

1315 NB

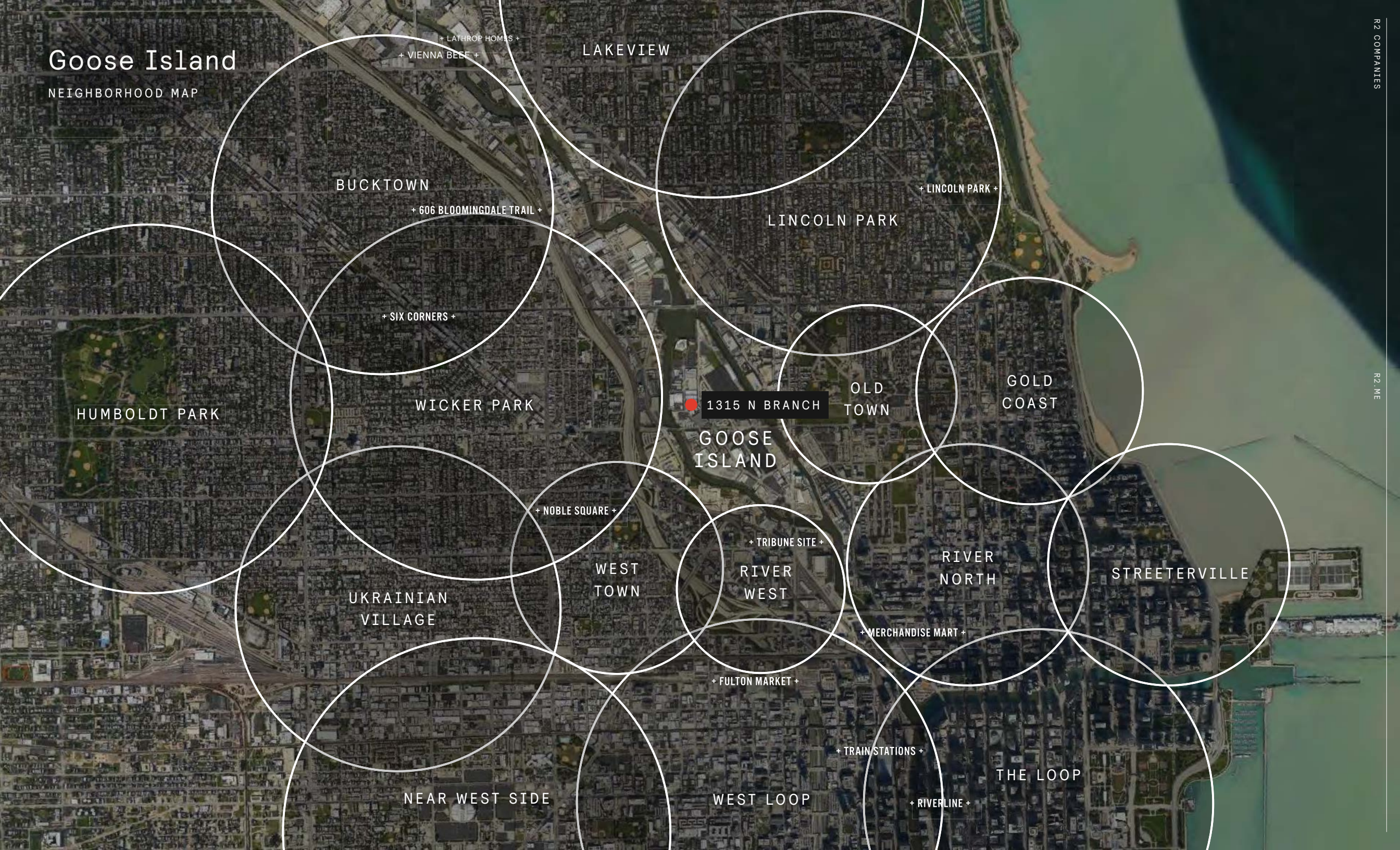
Post-Industrial
Creative Office

SUITE D



Goose Island

NEIGHBORHOOD MAP



BUCKTOWN

+ 606 BLOOMINGDALE TRAIL +

+ SIX CORNERS +

WICKER PARK

HUMBOLDT PARK

UKRAINIAN
VILLAGE

NEAR WEST SIDE

WEST LOOP

WEST
TOWN

RIVER
WEST

RIVER
NORTH

GOLD
COAST

OLD
TOWN

GOOSE
ISLAND

1315 N BRANCH

LINCOLN PARK

+ LINCOLN PARK +

LAKEVIEW

STREETERVILLE

THE LOOP

+ MERCHANDISE MART +

+ FULTON MARKET +

+ TRIBUNE SITE +

+ NOBLE SQUARE +

+ TRAIN STATIONS +

+ RIVERLINE +

+ LATHROP HOMES +
+ VIENNA BELE +

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

Space Out.

THE CASE FOR HORIZONTAL CREATIVE OFFICE

Creative Office, or non-traditional office, comes in many shapes and sizes. At R2, we believe the best offices prioritize authenticity, privacy and flexibility. In response to this, R2 has built a Horizontal Creative Office portfolio that incorporates the creature comforts of home into the workplace—i.e. a quiet location, low-density buildings, private entrances, easy parking options, operable windows, greenspace, and more. Spaces that are designed to accommodate a workforce throughout and beyond the covid-era.



AWAY FROM THE DENSITY

No Crowds. No Traffic.
No Noise. No Wasted Time.



PRIVATE ENTRANCE

Signage. Security.
Complete Control.



LOW RISE

No Elevators Necessary
(we have them, of course).



OUTDOOR SPACE

Greenspace.
Indoor-outdoor amenities.
Walkable neighborhoods.



PARKING

Easy, dedicated
surface parking.



FRESH AIR

Dedicated HVAC.
Control & Customize
your own HVAC System
(+ UV Air Filtration).





1315

NORTH BRANCH

BUILDING FEATURES:	
BUILDING SIZE:	140,000 GSF
AVAILABILITY:	13,103-18,008 RSF
CEILING HEIGHTS:	+/- 14'
PARKING:	30+ SPACES
OUTDOOR:	1,700 SF SKYLINE VIEW ROOF DECK

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:

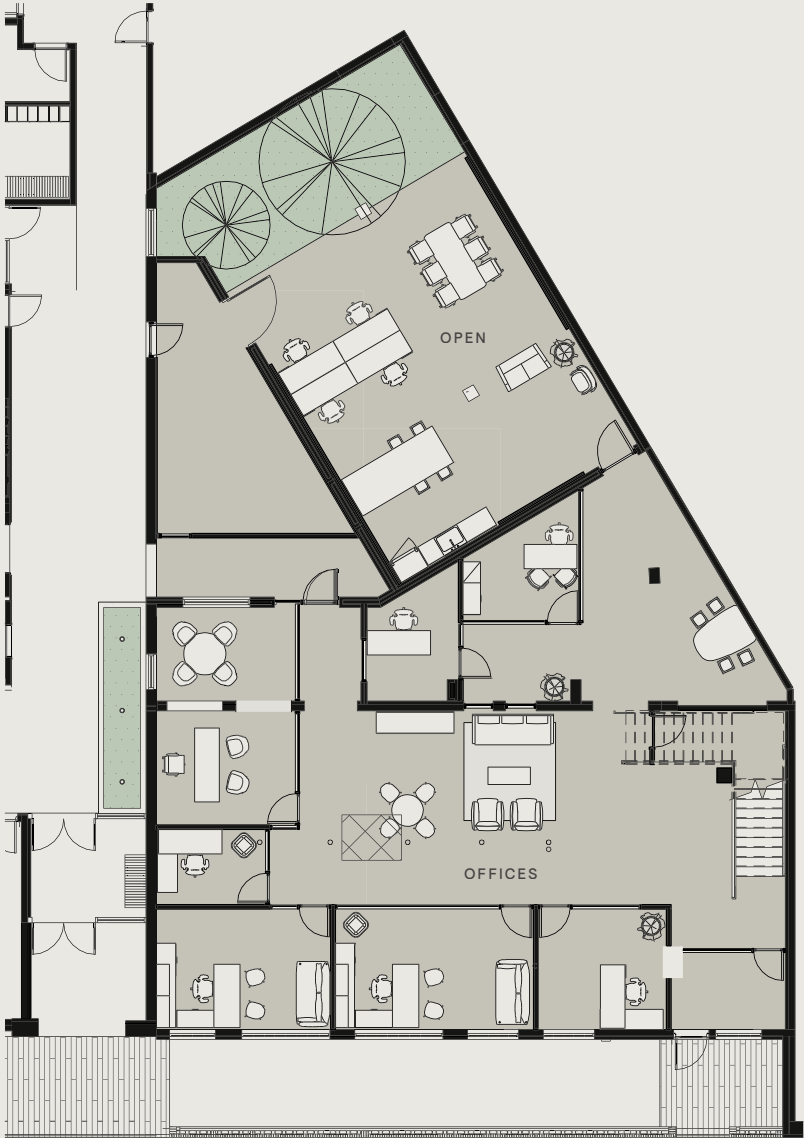
Originally built in 1912 for the Raymond Brother Pulverizing Company, the building was designed by well-known Chicago Architect Henry Raeder. Today, the building includes many of the original industrial features – combined with oversized skylights and divided-light windows to provide a modern, naturally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

AMENITY PACKAGE:

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



2ND FLOOR



1ST FLOOR

Available Space

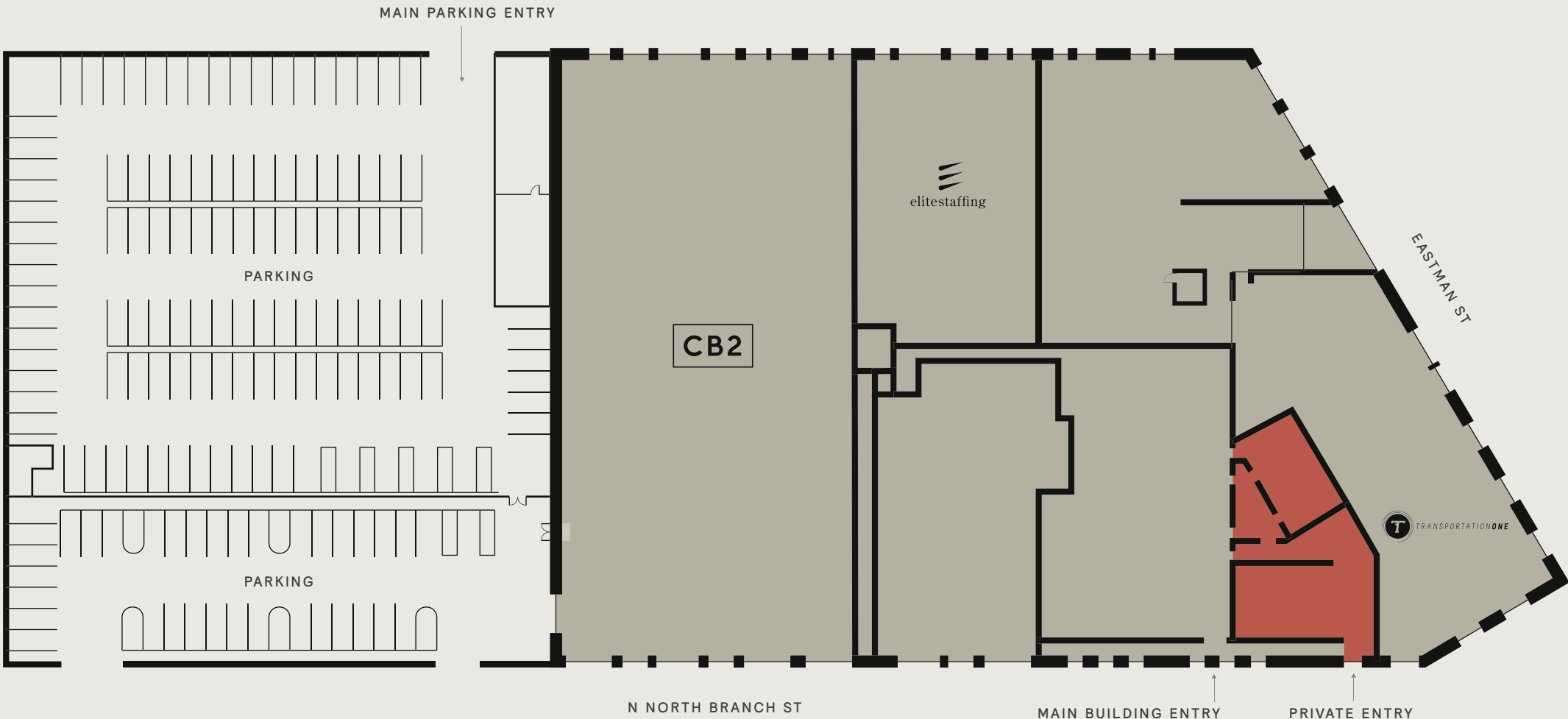
1ST FLOOR
4,905 RSF
2ND FLOOR
13,103 RSF
TOTAL
18,008 RSF

Available Space

1ST FLOOR
4,905 RSF

FLOOR

1

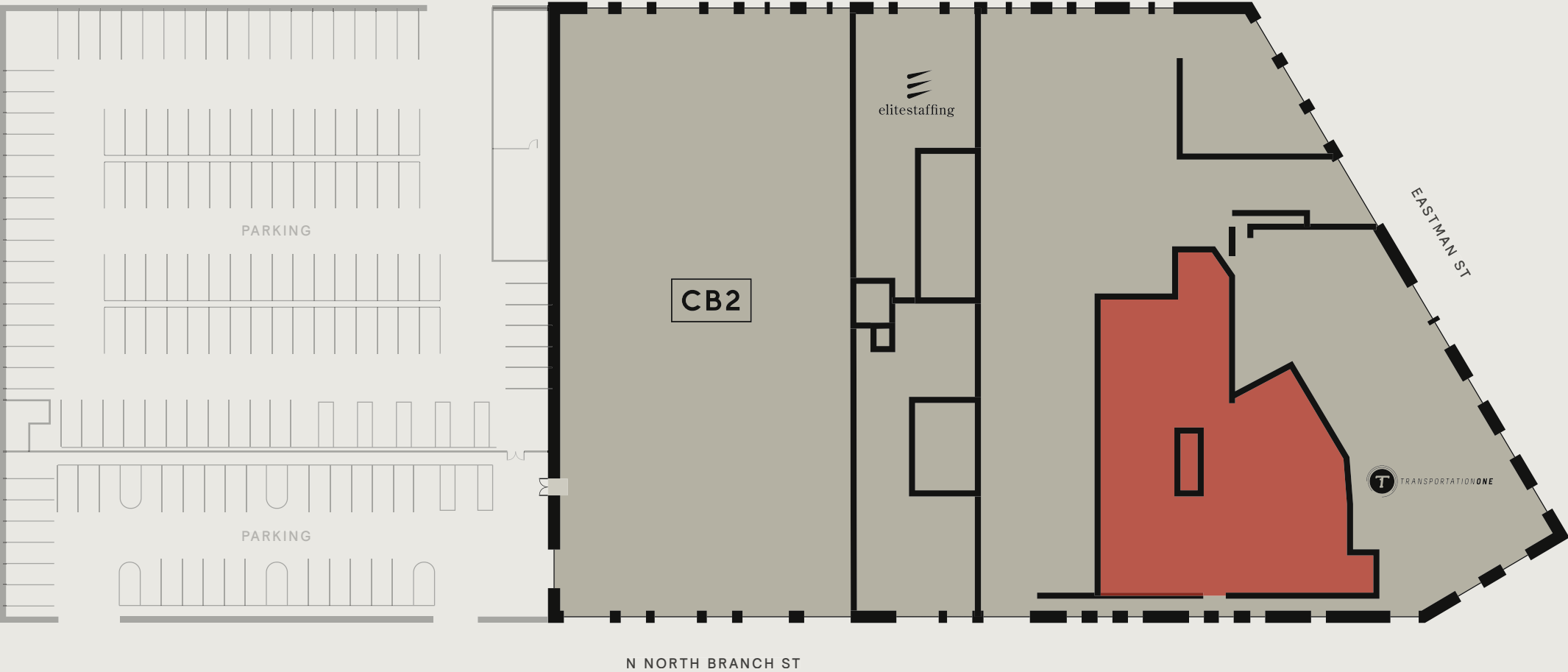


Available
Space

2ND FLOOR
13,103 RSF

FLOOR

2





—
1315 NB
Available Space





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1315 NB
Available Space



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1315 NB
Available Space



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1315 NB
Available Space



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1315 NB
Available Space



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1315 NB
Available Space



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1315 NB
Available Space



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1315 NB
Available Space





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1315 NB
Exterior



91 900 NORTH FRANKLIN



87 19 NORTH SANGAMON



83 1114 WEST RANDOLPH



84 1221 NORTH LASALLE



85 770 NORTH HALSTED



86 224 NORTH DESPLAINES



87 WGN CAMPUS



88 CHAUNCEY SQUARE



89 1110 WEST MONROE



19 811 WEST EVERGREEN



11 1166 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



19 811 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



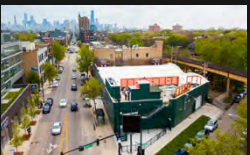
26 7855 GROSS POINT ROAD



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



35 645 WEST LAKE



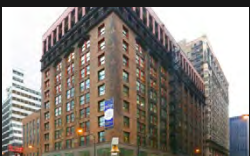
36 901 WEST JACKSON



37 542 SOUTH DEARBORN



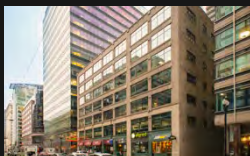
38 130 SOUTH JEFFERSON



39 79 WEST MONROE



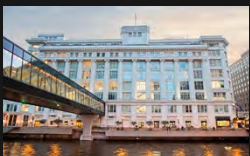
40 40-50 EAST HURON



41 118 SOUTH CLINTON



42 1000 WEST WASHINGTON



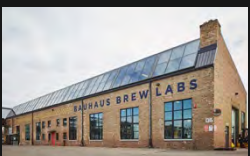
43 ASO CENTER



44 CROWN ARTS, MINNEAPOLIS



45 CROWN ARTS, MINNEAPOLIS



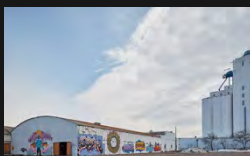
46 CROWN ARTS, MINNEAPOLIS



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](https://r2.me)

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