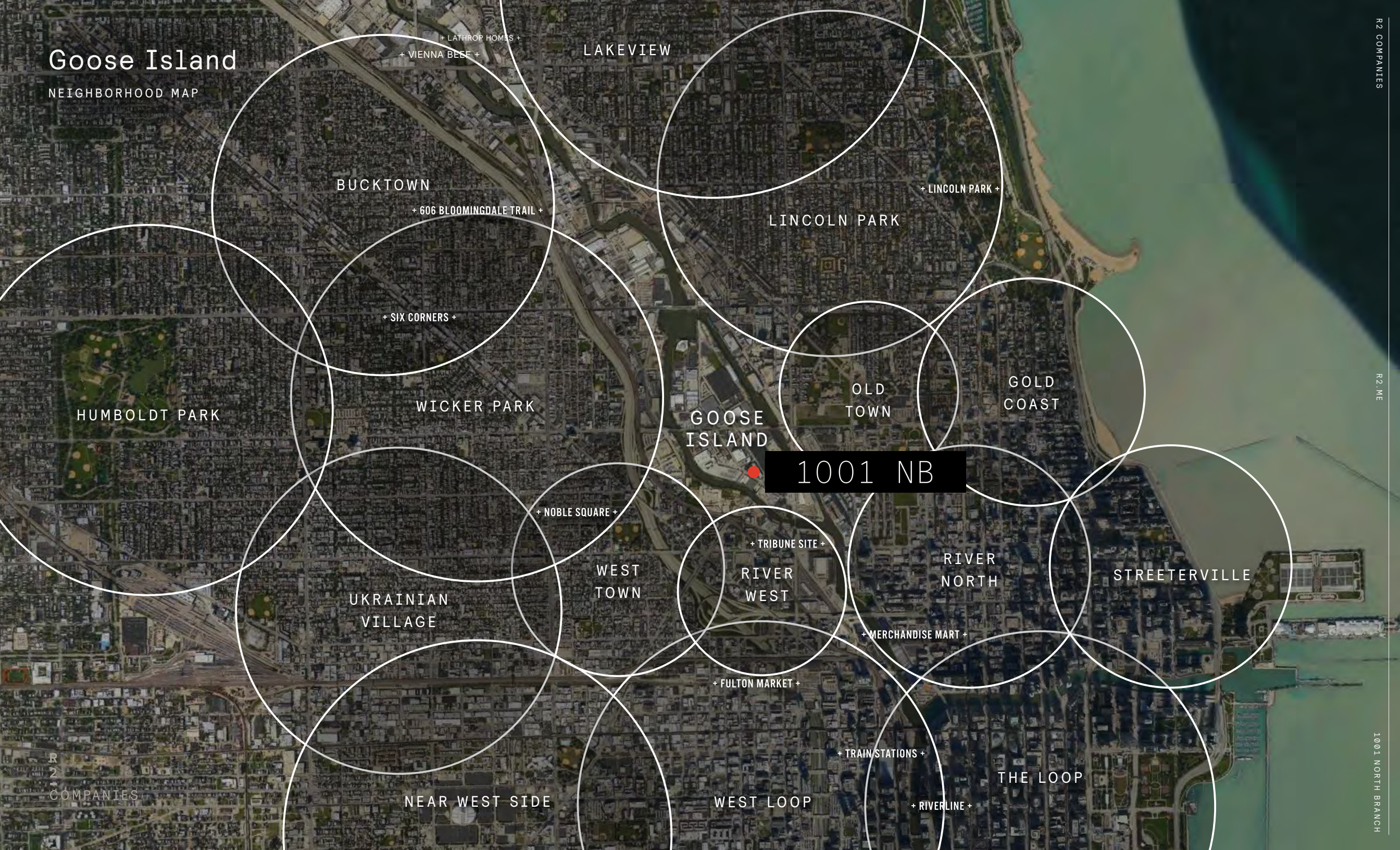


1001 NB



Goose Island

NEIGHBORHOOD MAP



BUCKTOWN

+ 606 BLOOMINGDALE TRAIL +

+ SIX CORNERS +

WICKER PARK

UKRAINIAN VILLAGE

NEAR WEST SIDE

LAKEVIEW

GOOSE ISLAND

WEST LOOP

LINCOLN PARK

RIVER WEST

+ FULTON MARKET +

OLD TOWN

RIVER WEST

+ TRAIN STATIONS +

+ LINCOLN PARK +

RIVER NORTH

+ RIVERLINE +

GOLD COAST

THE LOOP

STREETERVILLE



1001

NORTH BRANCH

BUILDING FEATURES:

BUILDING TYPE:	BRICK AND CONCRETE CHICAGO WAREHOUSE
FLOORPLATES:	30,000 - 46,500 RSF
RETAIL GALLERY SPACE:	510 - 4,408 RSF (RENT READY)
URBAN FLEX SPACE:	2,354 - 33,521 RSF
COLUMN SPACING:	21.5' X 21.5'
PARKING AVAILABLE:	DEDICATED ON-SITE PARKING
LOADING DOCKS:	TWO (2) HIGH BAY, DRIVE IN LOADING DOCKS
FREIGHT ELEVATORS:	TWO (2) FREIGHT ELEVATORS - 8' X 12'
INDUSTRIAL CORRIDORS:	EXTRA WIDE - FORK LIFT ACCESSIBLE
POWER:	MINIMUM 3000 AMPS AT 480 VOLTS
TAXES & OPERATING:	\$8.00 PSF (STABILIZED)
ZONING:	PMD - 3

URBAN FLEX:

Space available for all types of users, including creative office, retail, manufacturing, maker spaces, showroom, gallery, fitness, etc. 1001 NB is built around variety, authenticity and the ability to accommodate any type of commercial use.

CENTRAL LOCATION:

Surrounded by Chicago's best residential neighborhoods: Wicker Park, Bucktown, Lincoln Park, Old Town, River North and River West. Unbeatable access to talented employees.

DEDICATED PARKING:

Ample dedicated parking on-site and surrounding the property.

FREIGHT ACCESS:

Loading includes two (2) high bay drive-in doors with accompanying loading docks. Two (2) freight elevators and extra wide corridors allow for easy loading on upper floors that can accommodate a full size fork lift.

NATURAL LIGHT AND OPEN SPACE:

Floors are flooded with light and views from all directions including downtown. Large Bays (21.5' x 21.5'), high ceilings (12'+), operable windows, and an outdoor rooftop patio.

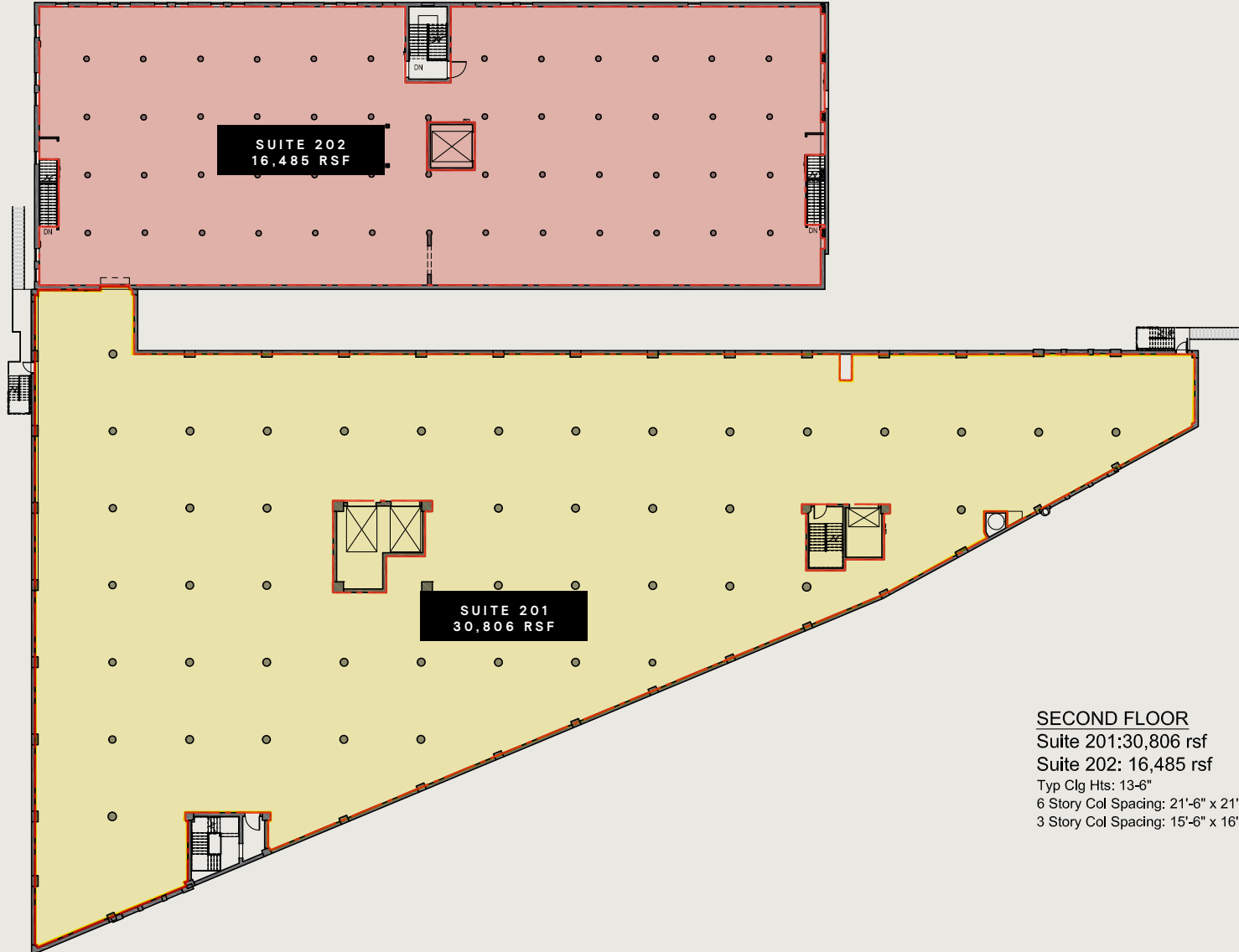


FIRST FLOOR
 Suite 101: 7,696 rsf
 Suite 102: 8,892 rsf
 Retail Suites: 6,761 rsf
 Typ Clg Hts: 13'-6"
 6 Story Col Spacing: 21'-6" x 21'-6"
 3 Story Col Spacing: 15'-6" x 16'-0"

FLOOR

1

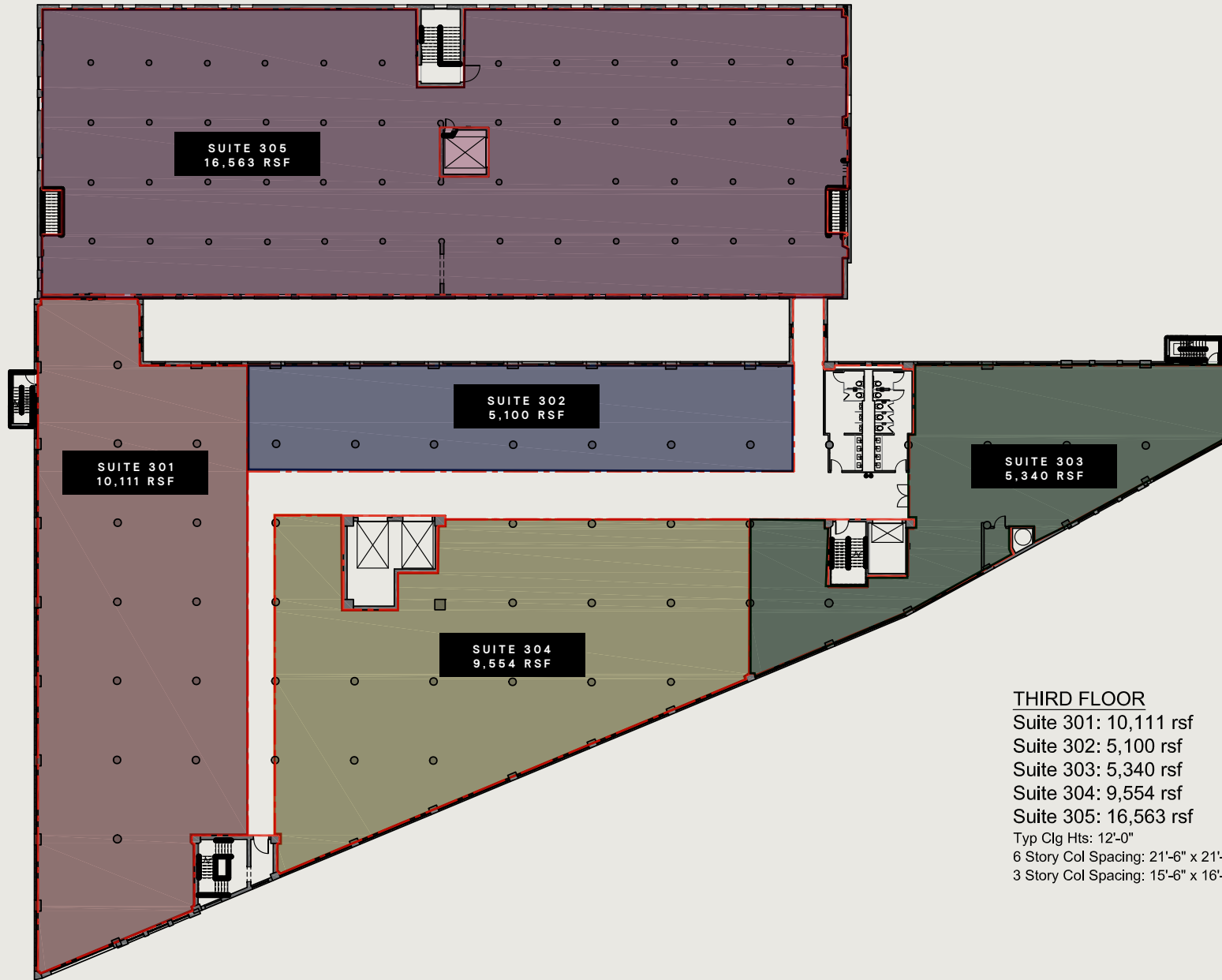
Available
Space



SECOND FLOOR
Suite 201:30,806 rsf
Suite 202: 16,485 rsf
Typ Clg Hts: 13'-6"
6 Story Col Spacing: 21'-6" x 21'-6"
3 Story Col Spacing: 15'-6" x 16'-0"

FLOOR

2



THIRD FLOOR

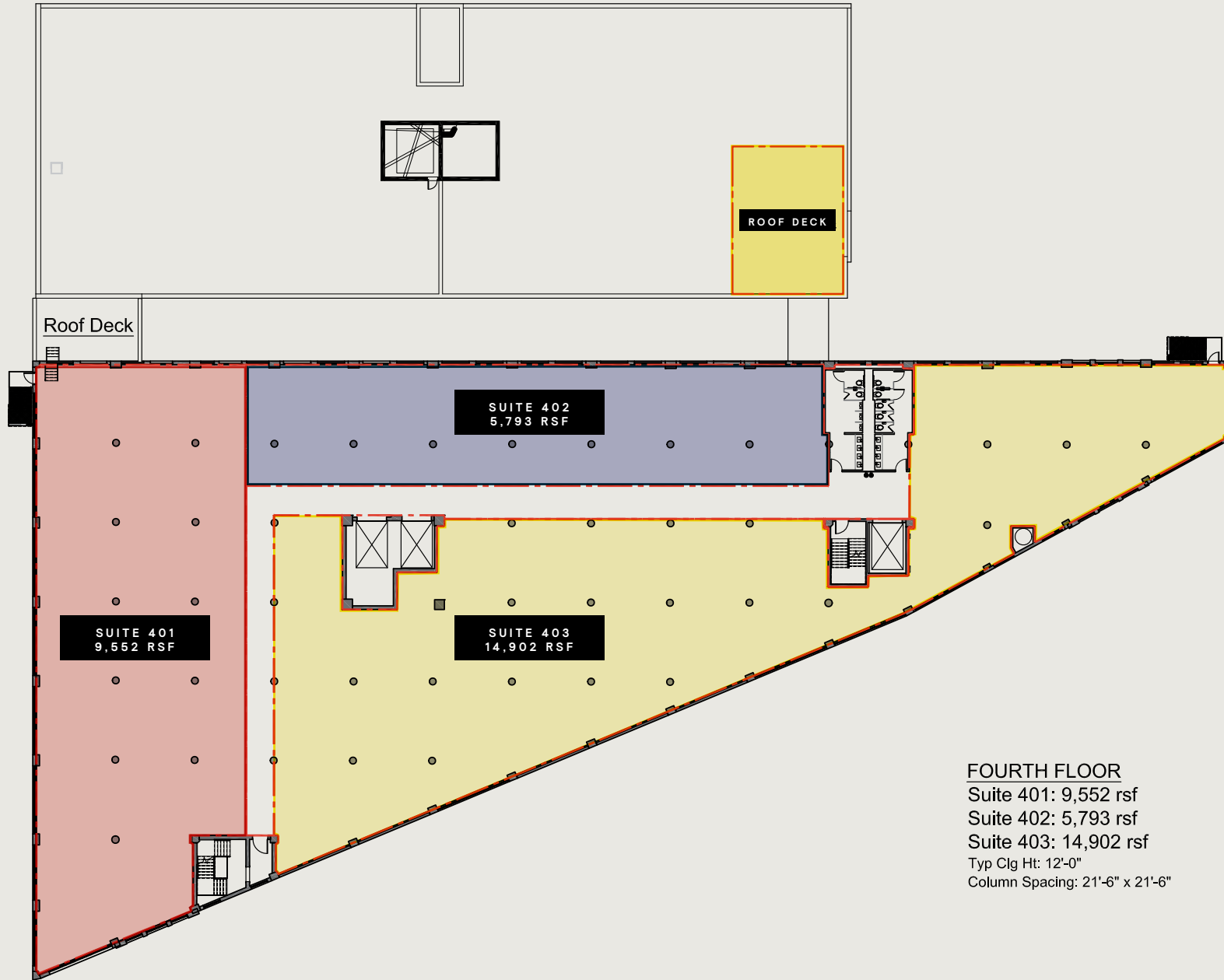
- Suite 301: 10,111 rsf
- Suite 302: 5,100 rsf
- Suite 303: 5,340 rsf
- Suite 304: 9,554 rsf
- Suite 305: 16,563 rsf

Typ Clg Hts: 12'-0"
 6 Story Col Spacing: 21'-6" x 21'-6"
 3 Story Col Spacing: 15'-6" x 16'-0"

FLOOR

3

Available Space



FOURTH FLOOR

Suite 401: 9,552 rsf

Suite 402: 5,793 rsf

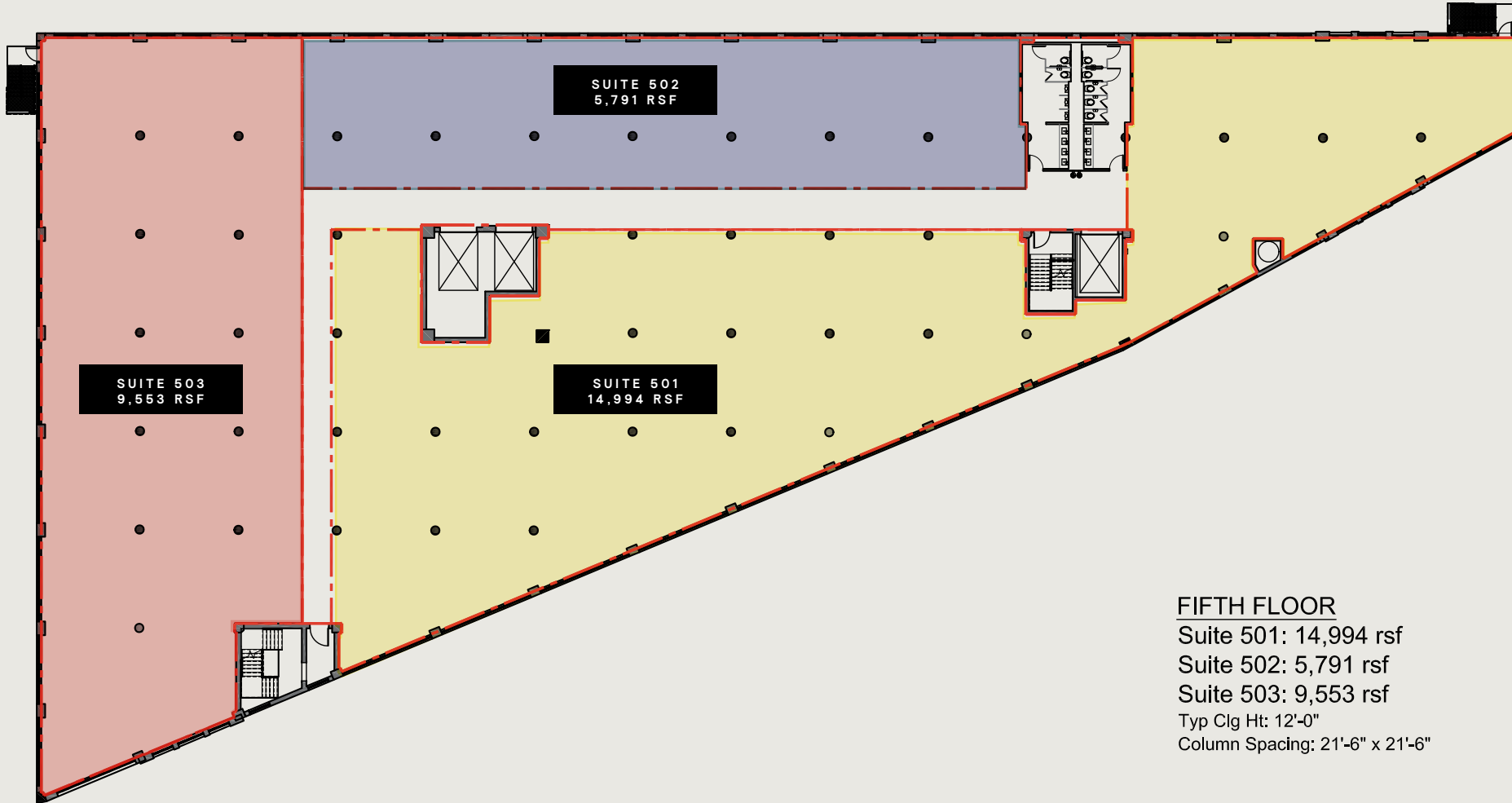
Suite 403: 14,902 rsf

Typ Clg Ht: 12'-0"

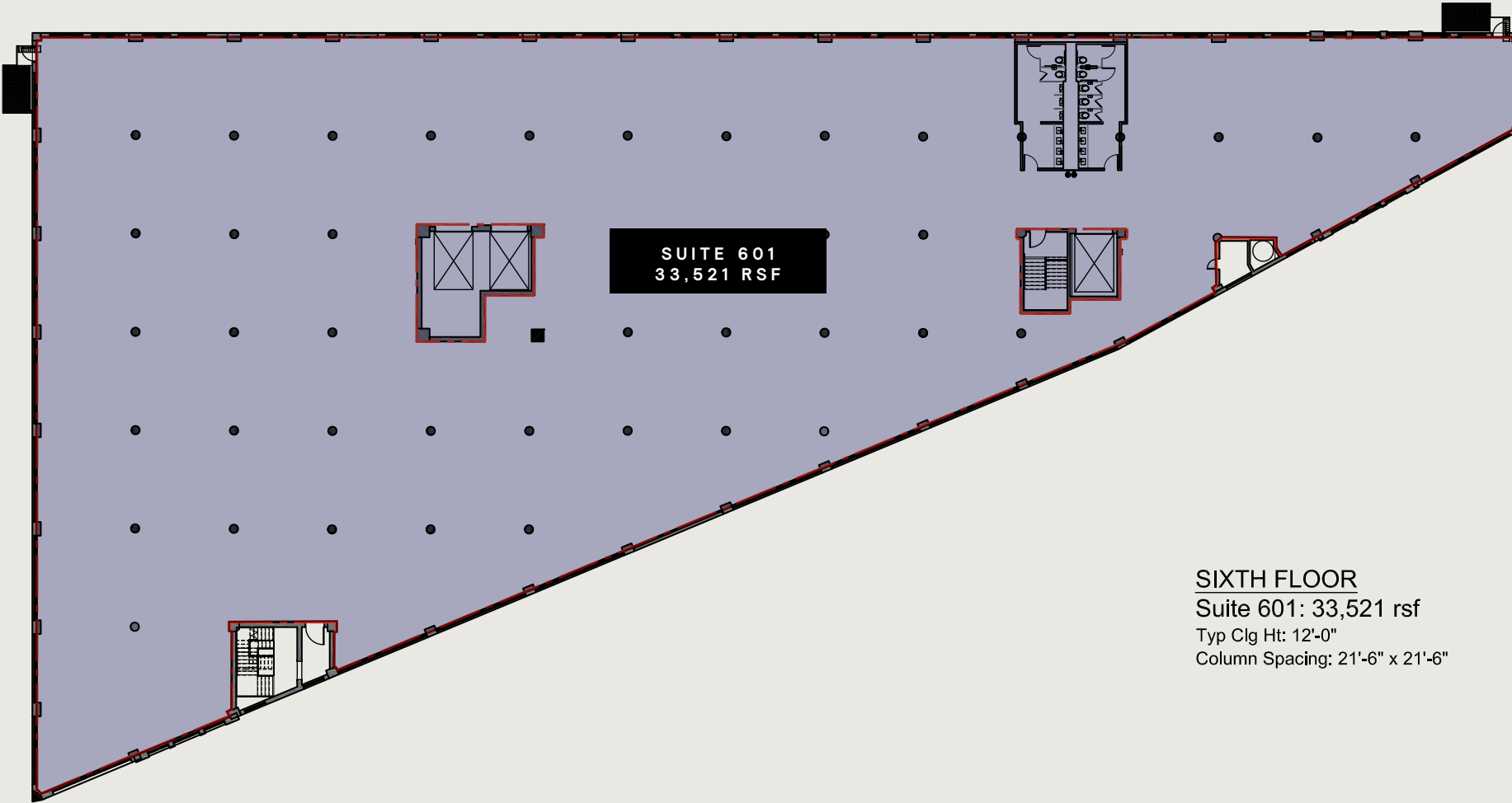
Column Spacing: 21'-6" x 21'-6"

FLOOR

4



Available Space

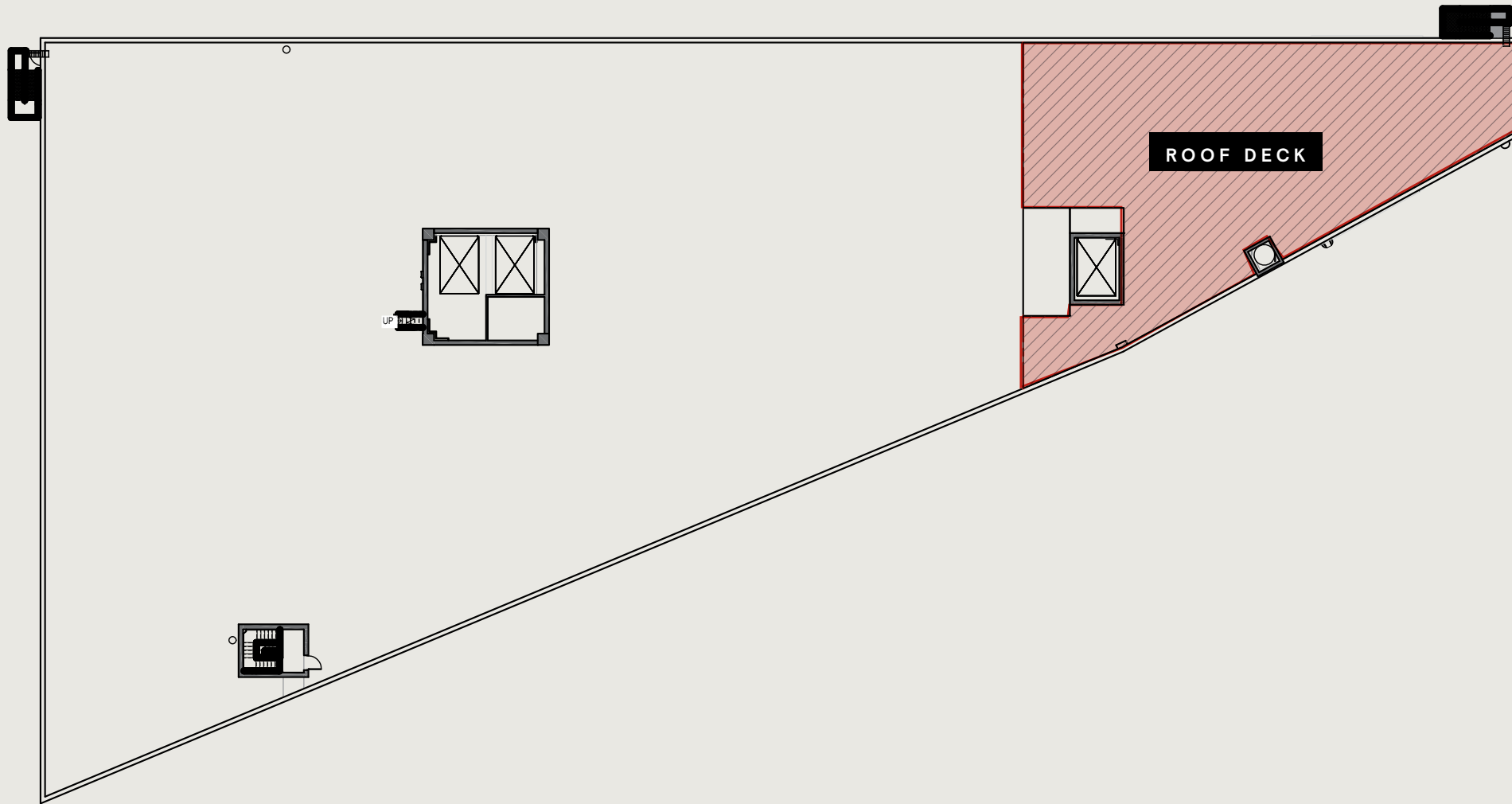


SIXTH FLOOR
Suite 601: 33,521 rsf
Typ Clg Ht: 12'-0"
Column Spacing: 21'-6" x 21'-6"

FLOOR

6

Available
Space



FLOOR

7













R
2
—

R2 COMPANIES
40 E HURON ST
CHICAGO, IL 60642
R2.ME