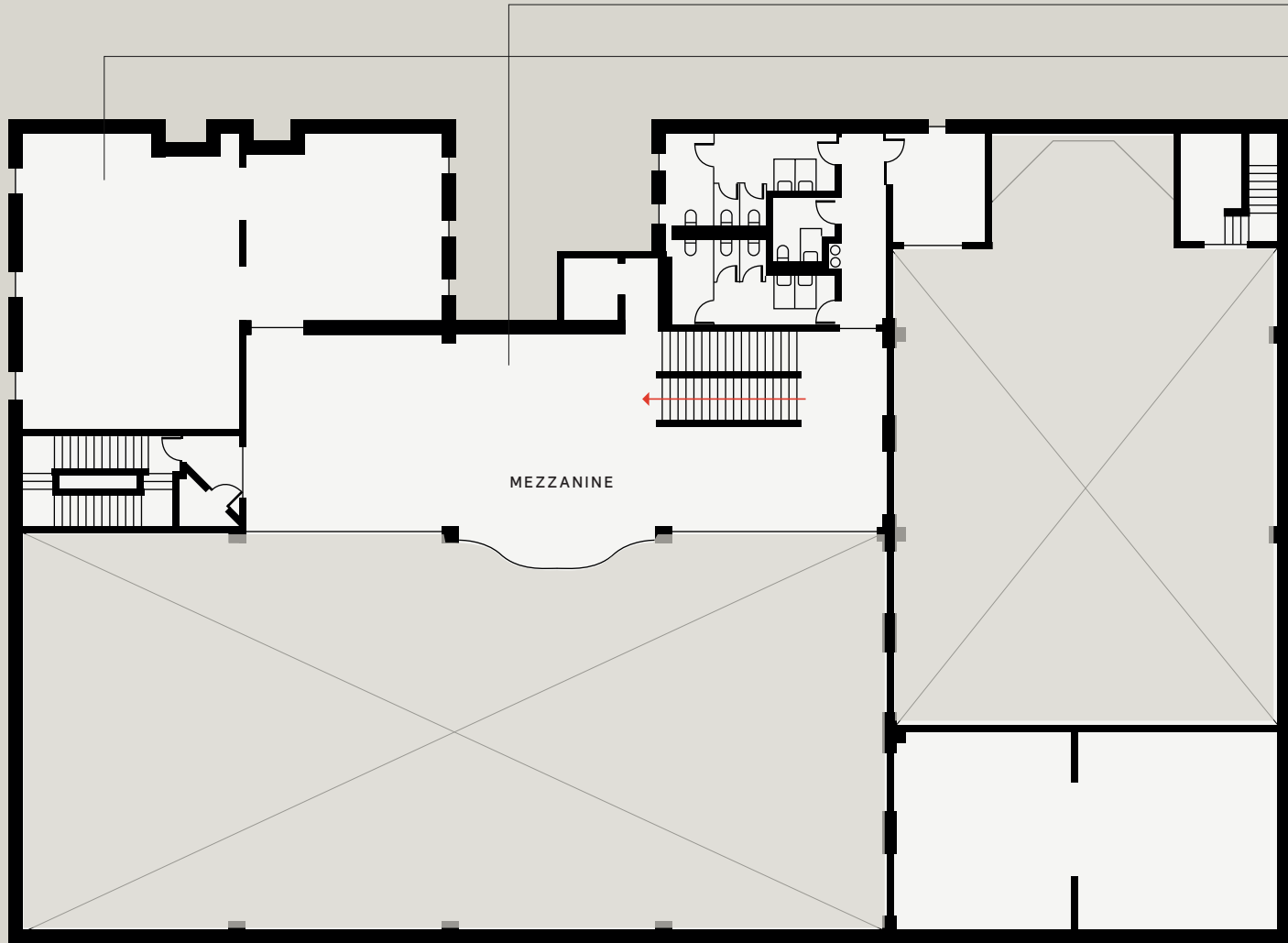
FLOOR

3

MATT DUHIG
 +1 312 300 2374
 MDUHIG@R2.ME

MATT PISTORIO
 +1 312 728 3619
 MPISTORIO@R2.ME

GERMANIA PLACE



4,499 RSF

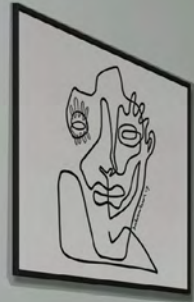


FLOOR

M

MATT DUHIG
 +1 312 300 2374
 MDUHIG@R2.ME

MATT PISTORIO
 +1 312 728 3619
 MPISTORIO@R2.ME



108 W GERMANIA
Lobby Rendering



108 W GERMANIA
Lobby Rendering



108 W GERMANIA
Ballroom #1 Rendering



108 W GERMANIA
Ballroom #1 Rendering



—
108 W GERMANIA
Ballroom #1 Rendering



108 W GERMANIA
Ballroom #2 Rendering



108 W GERMANIA
Interior Rendering



108 W GERMANIA
3rd Floor Rendering





108 W GERMANIA
Interior Rendering

R2.ME

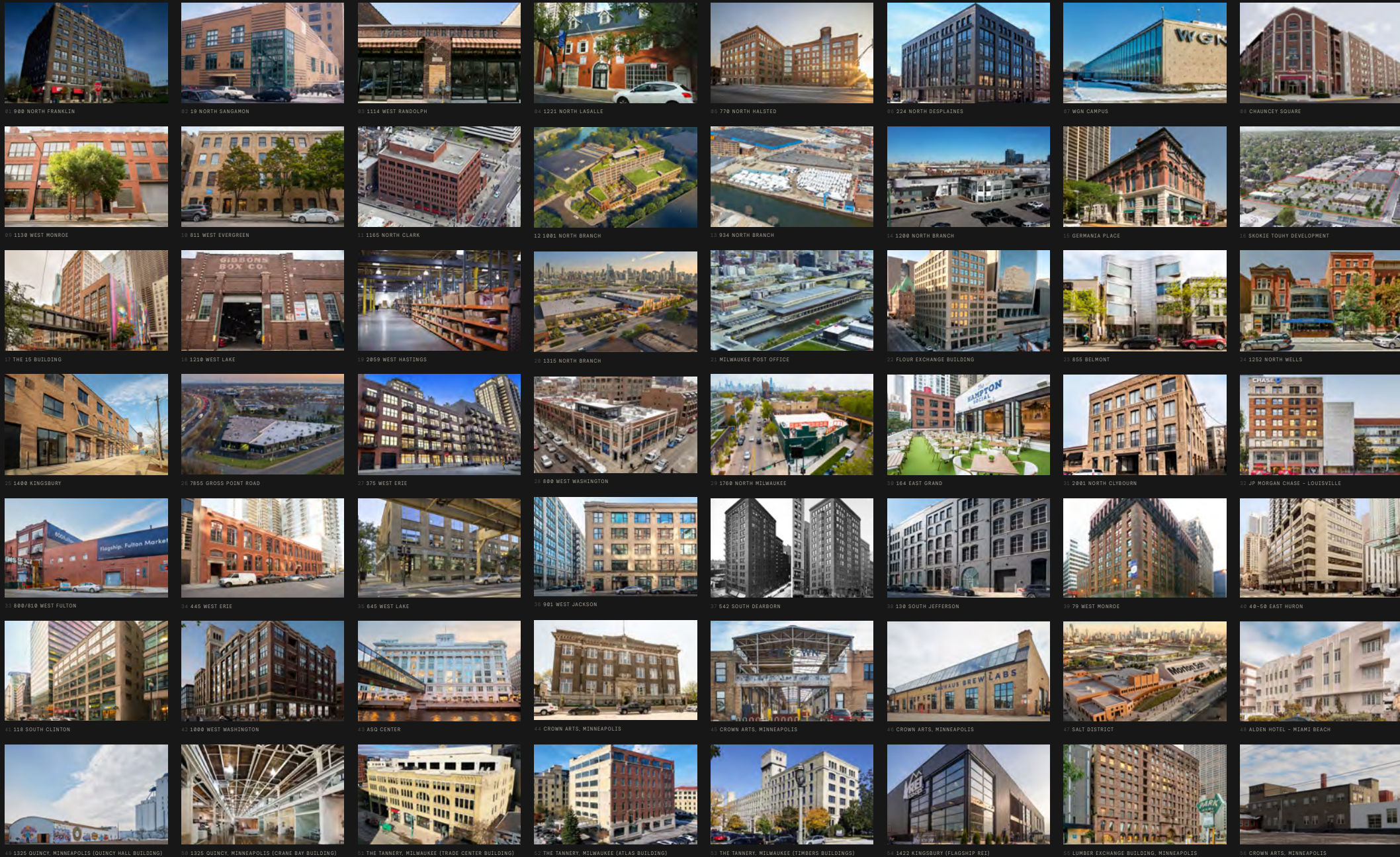




108 W GERMANIA
2nd Floor Rendering



—
108 W GERMANIA
2nd Floor Rendering



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 SNOOZE TONUY 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



R
2
COMPANIES

LEASING
MATT DUHIG
+1 312 300 2374
MDUHIG@R2.ME

MATT PISTORIO
+1 312 728 3619
MPISTORIO@R2.ME

R2 COMPANIES
1315 N NORTH BRANCH ST
CHICAGO, IL 60642
R2.ME