

# 900 N. BRANCH

ON GOOSE ISLAND





# 900

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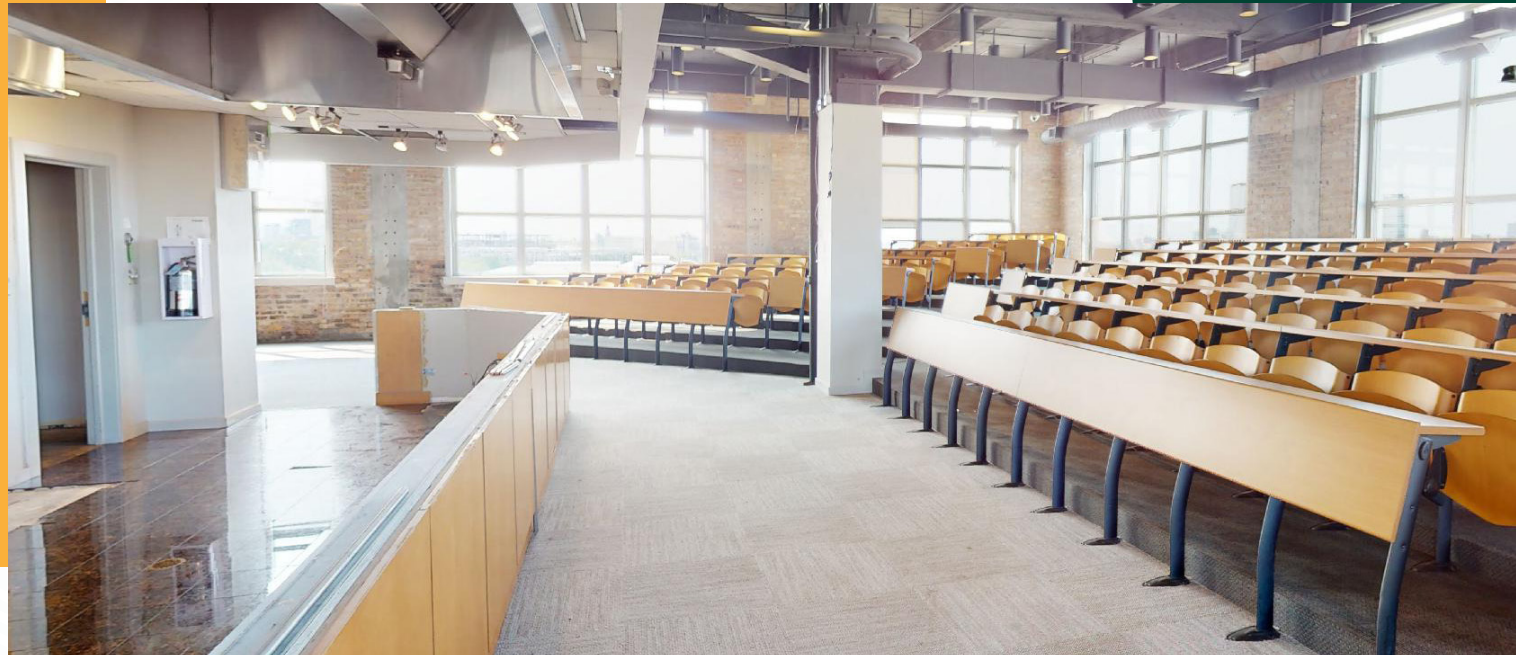
ON GOOSE ISLAND

## YOUR CREATIVE OFFICE CAMPUS OPPORTUNITY

3 ACRE GREEN CAMPUS | 170,000 SF | 11' – 22' CEILINGS

Historic industrial framework provides the potential for your modern loft office space. Open floorplans, exposed brick & ceilings, and large windows offer an abundance of light, air, and unmatched river views for your unique environment.

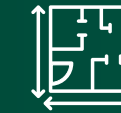




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Full **169,491 SF** available  
or divisible to single floors



Up to **150 parking spaces** available  
onsite and across the street



Signage opportunities,  
including **top of building**

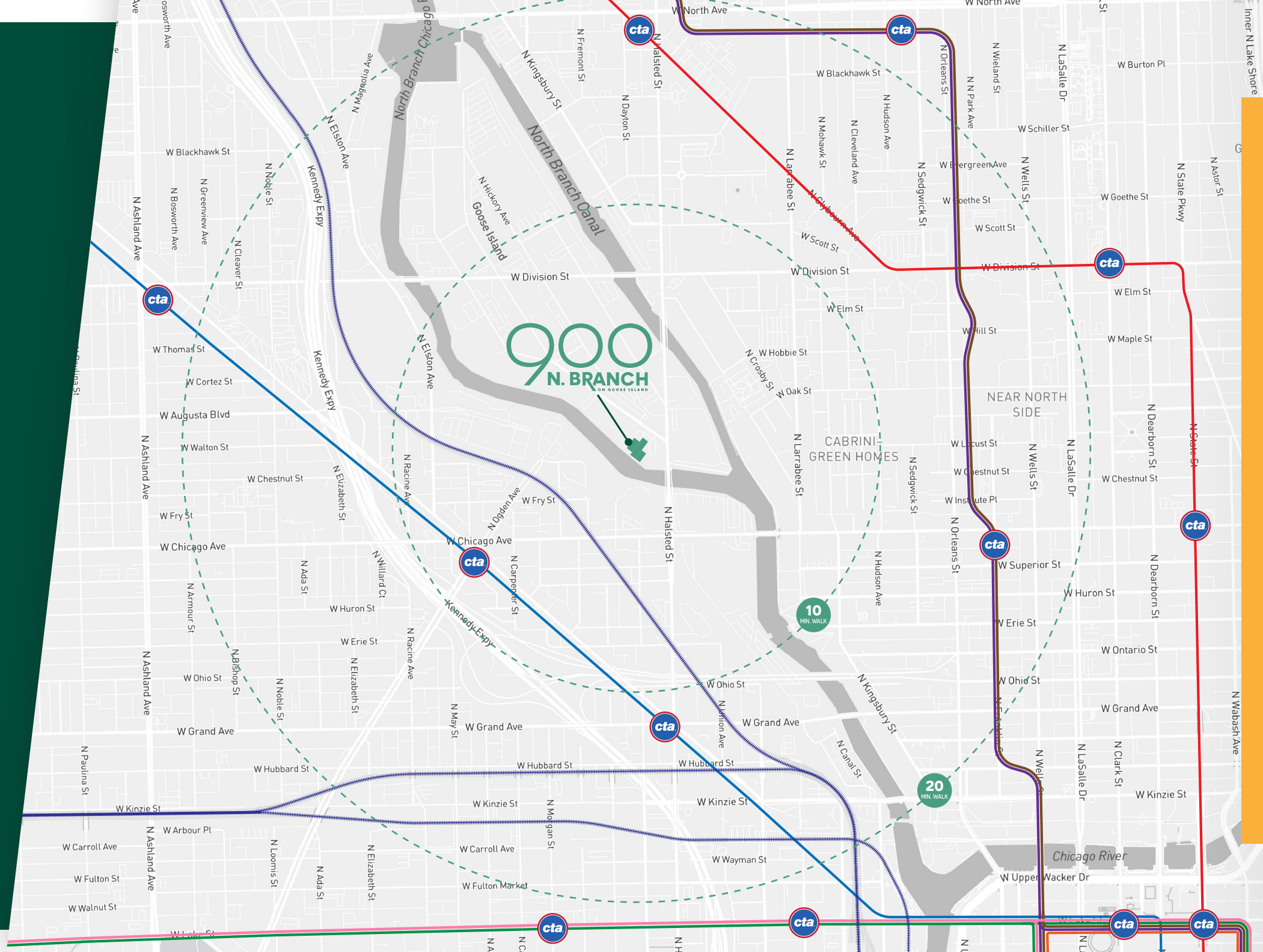


Campus feel of **2.8 acres** with  
private park, outdoor terrace,  
and **466'** of **riverside walkway**

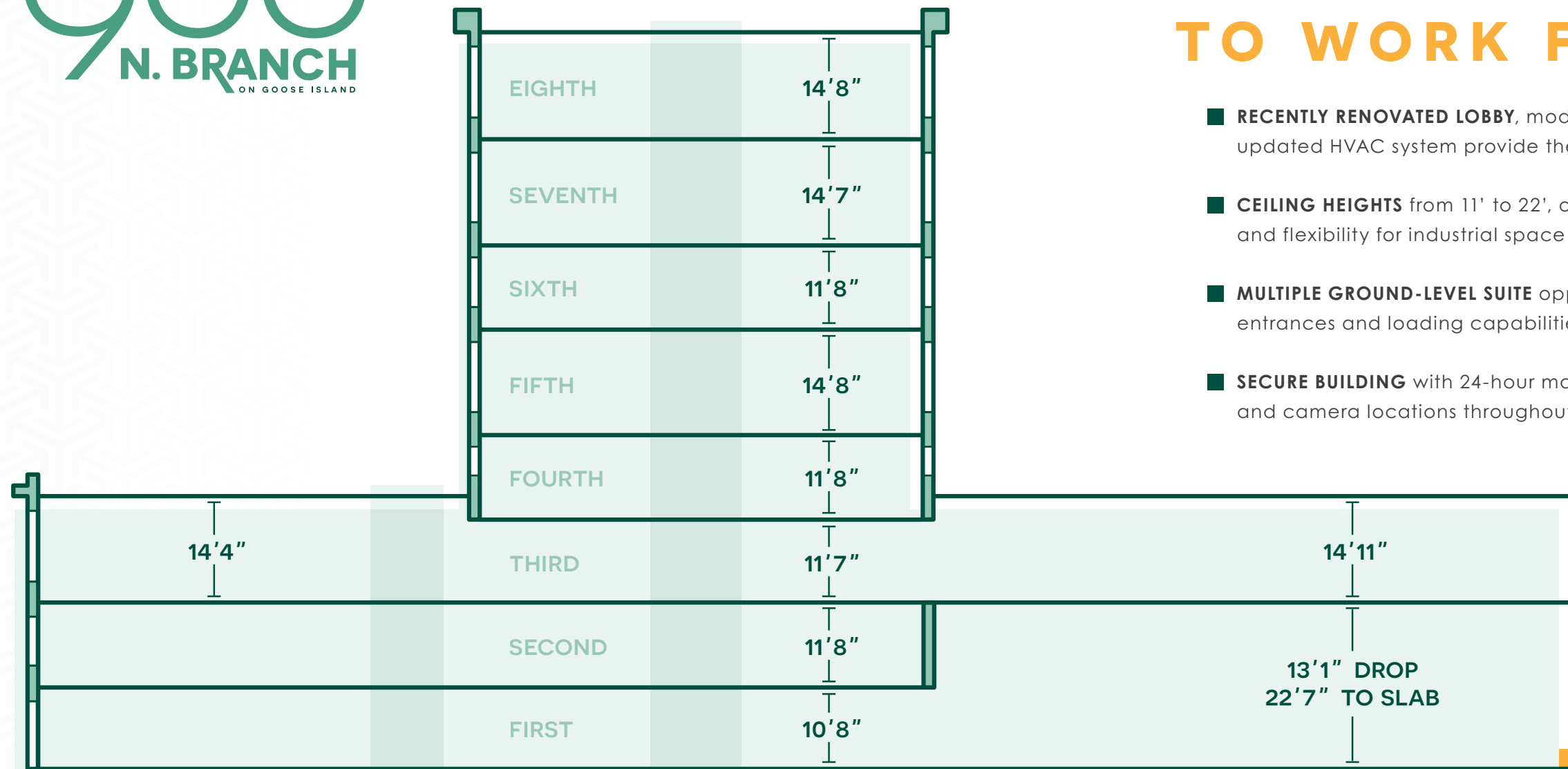


# GOOSE ISLAND'S TRANSFORMATION

- **SURROUNDED** by the Chicago Loop, West Loop, Fulton Market, Wicker Park, Lincoln Park, Old Town, and River North, **900 N Branch** is strategically located to become the heart of the emerging Goose Island submarket.
- **NEW OWNERSHIP** joins the surrounding development underway in upcoming capital improvements and the addition of best-in-class amenities.
- **HIGHLY ACCESSIBLE** location offers professionals the opportunity to live and work near highly desired home neighborhoods.







# MODERNIZED TO WORK FOR YOU

- **RECENTLY RENOVATED LOBBY**, modernized elevator mechanicals, and an updated HVAC system provide the ground work for your perfect space.
- **CEILING HEIGHTS** from 11' to 22', offer great natural light, river views, and flexibility for industrial space or expansion of the second floor.
- **MULTIPLE GROUND-LEVEL SUITE** opportunities exist with dedicated entrances and loading capabilities with 2 docks.
- **SECURE BUILDING** with 24-hour manned security, lobby turnstiles, and camera locations throughout the property.





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## OWNERSHIP

As local owners, Bradford Allen believes in the importance of continuously investing in our properties to ensure tenants are given the necessary resources to succeed.

Our hands-on approach promises close collaboration and a truly best-in-class leasing experience, featuring free space planning services, a transparent deal process, building-assisted construction process, fast & reasonable negotiating process, and well-capitalized ownership with long-term financial stability.





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