

RETAIL & CREATIVE  
OFFICE SPACE

# 855 W Belmont Ave

LAKEVIEW, CHICAGO

R  
2  
COMPANIES



R2 COMPANIES

R2 ME



855 W BELMONT AVE  
LAKEVIEW, CHICAGO

Highly visible and centrally located commercial retail & creative office space for lease on the strong Belmont Retail Corridor.

Size:	24,000 SF
Stories:	4 + Lower Level
Availability:	3,800 - 12,000 RSF
Rate:	Negotiable
Ceiling Heights:	12-14 Feet

- Newly renovated entry and common areas
- 2 On-Site Parking Spaces
- Incredible signage and branding opportunity
- Unencumbered expansion opportunities

#### LOCATION

Located in the heart of Lakeview, 855 W Belmont is centrally located among a dense retail corridor. The building is steps away from the the Belmont Red, Brown, Purple Line Train Station, the Clark & Belmont Target and walking distance to Wrigley Field.



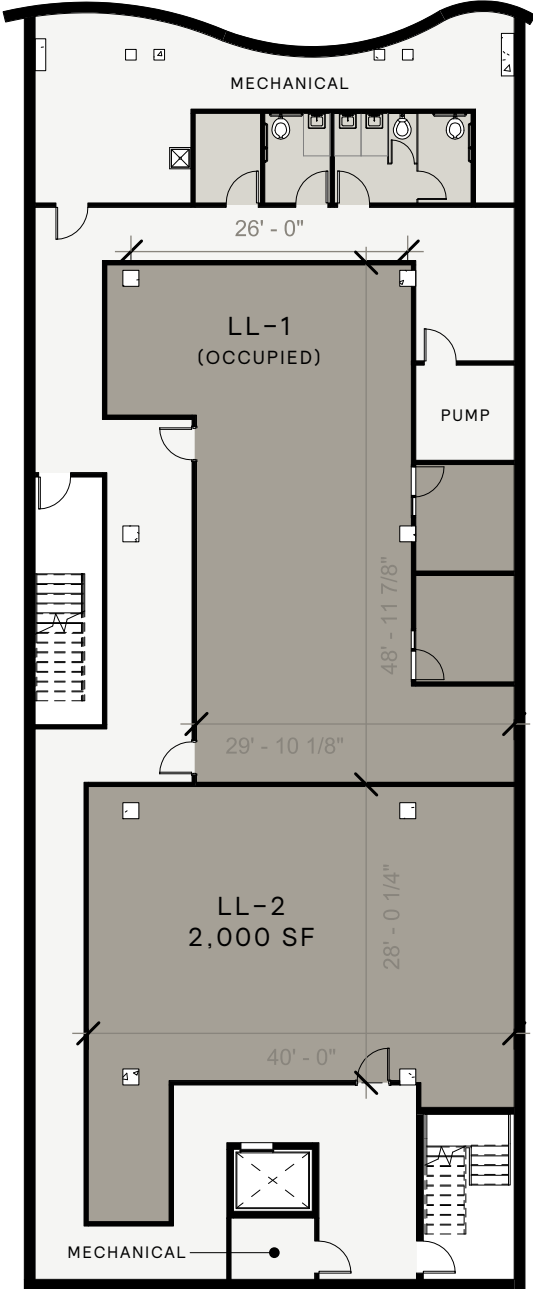
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855 W BELMONT  
First Floor Space



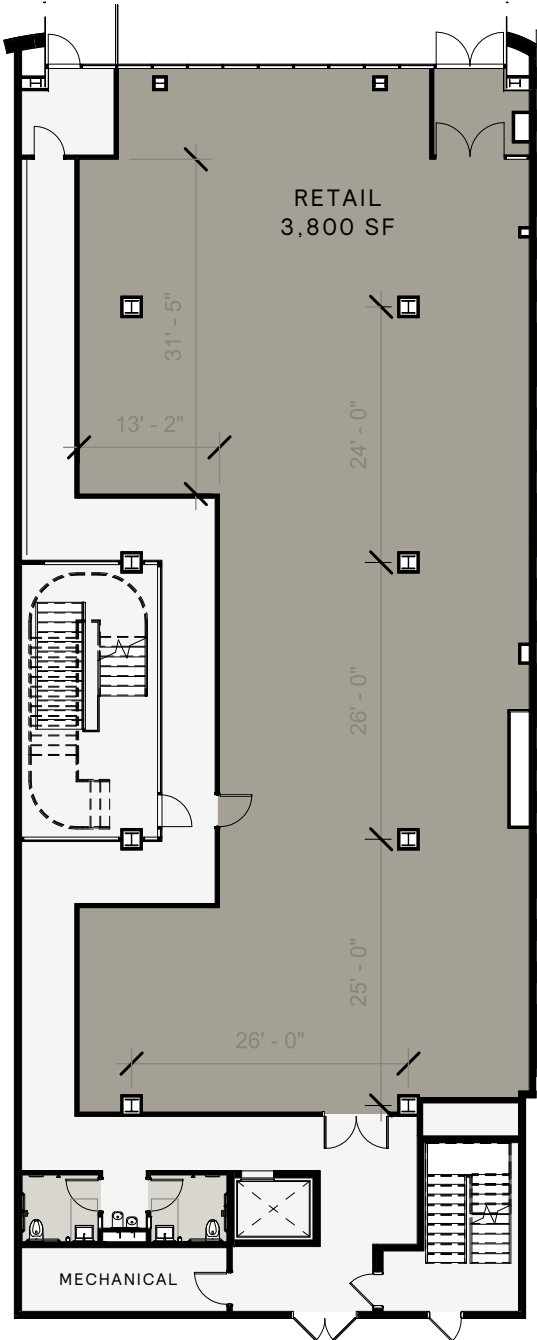
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855 W BELMONT  
First Floor Space



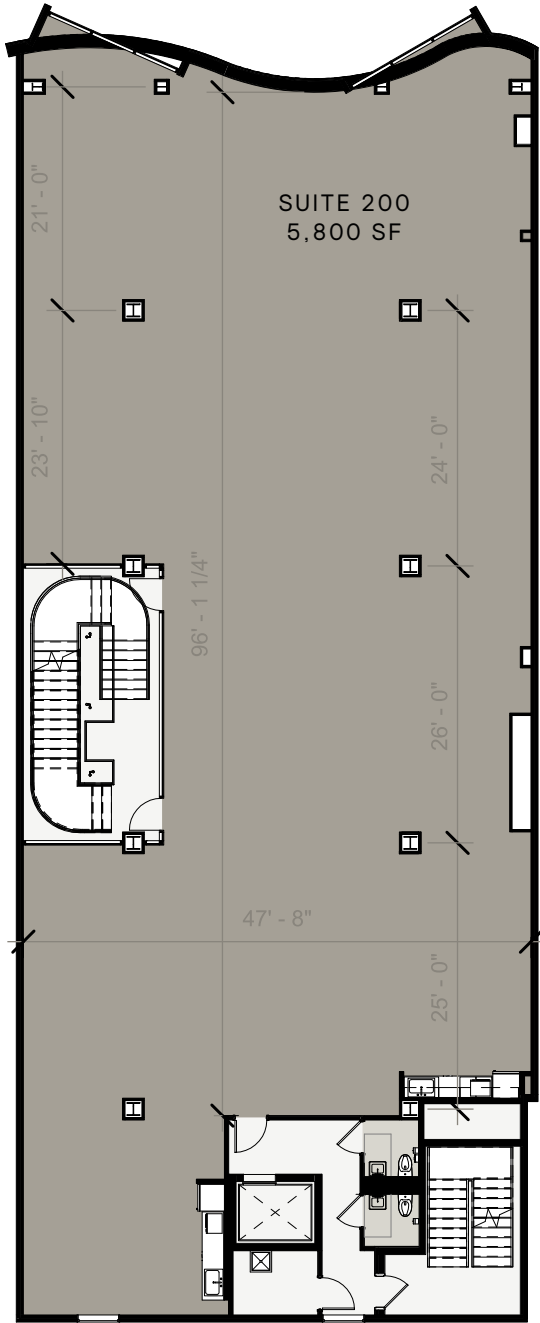
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855 W BELMONT  
Second Floor Space



LOWER LEVEL



FLOOR 1



FLOOR 2

R2 CASE STUDIES

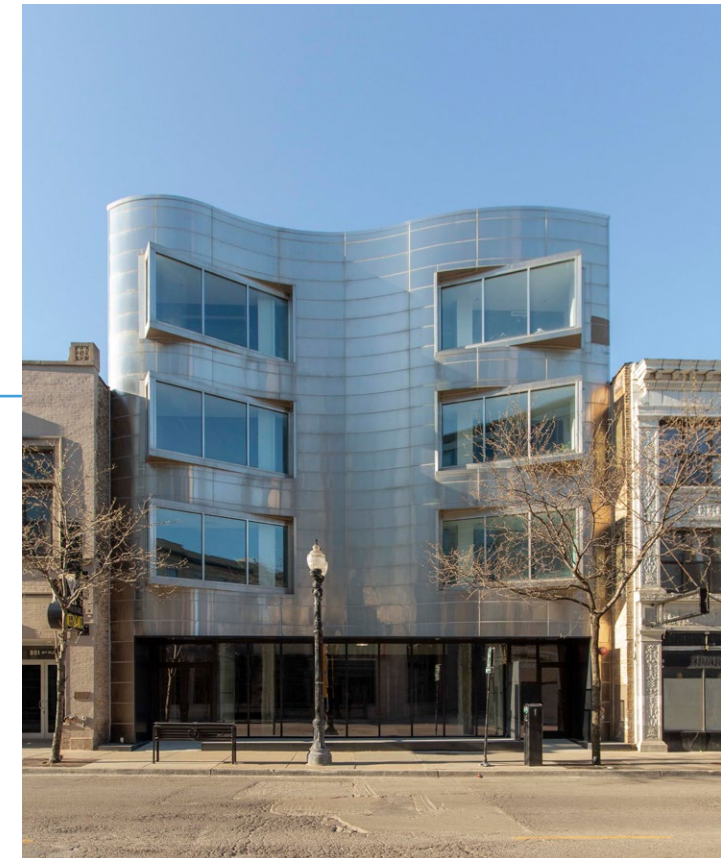
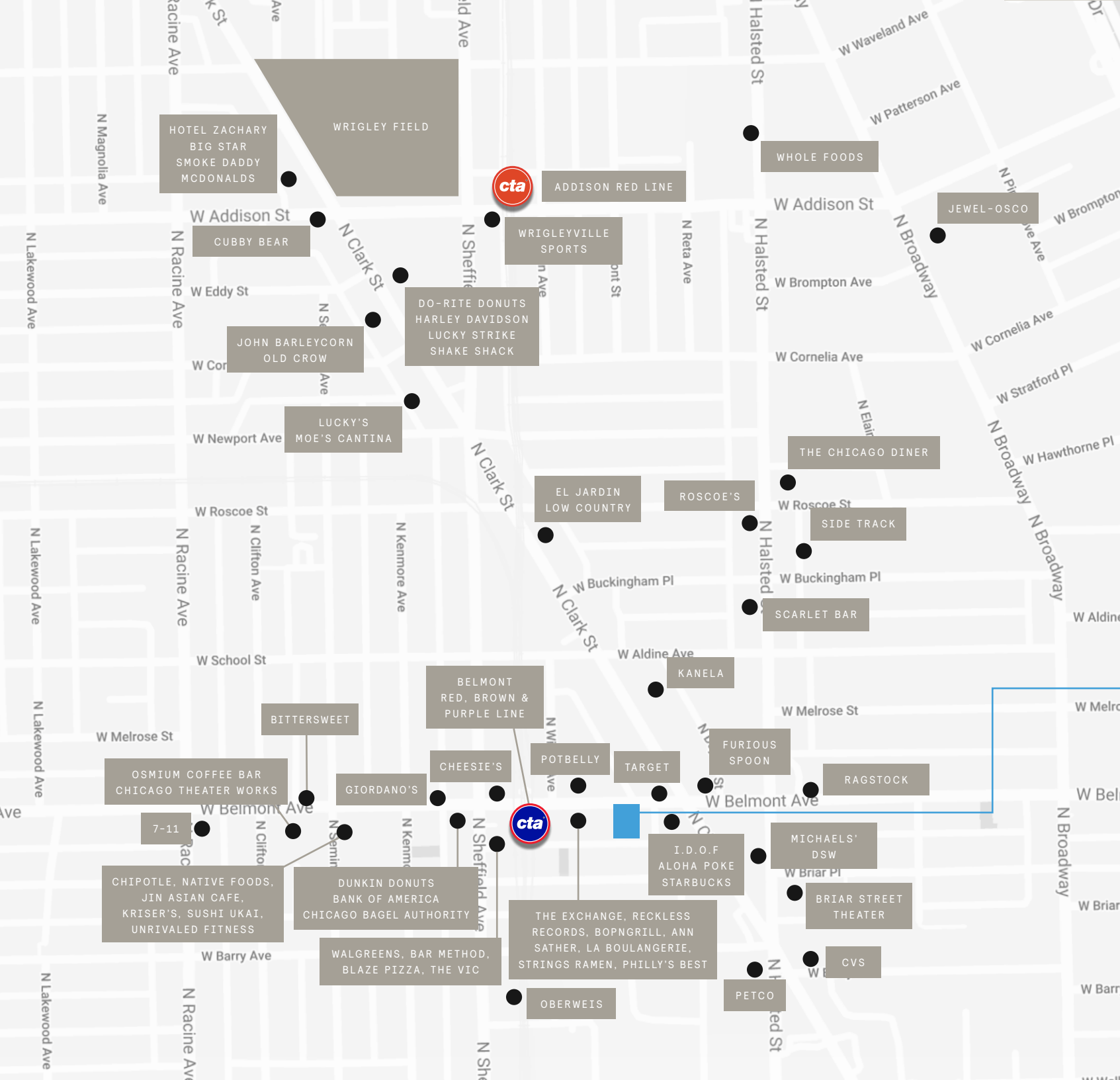
# Common Area Improvements



# Lakeview

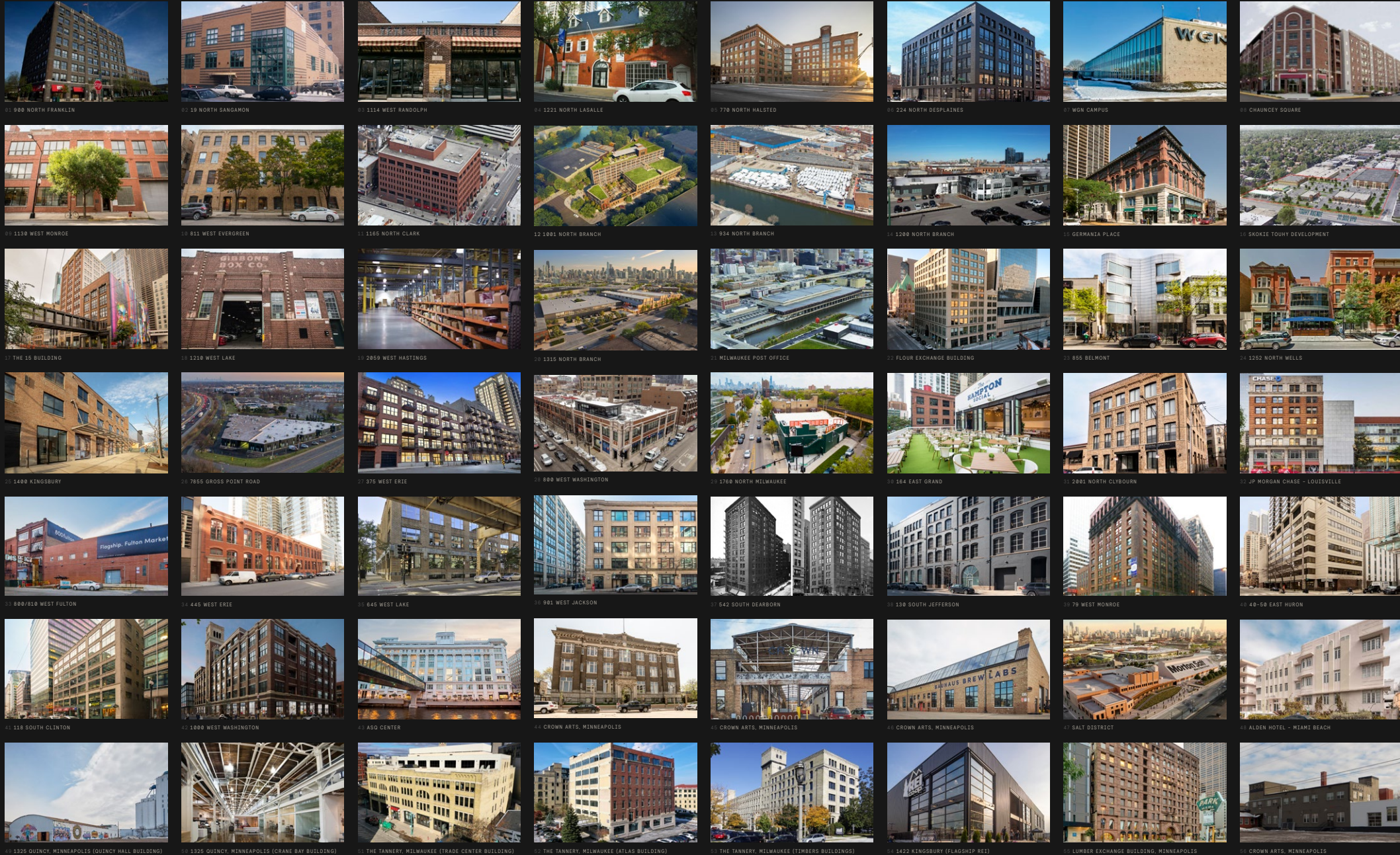
NEIGHBORHOOD MAP

855 Belmont is located in a densely populated retail corridor with many restaurant & retail stores, including newly developed Target Express, Ann Sathers, Starbucks, Potbelly's & Clarke's Diner.



855 W BELMONT AVE





# 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  
-

**CBRE**

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