

# 40 East Huron Street

RIVER NORTH, CHICAGO





# 40 E Huron St

RIVER NORTH, CHICAGO

40 East Huron was constructed in 1980 for the American Library Association National Headquarters. With a private entry on Huron Street, dedicated elevators, and dedicated lobby, it is a true "building within a building".

The building has been meticulously maintained with good existing office conditions. This is a great opportunity for a business looking for a turn-key value or can be renovated into Class A Creative Office space.

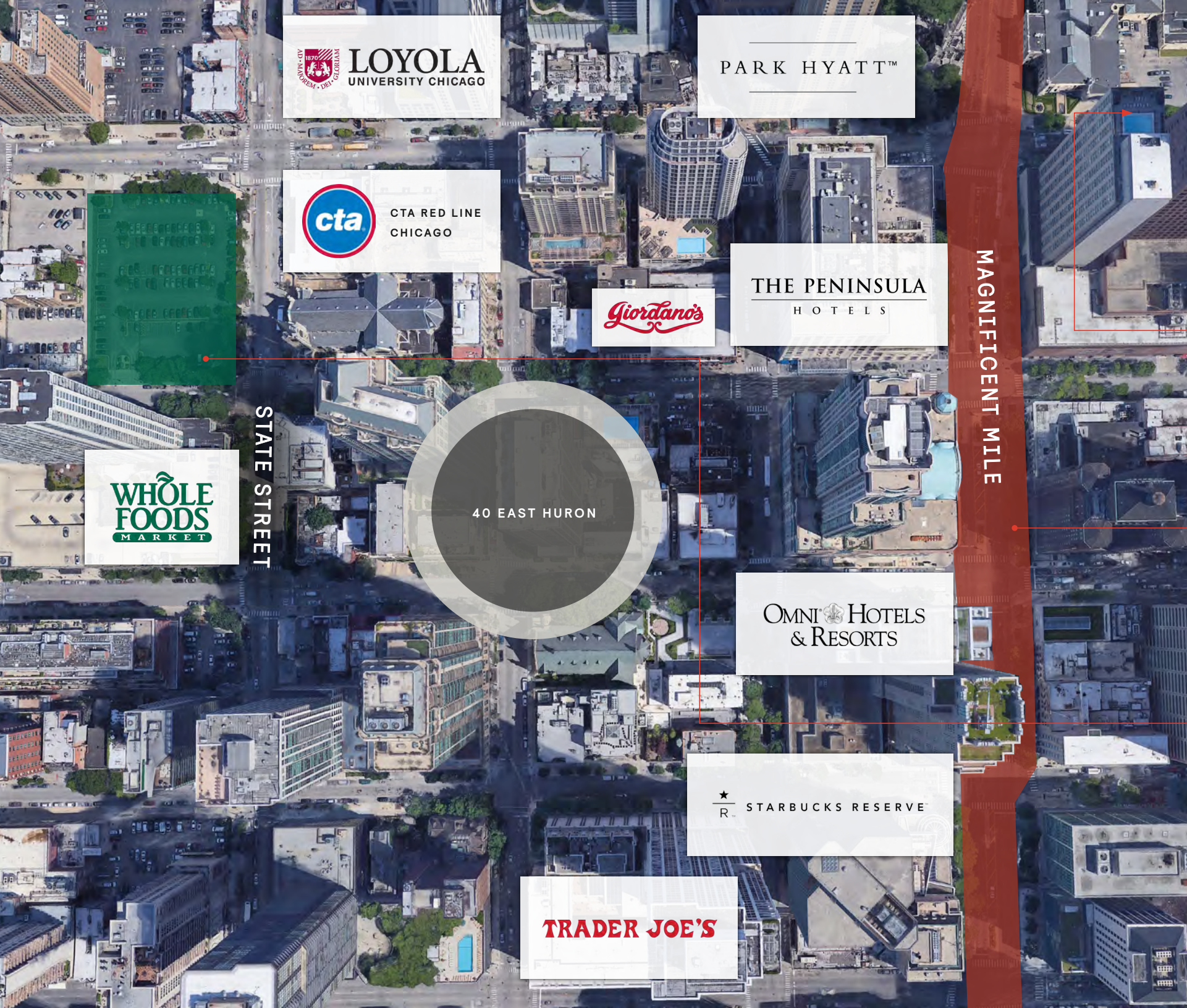
## BUILDING FEATURES

BUILDING SIZE: 53,000 SF  
APPROX. FLOORPLATES: 8,500 SF  
CEILING HEIGHT: 11.5'

- Building within a Building, with dedicated lobby and two passenger elevators
- No Condo Association Dues, Fees, or Financial Exposure from condo association
- 10 Parking Spaces
- Desirable existing conditions with 200+ offices built out and move-in ready

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 **LOYOLA**  
UNIVERSITY CHICAGO

PARK HYATT™

 CTA RED LINE  
CHICAGO

THE PENINSULA  
HOTELS

*Giordano's*

**WHOLE  
FOODS**  
MARKET

STATE STREET

40 EAST HURON

MAGNIFICENT MILE

OMNI HOTELS  
& RESORTS

 STARBUCKS RESERVE

**TRADER JOE'S**

## Location Map

40 E HURON ST

 Ann & Robert H. Lurie  
Children's Hospital of Chicago®

 Northwestern  
Medicine®

**Northwestern**  
PRITZKER SCHOOL OF LAW

## The Magnificent Mile®

MICHIGAN AVENUE • CHICAGO

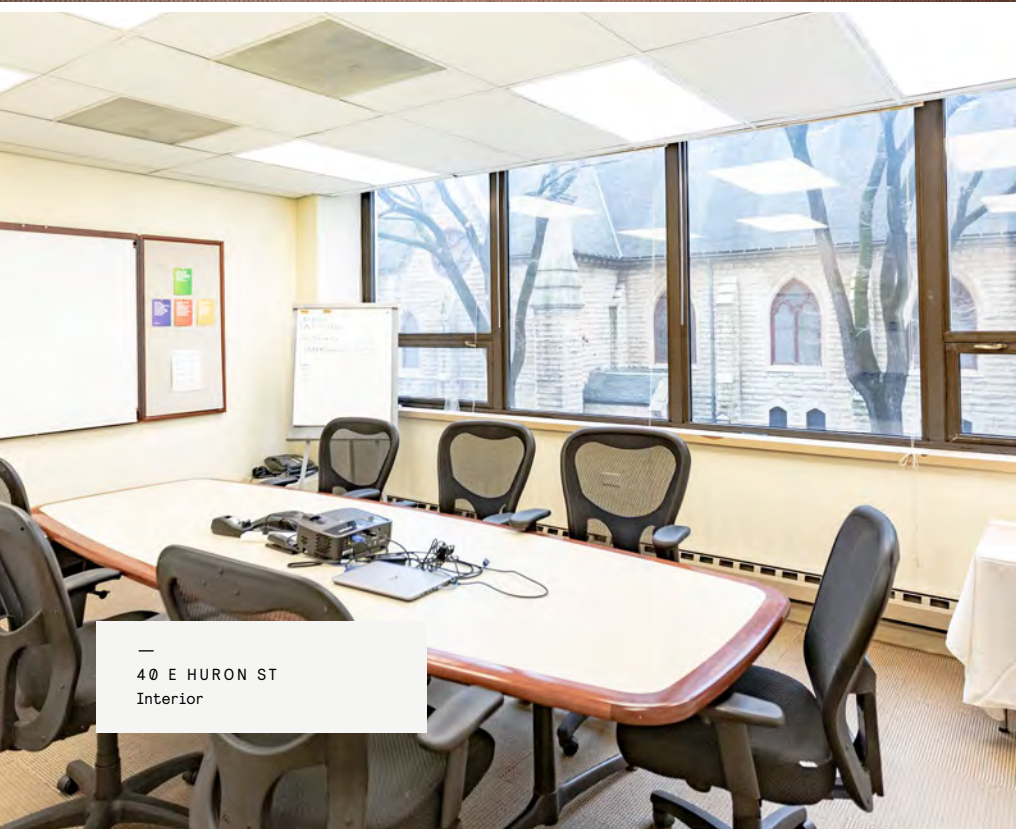
CHICAGO'S PREMIER  
COMMERCIAL DISTRICT



**WHOLE  
FOODS** + **LIFETIME  
FITNESS**

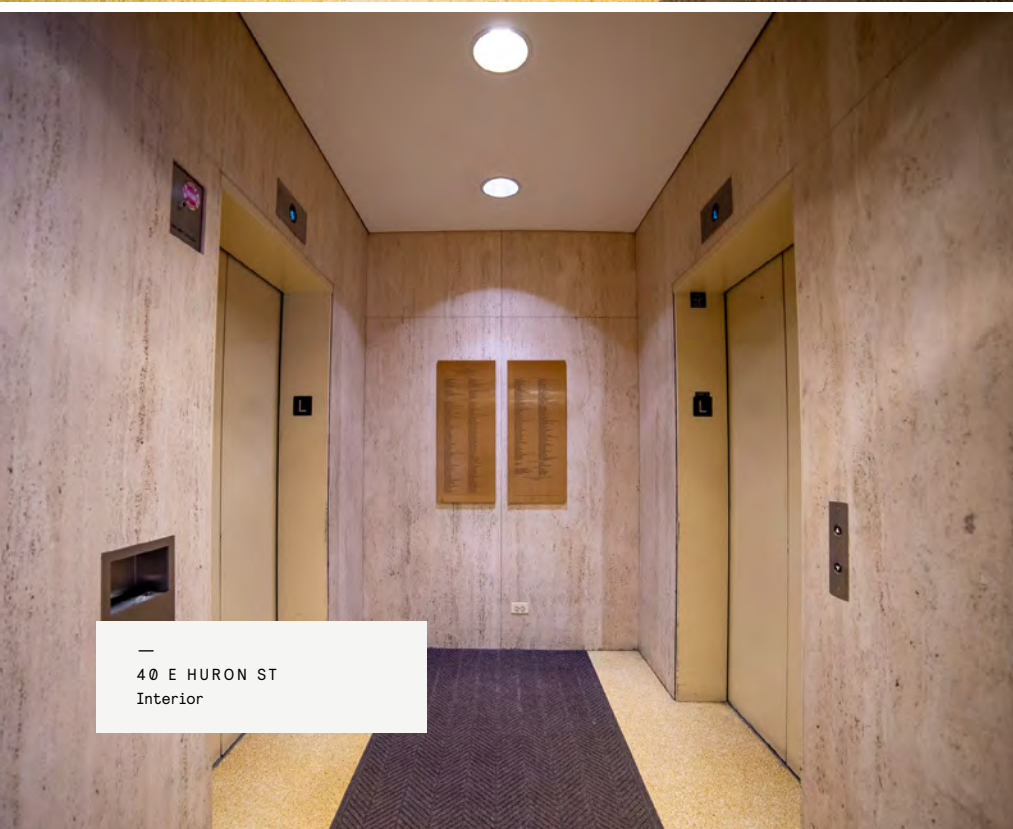
ONE CHICAGO SQUARE

- 80 Condo Units
- 800 Class-A Apt Units
- Flagship Whole Foods Relocation
- Lifetime Fitness Center



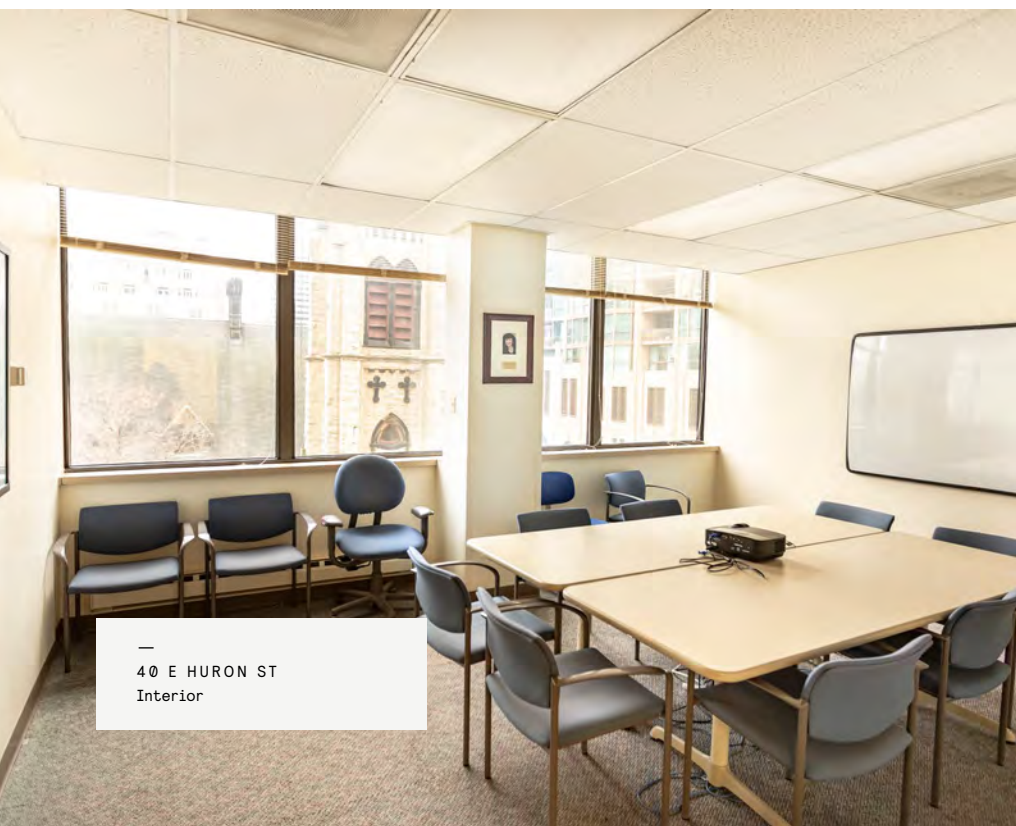
40 E HURON ST  
Interior





40 E HURON ST  
Interior





40 E HURON ST  
Interior



# Space Plan

40 E HURON ST

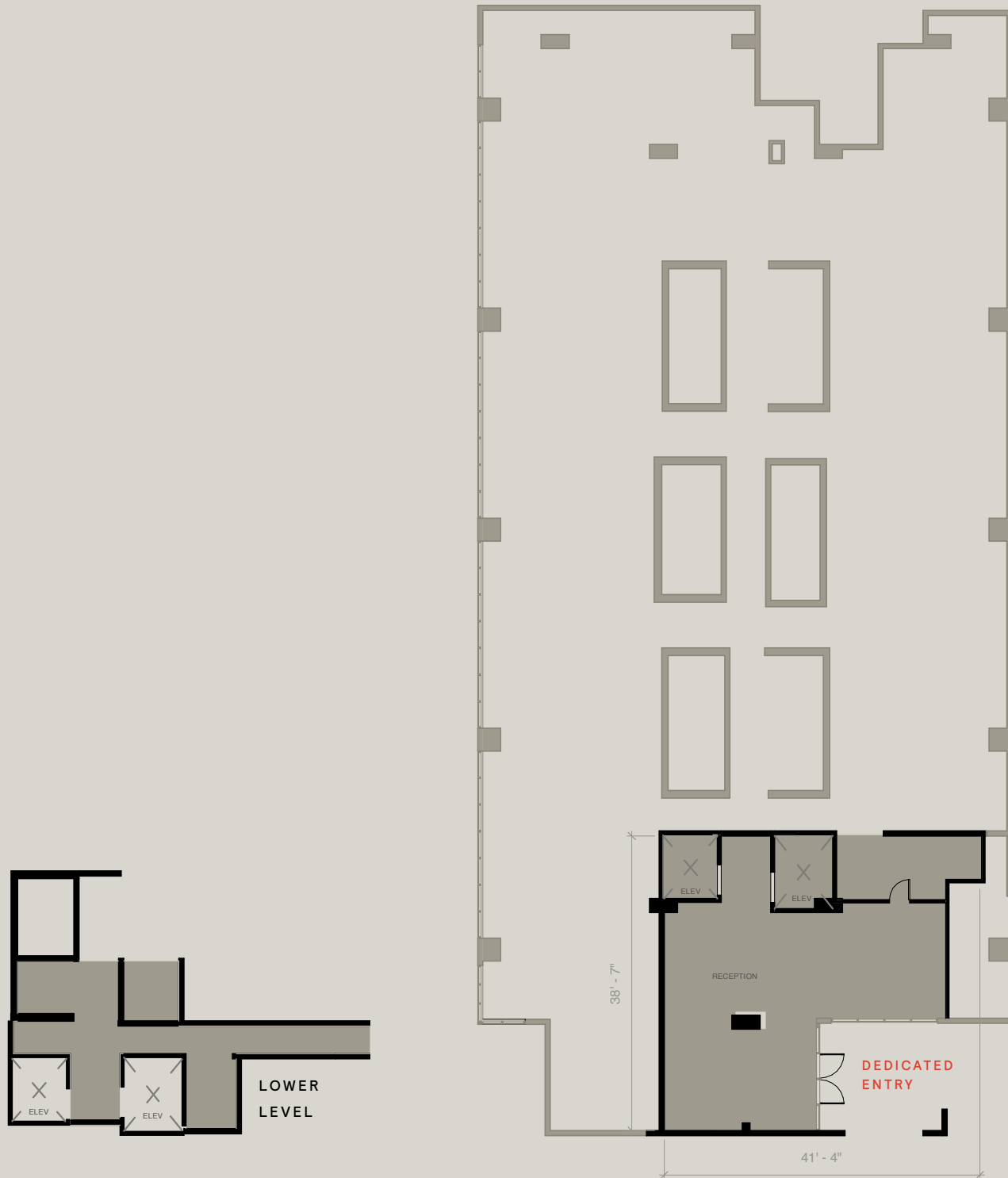
APPROX. 1,500 RSF

FLOOR

# 1

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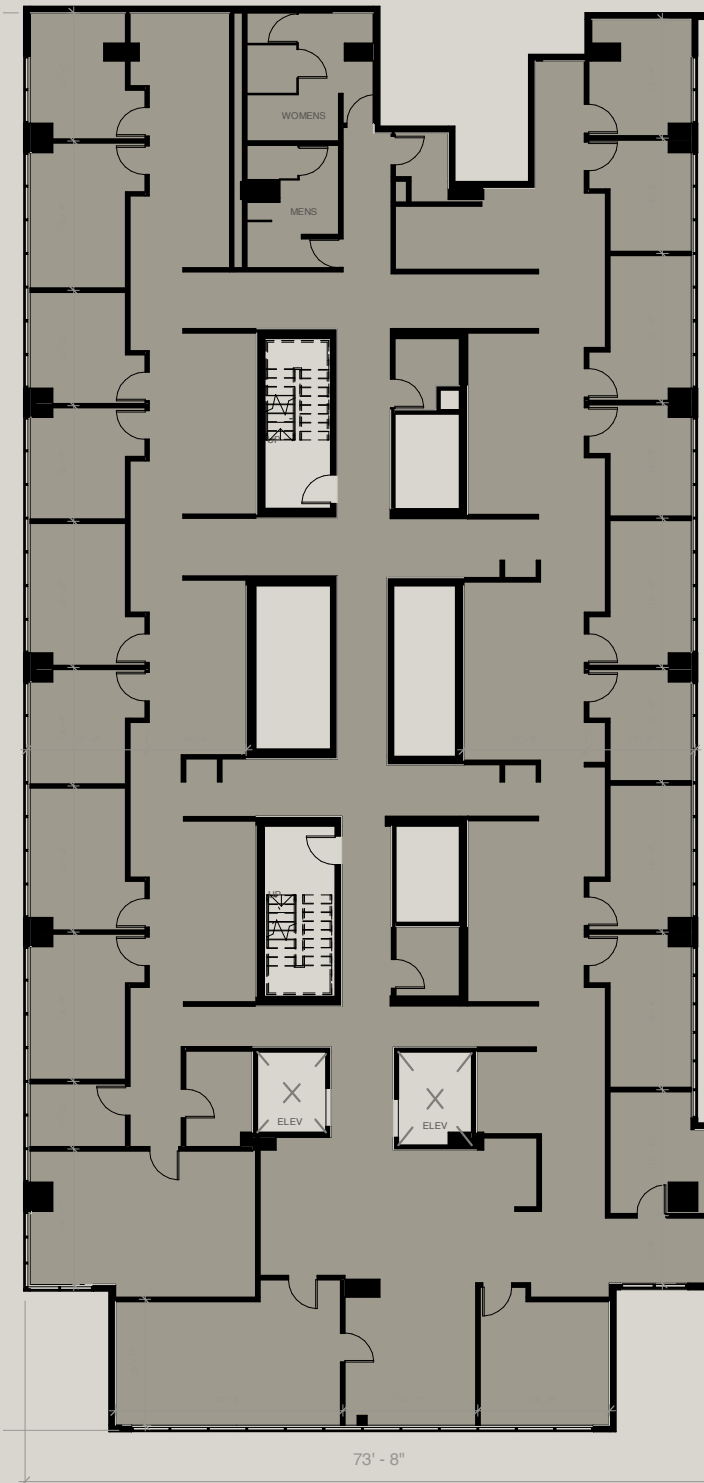
APPROX. 8,500 RSF

FLOOR

# 2

MATT DUHIG  
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73' - 8"



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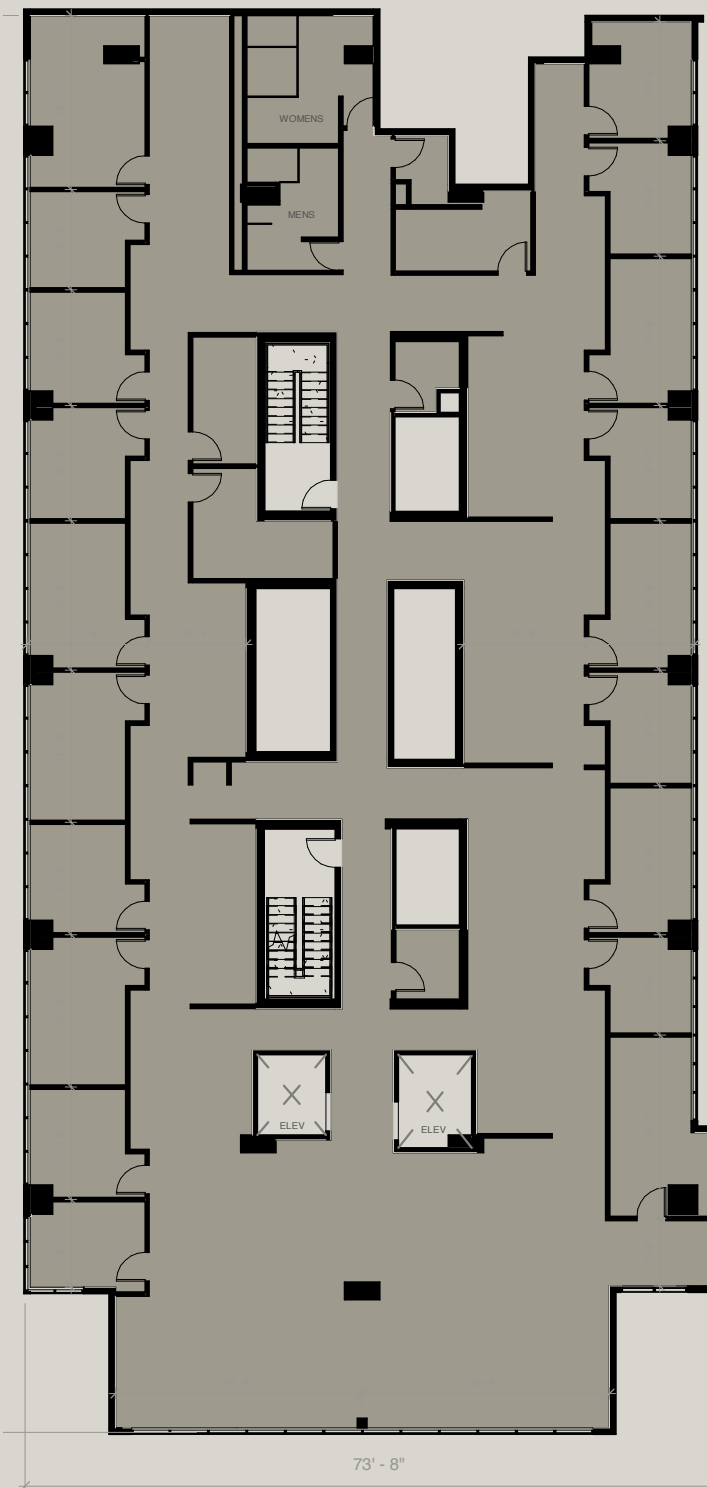
APPROX. 8,500 RSF

FLOOR

# 3

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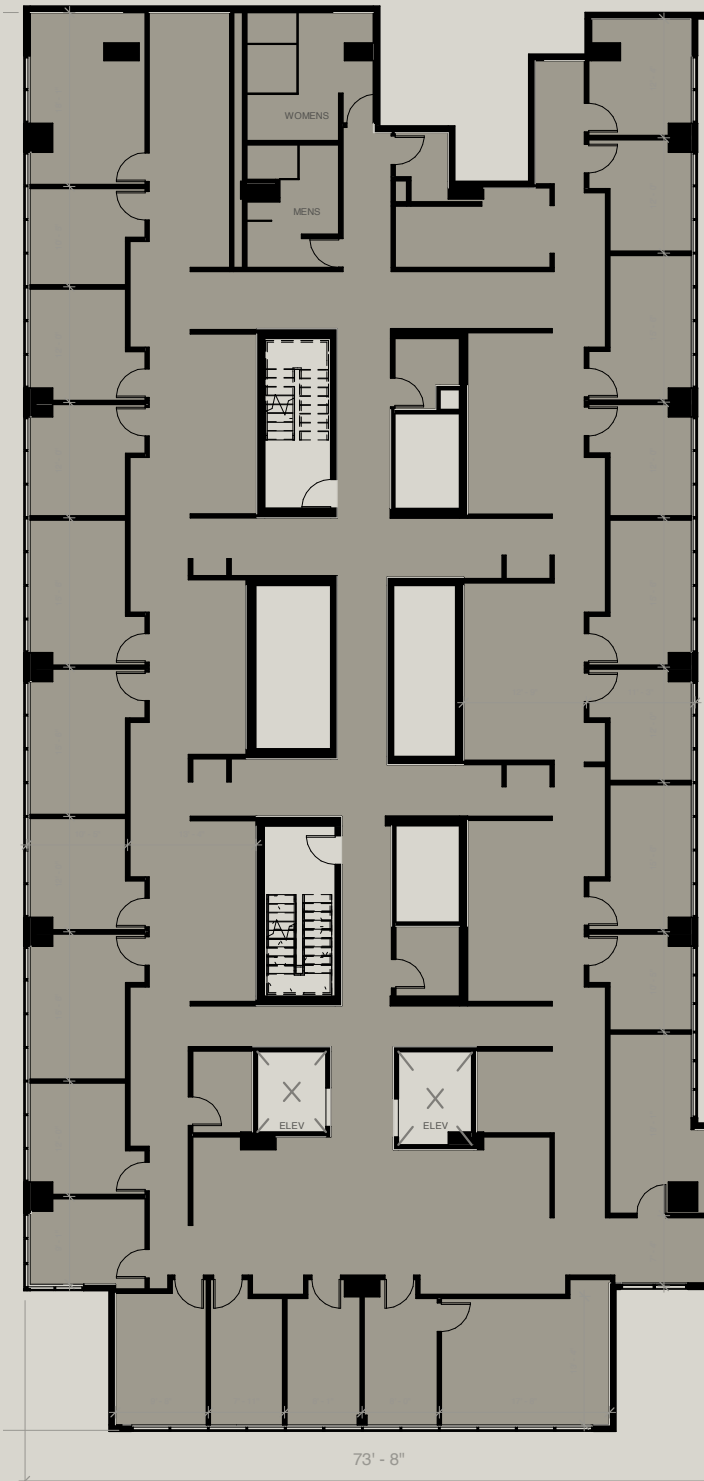
APPROX. 8,500 RSF

FLOOR

# 4

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73' - 8"

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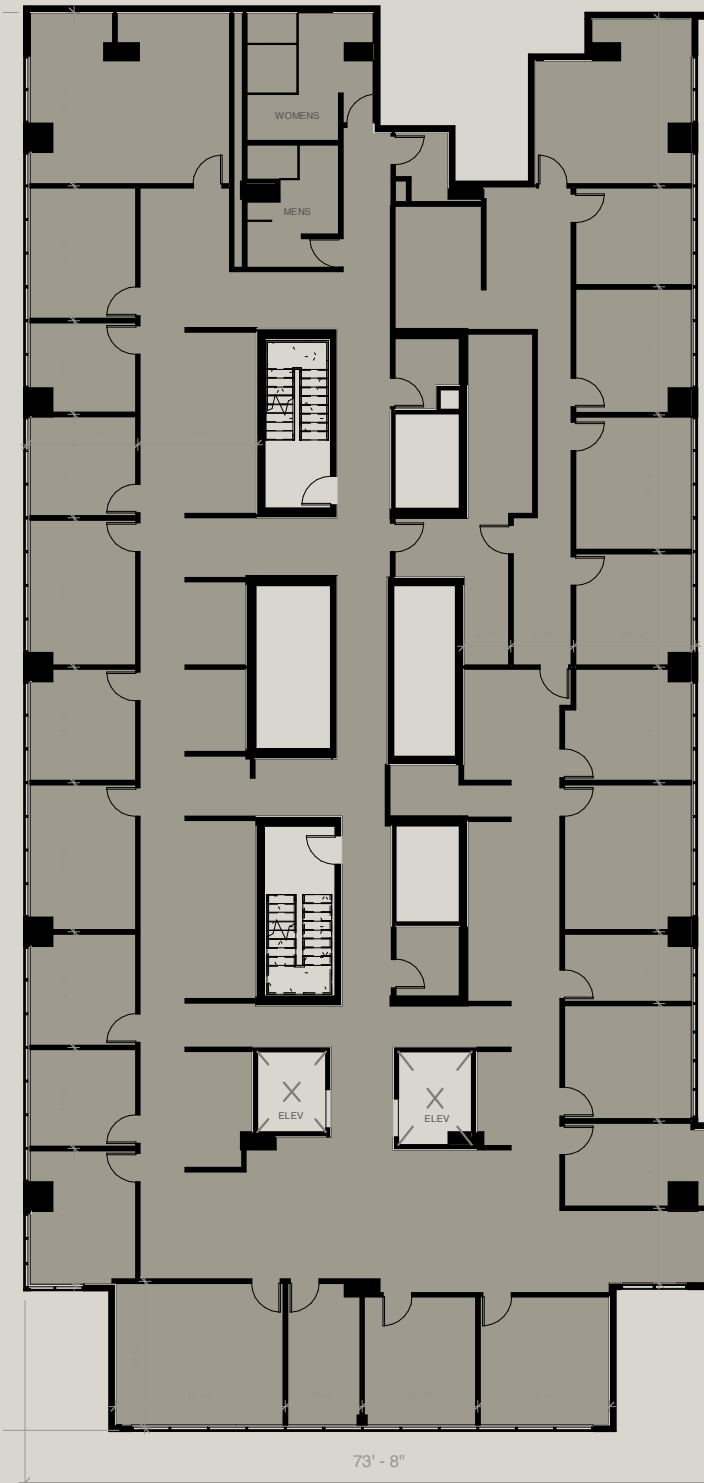
APPROX. 8,500 RSF

FLOOR

# 5

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73' - 8"

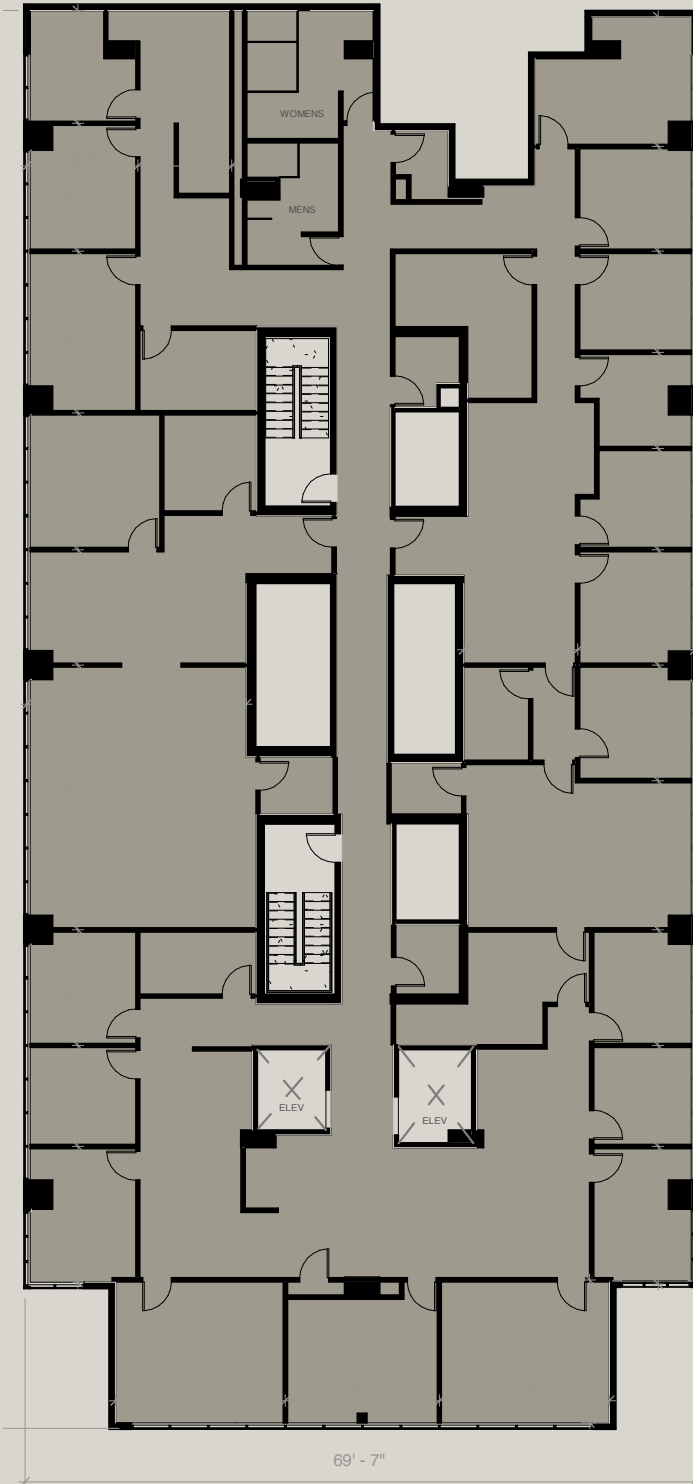
# Space Plan

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APPROX. 8,500 RSF

FLOOR

# 6



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# Space Plan

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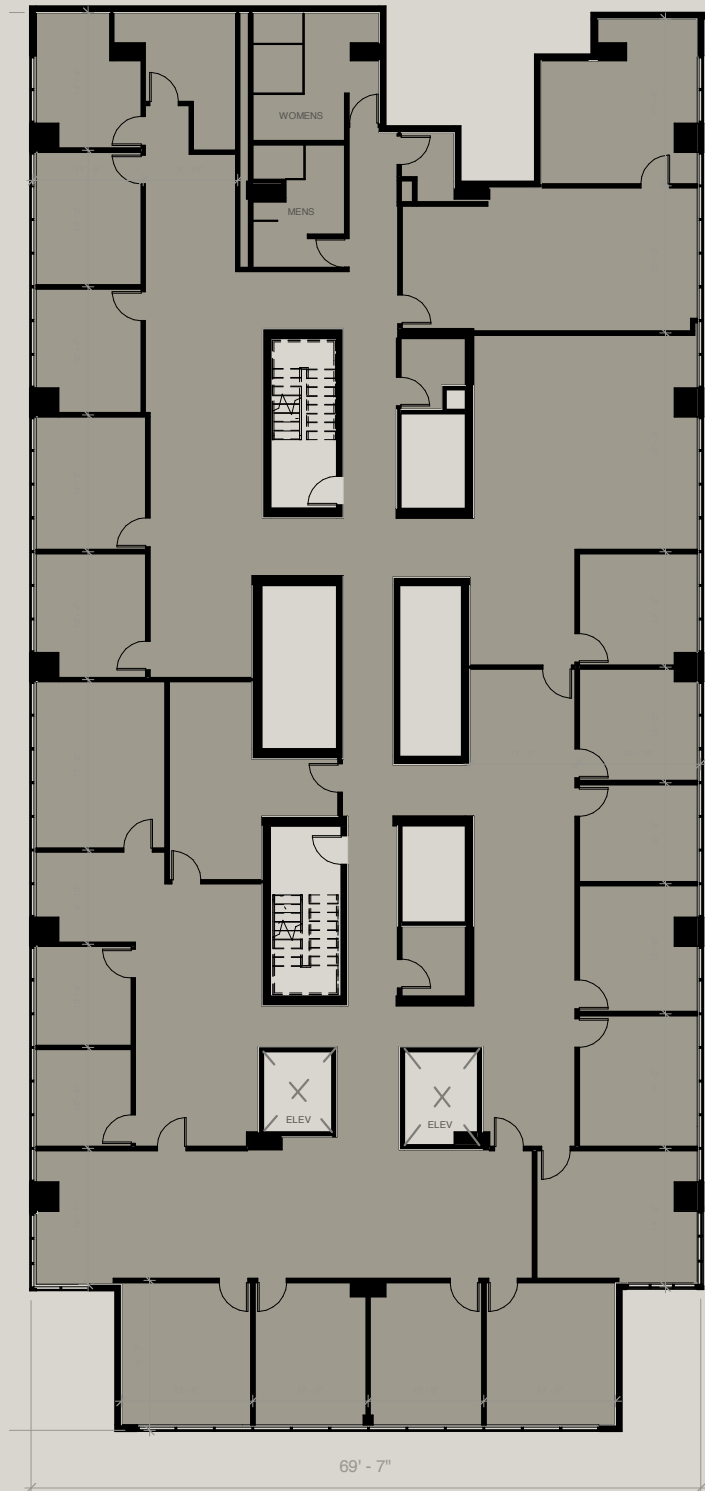
APPROX. 8,500 RSF

FLOOR

# 7

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01 900 NORTH FRANKLIN



02 19 NORTH SANGAMON



03 1114 WEST RANDOLPH



04 1221 NORTH LASALLE



05 770 NORTH HALSTED



06 224 NORTH DESPLAINES



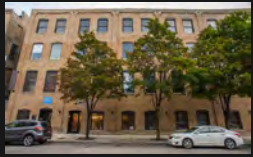
07 WGN CAMPUS



08 CHAUNCEY SQUARE



09 1110 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 TOUHY 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)



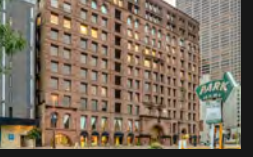
52 THE TANNERY, MILWAUKEE (ATLAS BUILDING)



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.

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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](https://R2.ME)

R  
2  
—

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