

40-50 E Huron Street

RIVER NORTH, CHICAGO





—
40-50 E HURON ST
Exterior



40-50 E Huron St

RIVER NORTH, CHICAGO

40-50 East Huron was constructed for the American Library Association in 1962 (The 50 building) with an addition added in 1980 (The 40 building). The connected buildings had served as the Association's home until 2020.

The 93,000 square foot property is fully built out with almost 300 offices. The building benefits from natural-light from all sides offering all perimeter offices with natural light. The property 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

SIZE:	93,000 SF
APPROX. FLOORPLATES:	8,500 SF - 14,000 SF
CEILING HEIGHT:	11.5'

- No Condo Association Dues, Fees, or Financial Exposure from condo association
- 10 Parking Spaces; Dedicated Loading
- Desirable existing conditions with 300+ 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

40-50 EAST HURON

MAGNIFICENT MILE

OMNI HOTELS
& RESORTS

★
R STARBUCKS RESERVE

TRADER JOE'S

Location Map

40-50 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

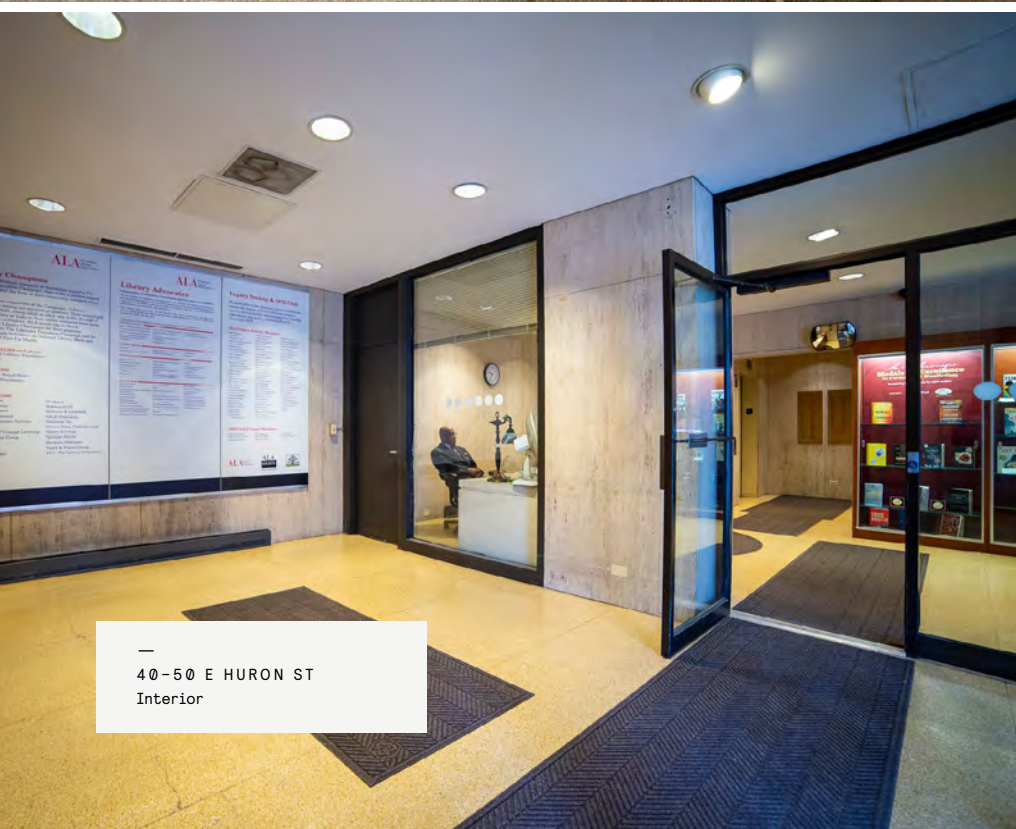
CHICAGO'S PREMIER
COMMERCIAL DISTRICT



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

ONE CHICAGO SQUARE

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



40-50 E HURON ST
Interior





40-50 E HURON ST
Exterior





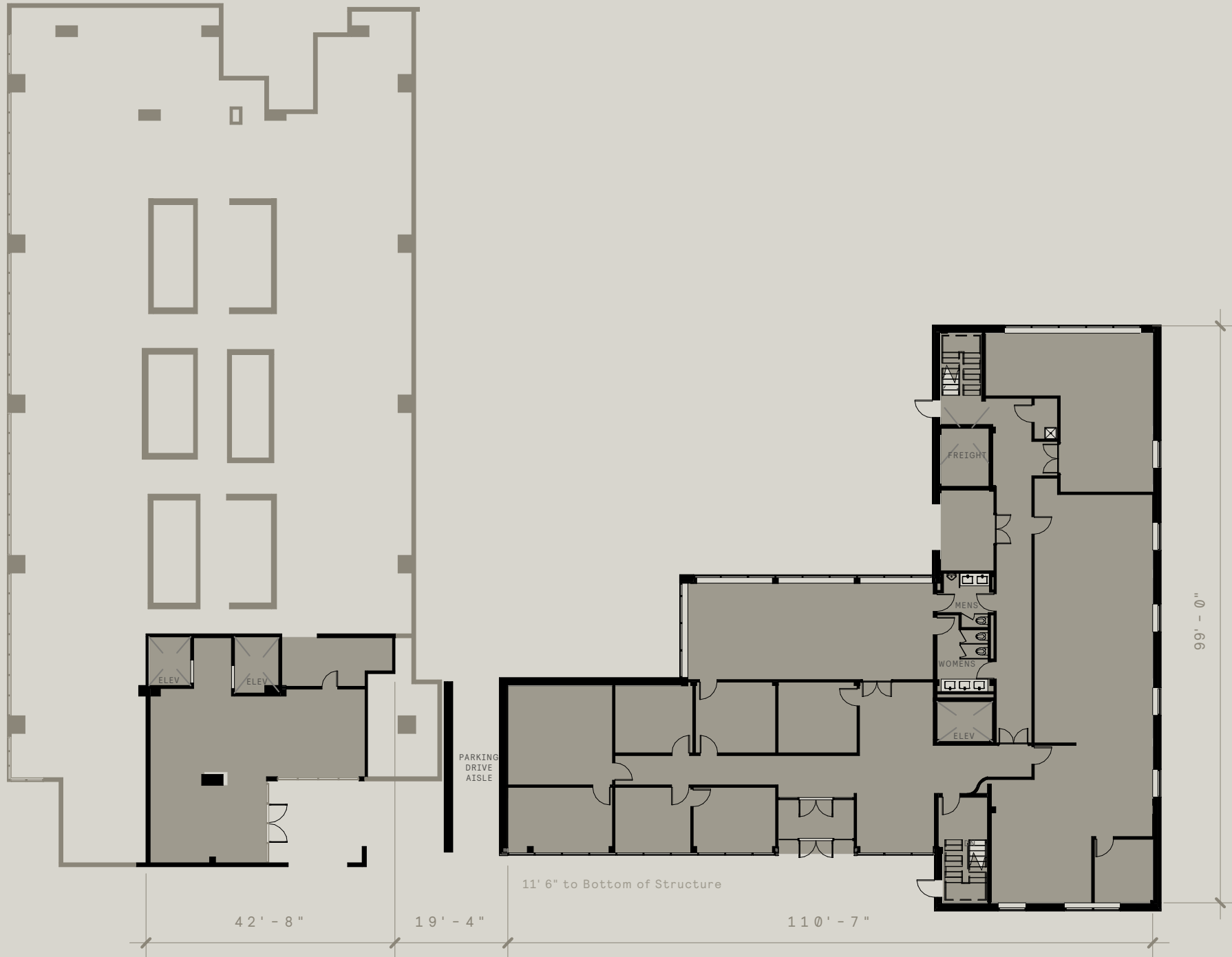
—
40-50 E HURON ST
Interior



Space Plan

40-50 E HURON ST

APPROX. 14,000 RSF



FLOOR

2

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Space Plan

40-50 E HURON ST

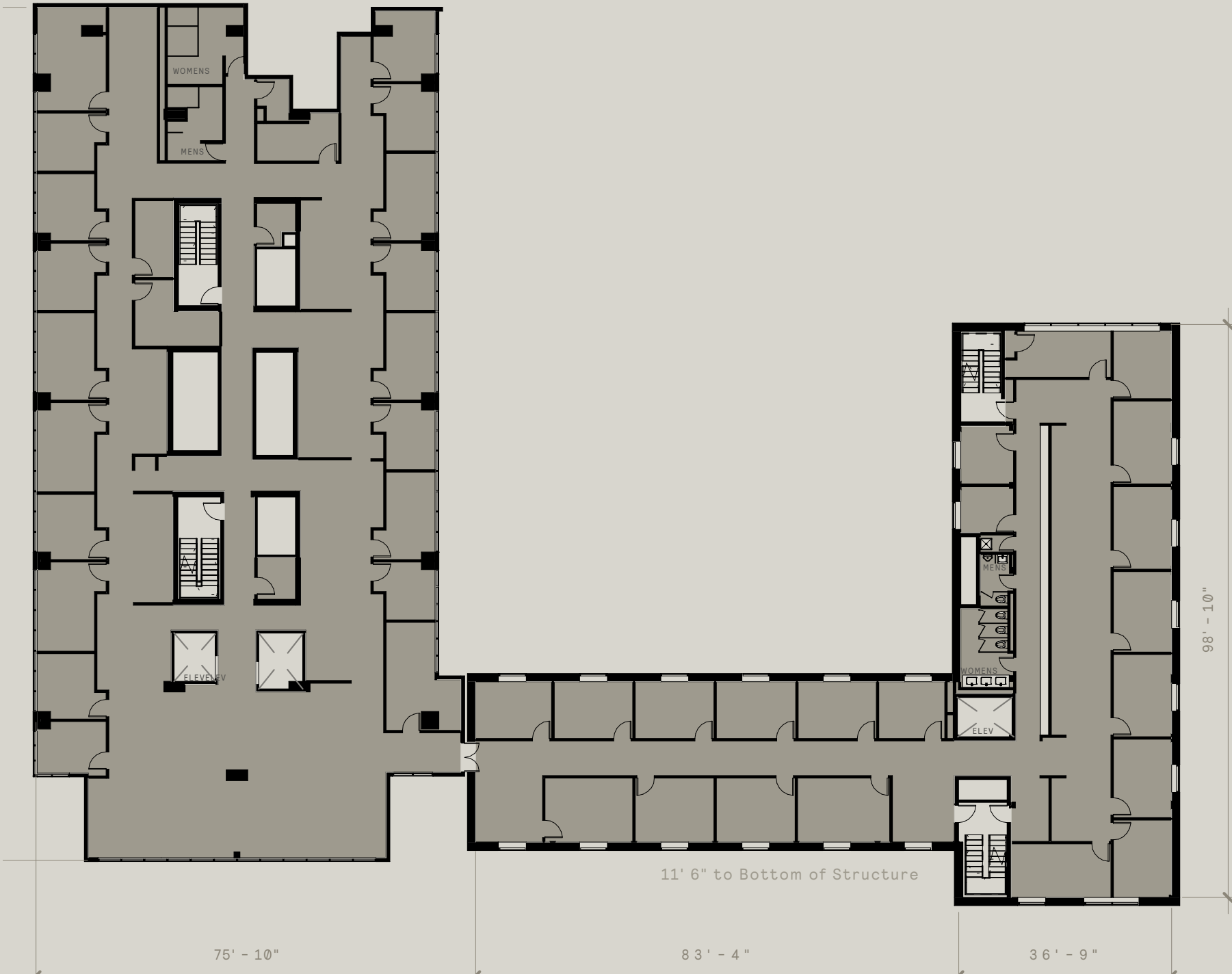
APPROX. 14,000 RSF

FLOOR

3

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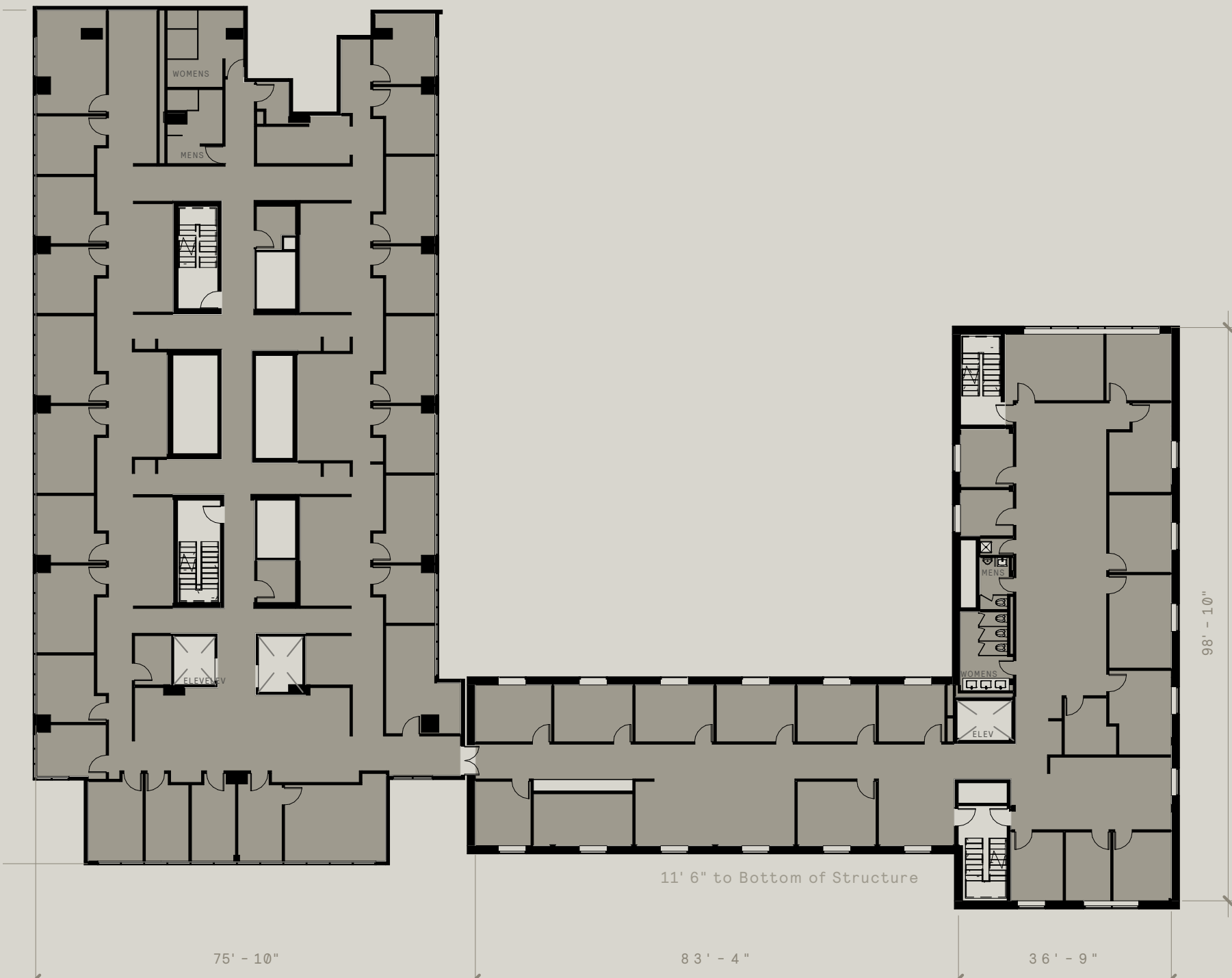
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Space Plan

40-50 E HURON ST

APPROX. 14,000 RSF



FLOOR

4

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Space Plan

40-50 E HURON ST

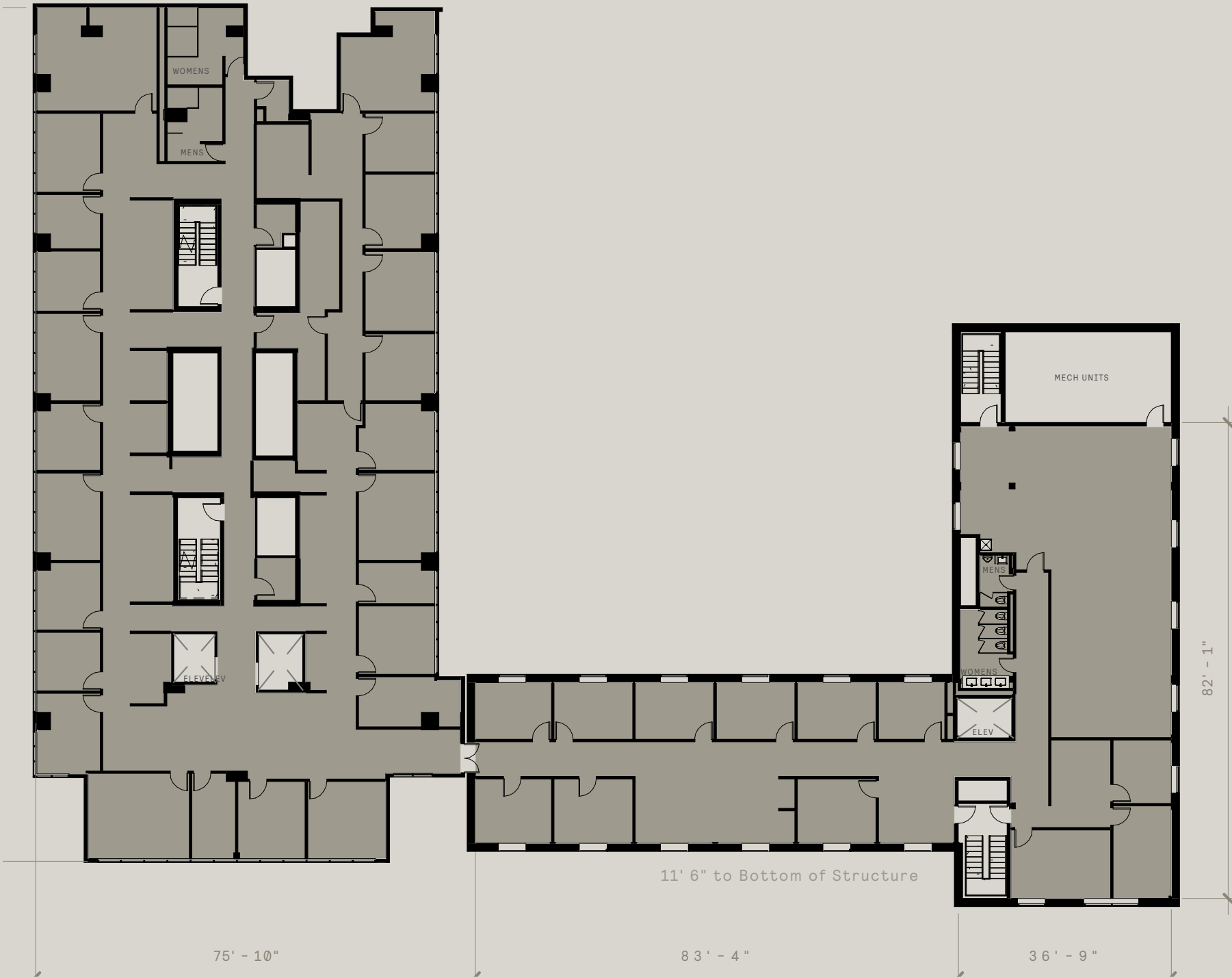
APPROX. 13,500 RSF

FLOOR

5

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Space Plan

40-50 E HURON ST

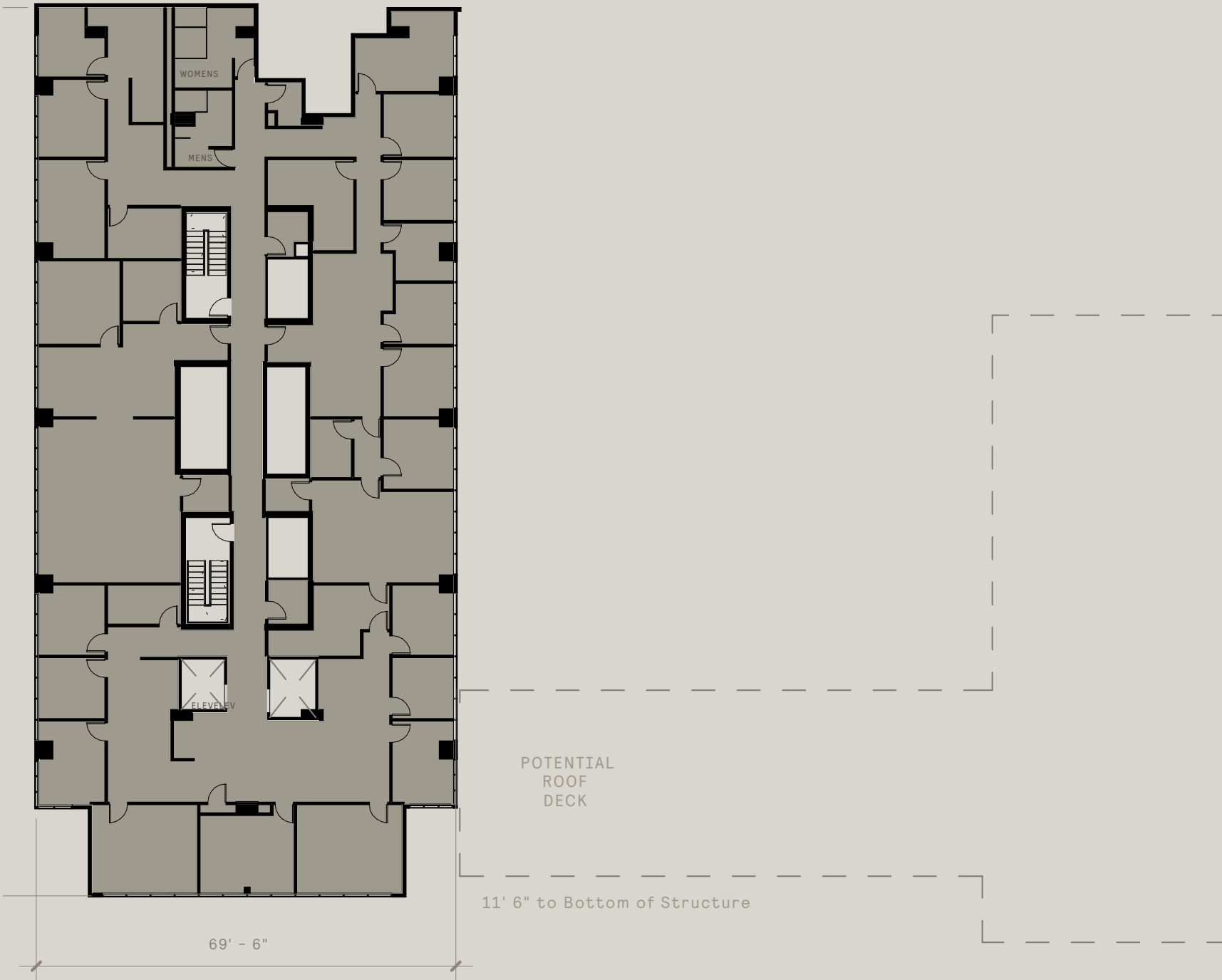
APPROX. 8,500 RSF

FLOOR

6

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Space Plan

40-50 E HURON ST

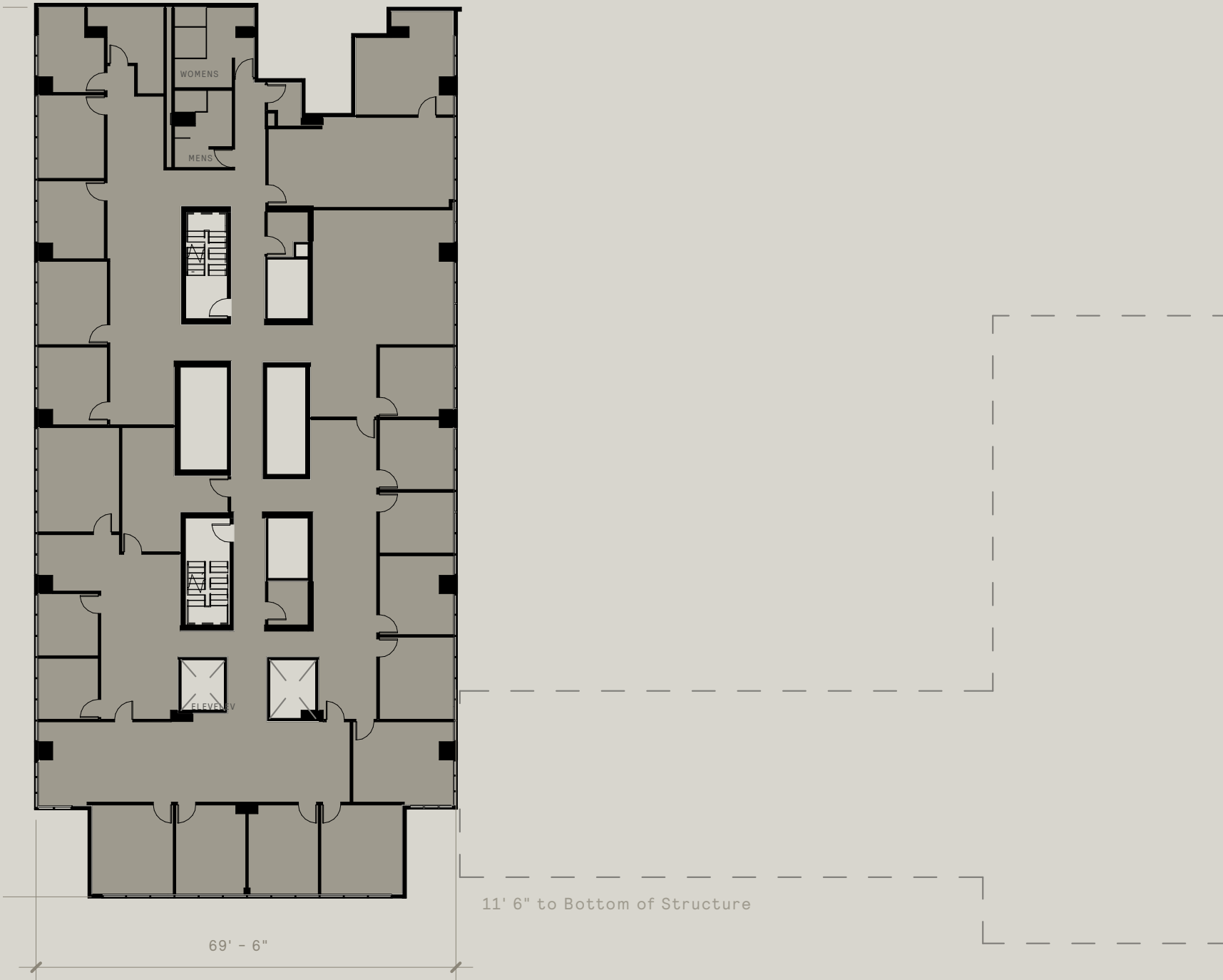
APPROX. 8,500 RSF

FLOOR

7

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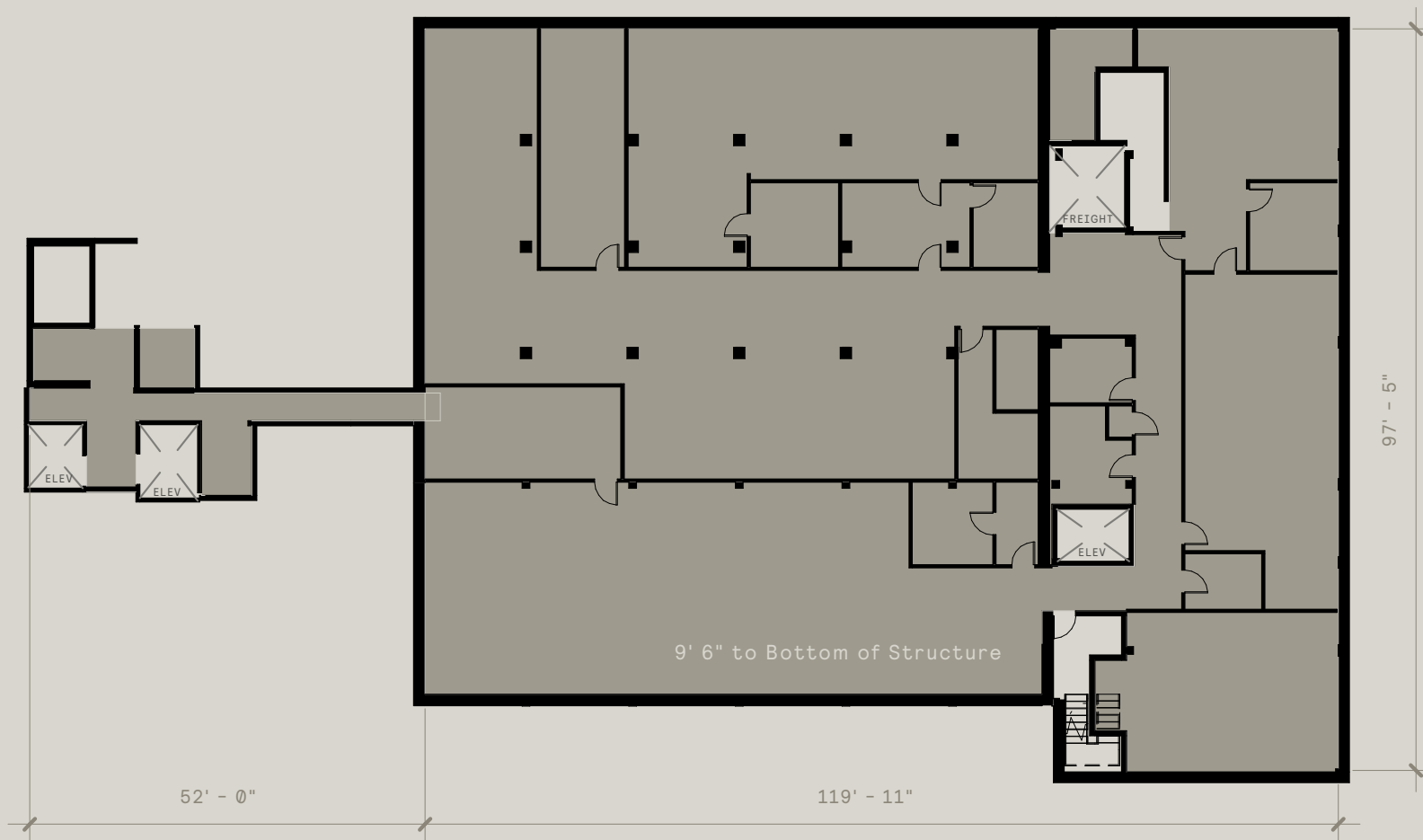
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Space Plan

40-50 E HURON ST

APPROX. 11,500 RSF



FLOOR



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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



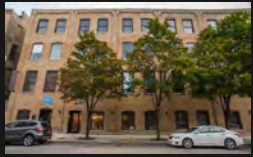
07 WGN CAMPUS



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)



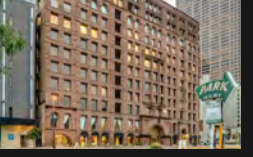
52 THE TANNERY, MILWAUKEE (ATLAS BUILDING)



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.

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

R
2
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