



FULTON LOFTS

urban flex

This presentation is a private document detailing an equity offering memorandum for R2 Companies.
This is a proprietary & confidential memorandum prepared by R2 Companies.



FULTON LOFTS

Address:	2130 W Fulton St.
Location:	Chicago
Submarket:	West Loop
Occupancy:	51.64%
Size:	49,667 RSF
Land Size:	28,750 SF
Building Type:	Urban Flex
Ceiling Heights:	12' to 24'

Second Floor (Former Spotify Offices)

2140 WEST FULTON
(30,810 RSF)

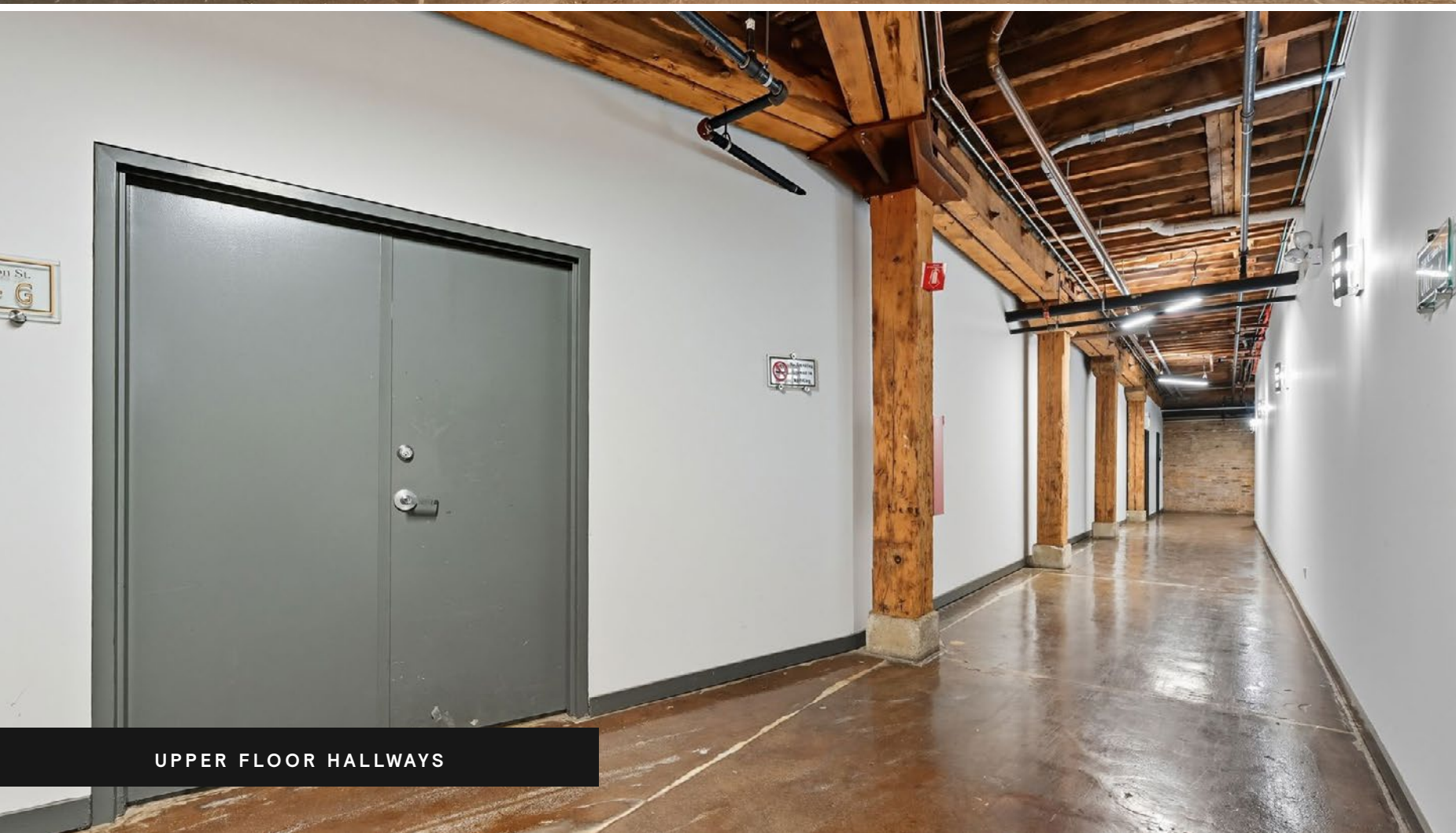
2130 WEST FULTON
(18,857 RSF)



FORMER CHICAGO ARTIST'S COALITION



THIRD FLOOR VACANCY (16 FOOT CEILINGS)

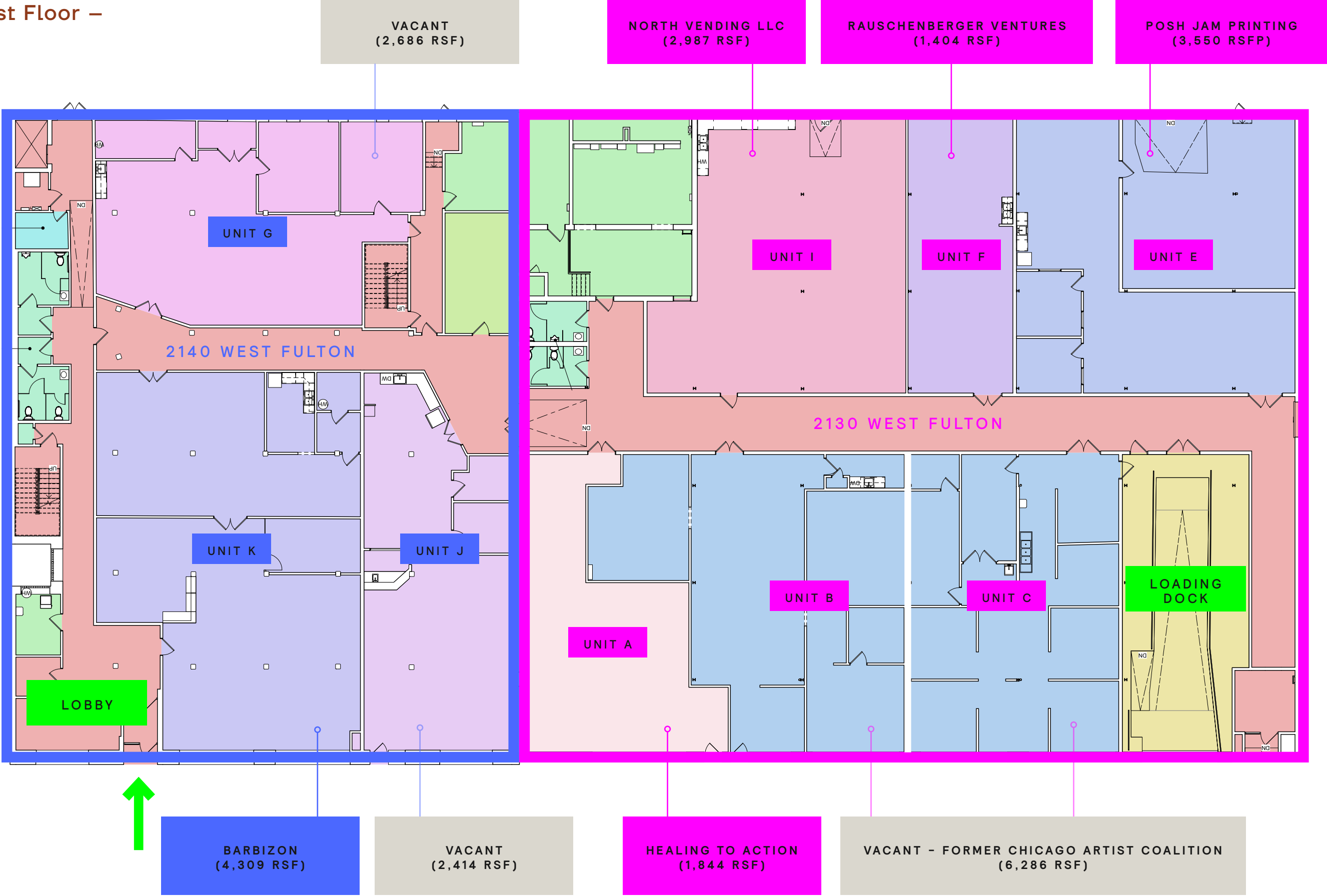


UPPER FLOOR HALLWAYS



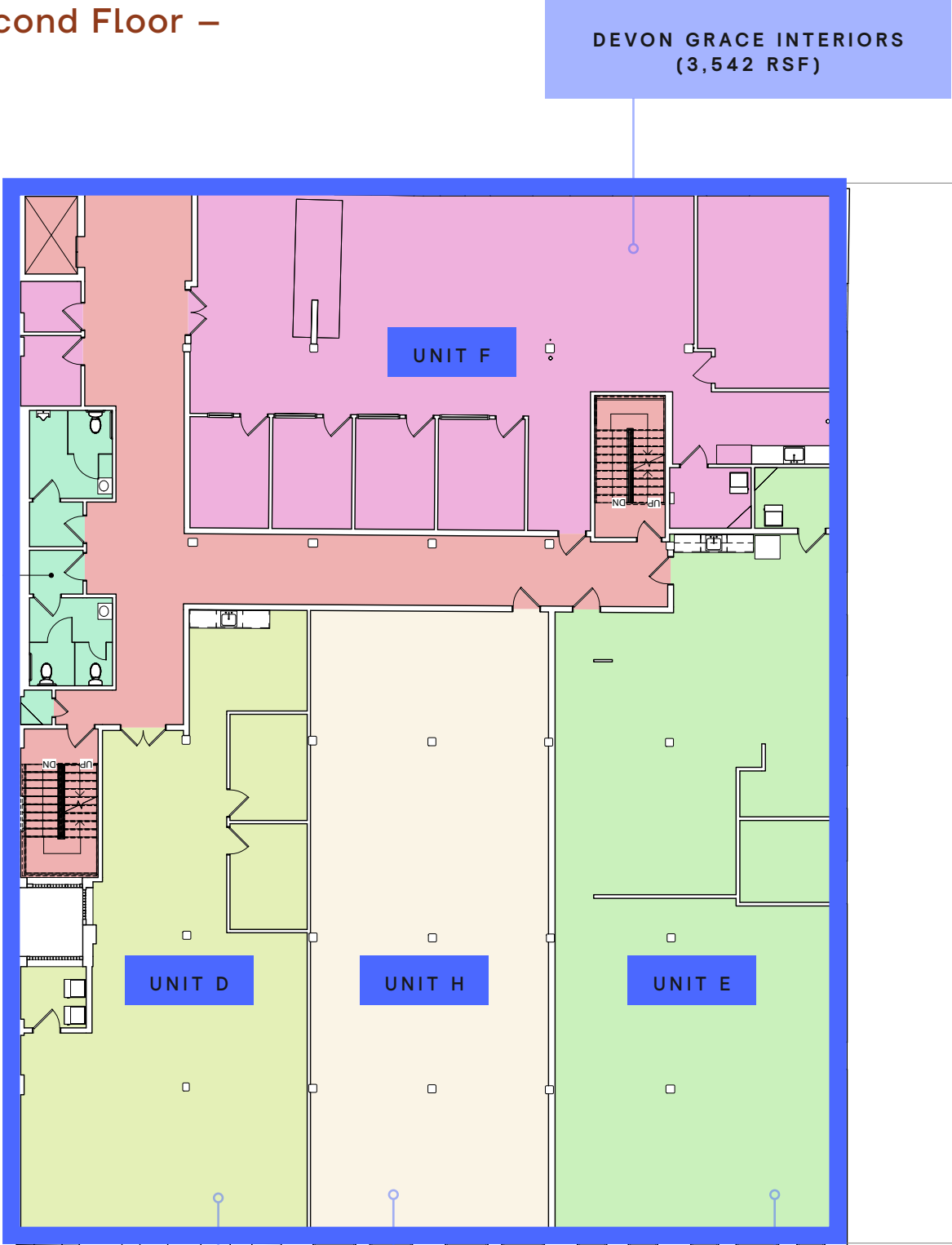
POSH JAM PRINTING (FIRST FLOOR)

First Floor –



FULTON LOFTS

Second Floor –



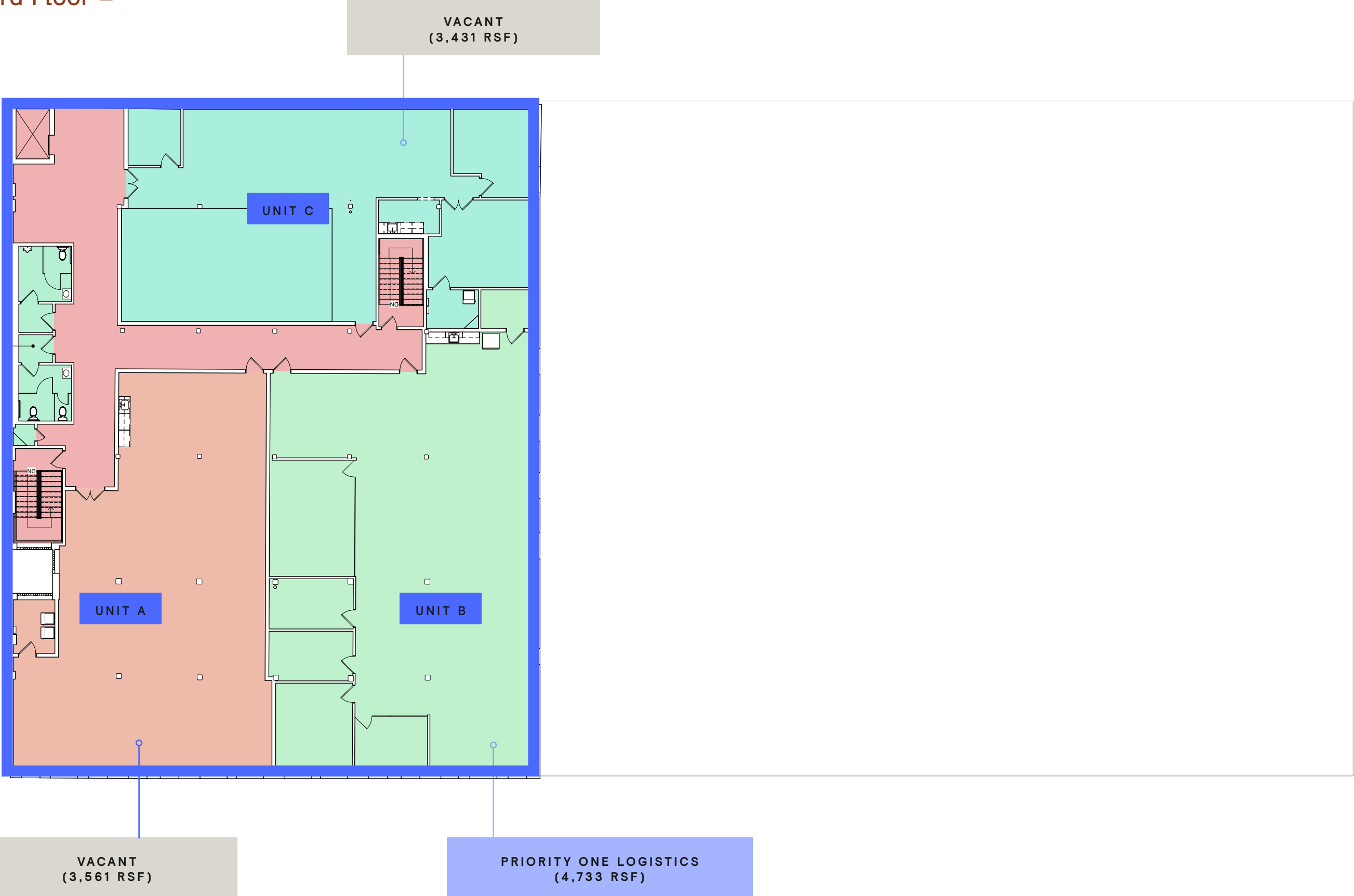
VACANT
(2,390 RSF)

VACANT
(2,579 RSF)

VACANT
(3,282 RSF)

FULTON LOFTS

Third Floor –



FULTON LOFTS

2140 West Fulton Front Facade



2140 West Fulton

R2 COMPANIES

URBAN FLEX PORTFOLIO

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Current Lobby (To Be Renovated)



Barbizon Lighting



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URBAN FLEX PORTFOLIO

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Former Chicago Artist Coalition Vacancy

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Third Floor Vacancy North Side



Vacant Third Floor w/16' Ceilings

Vacant Third Floor w/16' Ceilings



Former Dance Studio Vacancy



Vacant Storage Space



Loading Dock Shared

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