



**THE SALT DISTRICT**

NORTH BRANCH CORRIDOR

# The Salt District.



# Highly Visible, Riverfront Campus. Entertainment Built-in.

## **Iconic Building:**

The most iconic in the North Branch Corridor.  
An opportunity for truly special creative office

## **Centrally Located:**

Surrounded by Wicker Park, Bucktown, Ukrainian Village,  
Lincoln Park, Old Town, River North, & River West

## **Riverfront Campus:**

Unique amenities include a riverwalk, dedicated parking  
& multiple private roofdecks

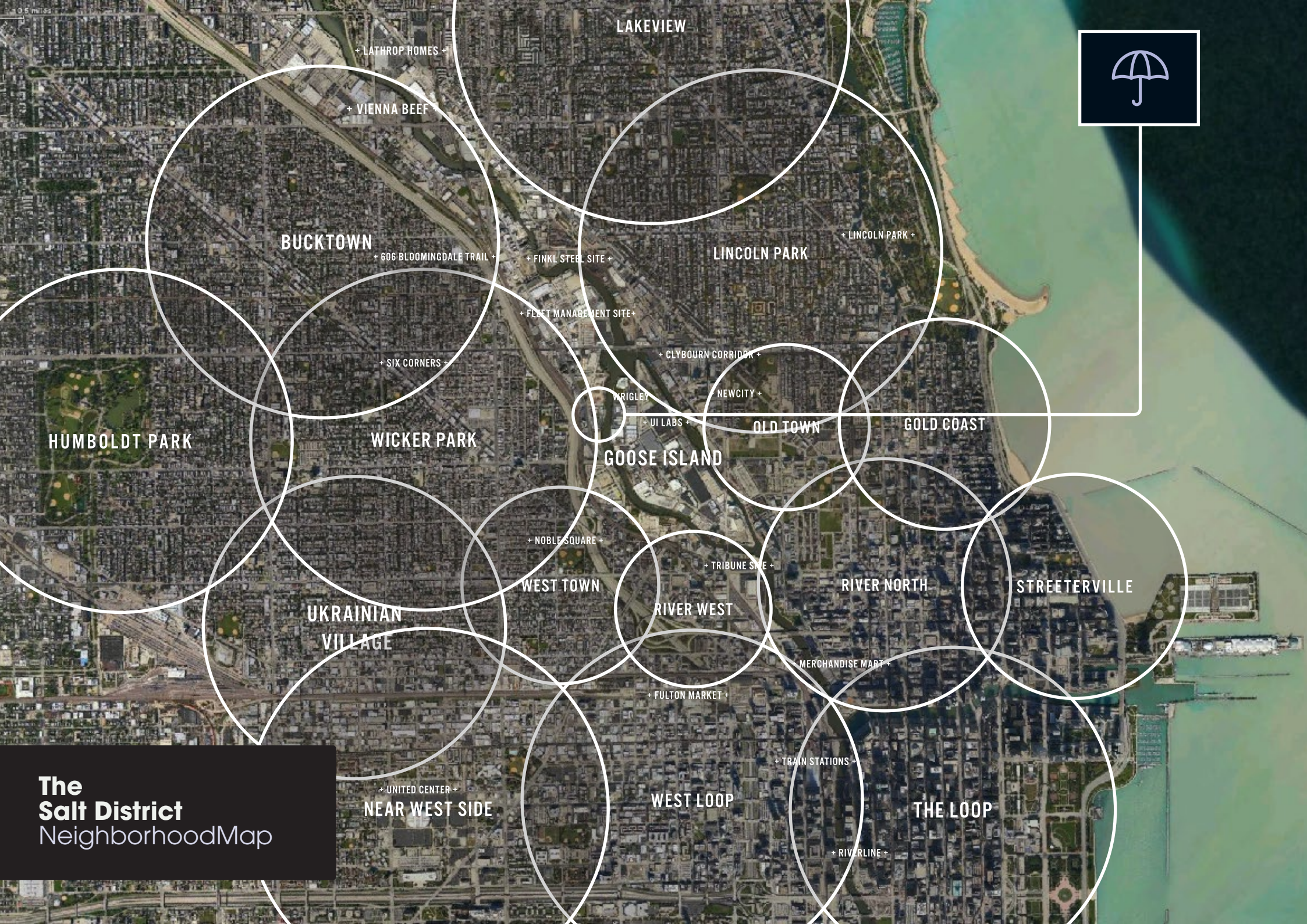
## **Branding & Signage:**

Signage facing the I-90/94 Expressway (+200,000 VPD)

## **Music Venue On-Site:**

Potential for Tenant sponsored & operated festivals  
and concert series'





LAKEVIEW

+ LATHROP HOMES +

+ VIENNA BEEF +

BUCKTOWN

+ 606 BLOOMINGDALE TRAIL +

+ FINKL STEEL SITE +

LINCOLN PARK

+ LINCOLN PARK +

+ FLEET MANAGEMENT SITE +

+ SIX CORNERS +

+ CLYBOURN CORRIDOR +

HUMBOLDT PARK

WICKER PARK

WRIGLEY

NEW CITY +

+ UI LABS +

OLD TOWN

GOLD COAST

GOOSE ISLAND

+ NOBLE SQUARE +

+ TRIBUNE SITE +

WEST TOWN

RIVER WEST

RIVER NORTH

STREETERVILLE

UKRAINIAN  
VILLAGE

+ MERCHANDISE MART +

+ FULTON MARKET +

The  
Salt District  
Neighborhood Map

+ UNITED CENTER +

NEAR WEST SIDE

WEST LOOP

+ TRAIN STATIONS +

THE LOOP

+ RIVERLINE +



**The  
Salt District**  
Plans & Test Fit

PARKING CONVERTIBLE  
TO FESTIVAL GROUNDS

BEER GARDEN /  
OUTDOOR VENUE

THE SHED:  
OFFICE & RETAIL

REPAIR SHOP:  
RESTAURANT & BREWERY

RETAIL  
PARKING

PACKING BUILDING:  
OFFICE & SHOWROOM

FRONT  
ENTRY

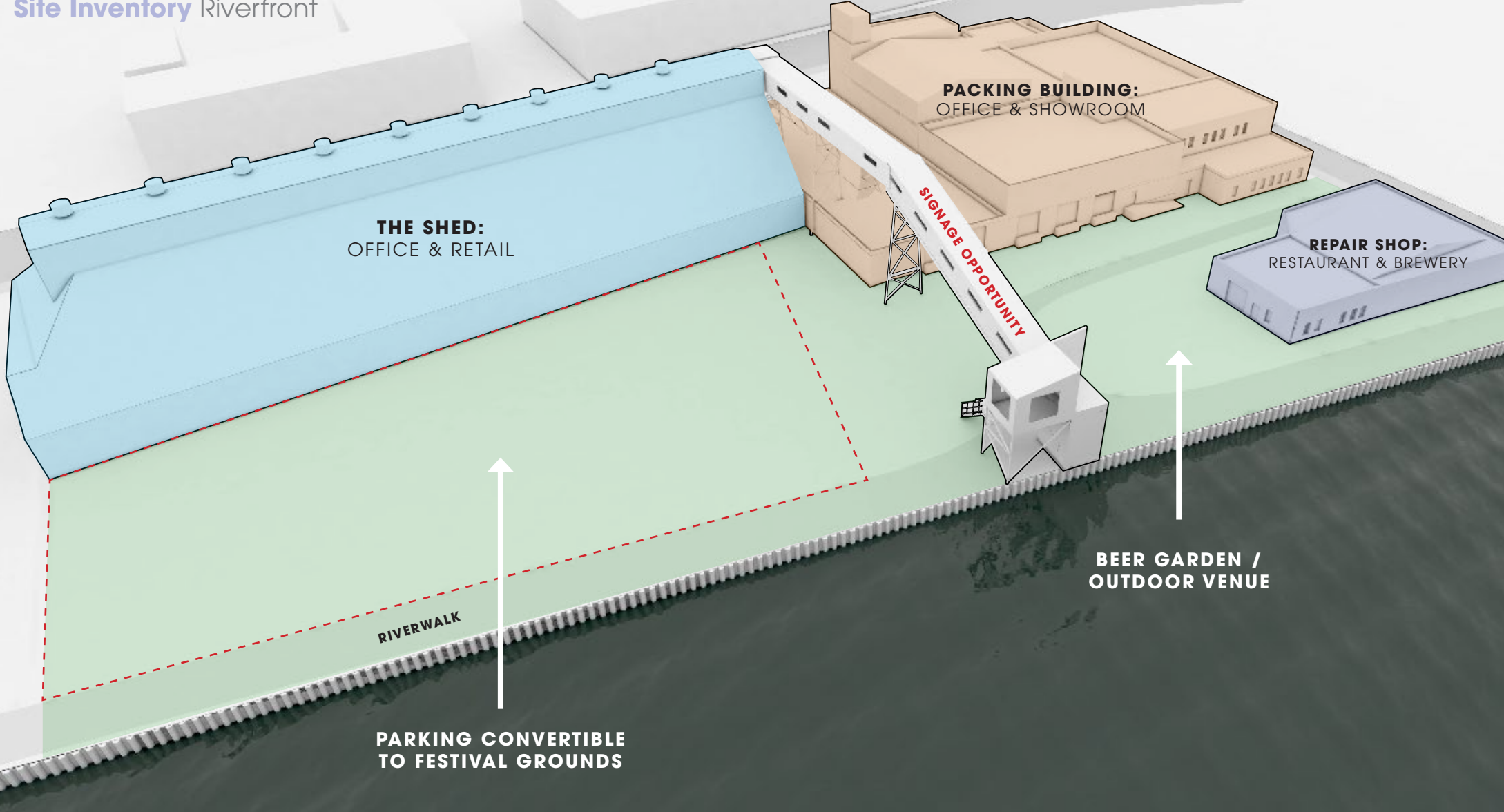
BOILER ROOM:  
COFFEE SHOP & CAFE



SIGNAGE & MURAL  
(VISIBLE FROM I-90/94)

**The Salt District**  
1357 North Elston Ave.  
Site Inventory





**THE SHED:**  
OFFICE & RETAIL

**PACKING BUILDING:**  
OFFICE & SHOWROOM

**REPAIR SHOP:**  
RESTAURANT & BREWERY

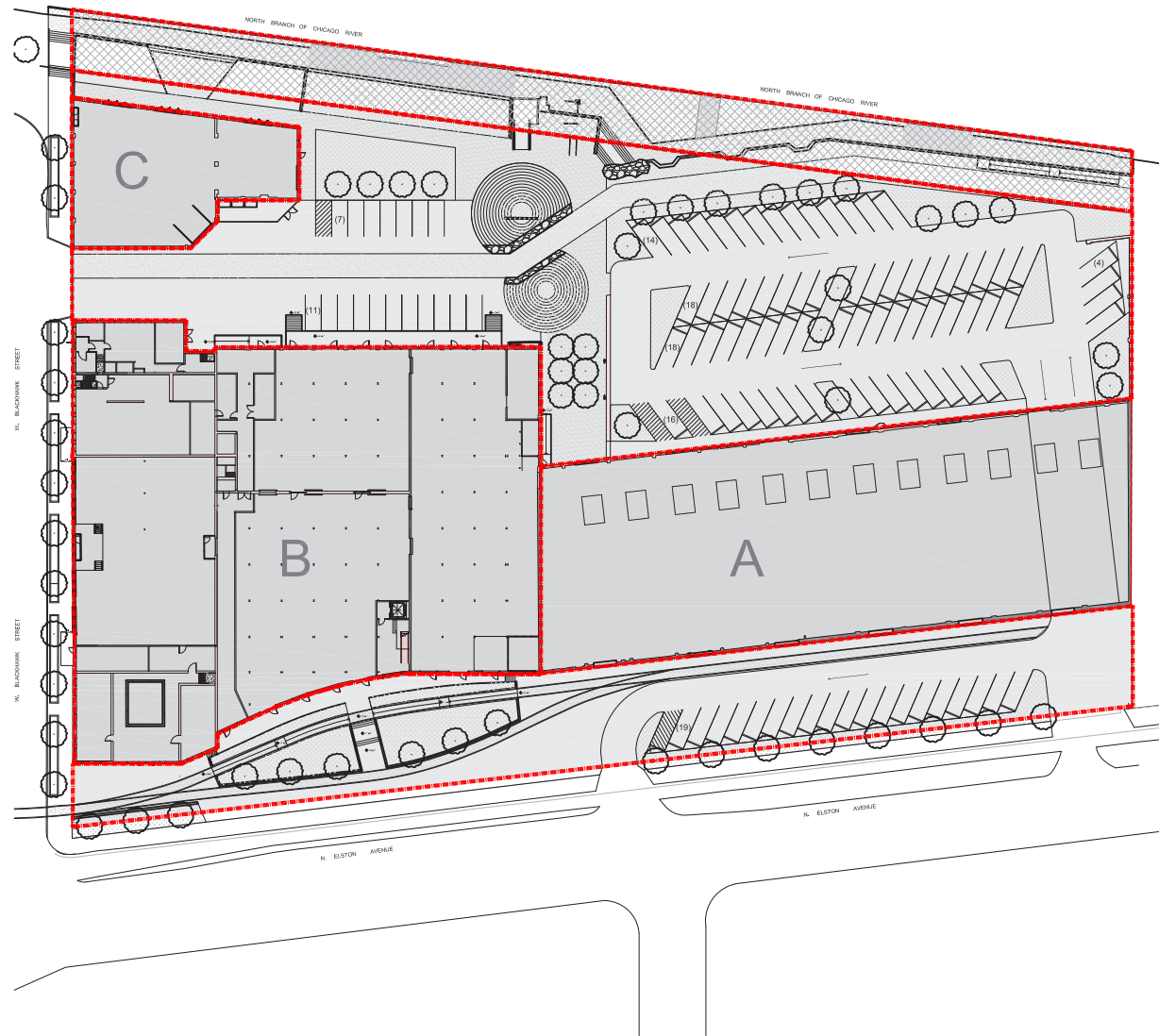
SIGNAGE OPPORTUNITY

RIVERWALK

**PARKING CONVERTIBLE  
TO FESTIVAL GROUNDS**

**BEER GARDEN /  
OUTDOOR VENUE**





### SITE PLAN

	Building A (rsf):	48,096 SF
	Building B (rsf):	61,518 SF
	Building C (rsf):	6,593 SF
	Outdoor Area:	84,329 SF
	Riverwalk:	17,157 SF
	Building Footprint:	77,110 SF
	Site (total):	178,596 SF
	Parking Spots:	107

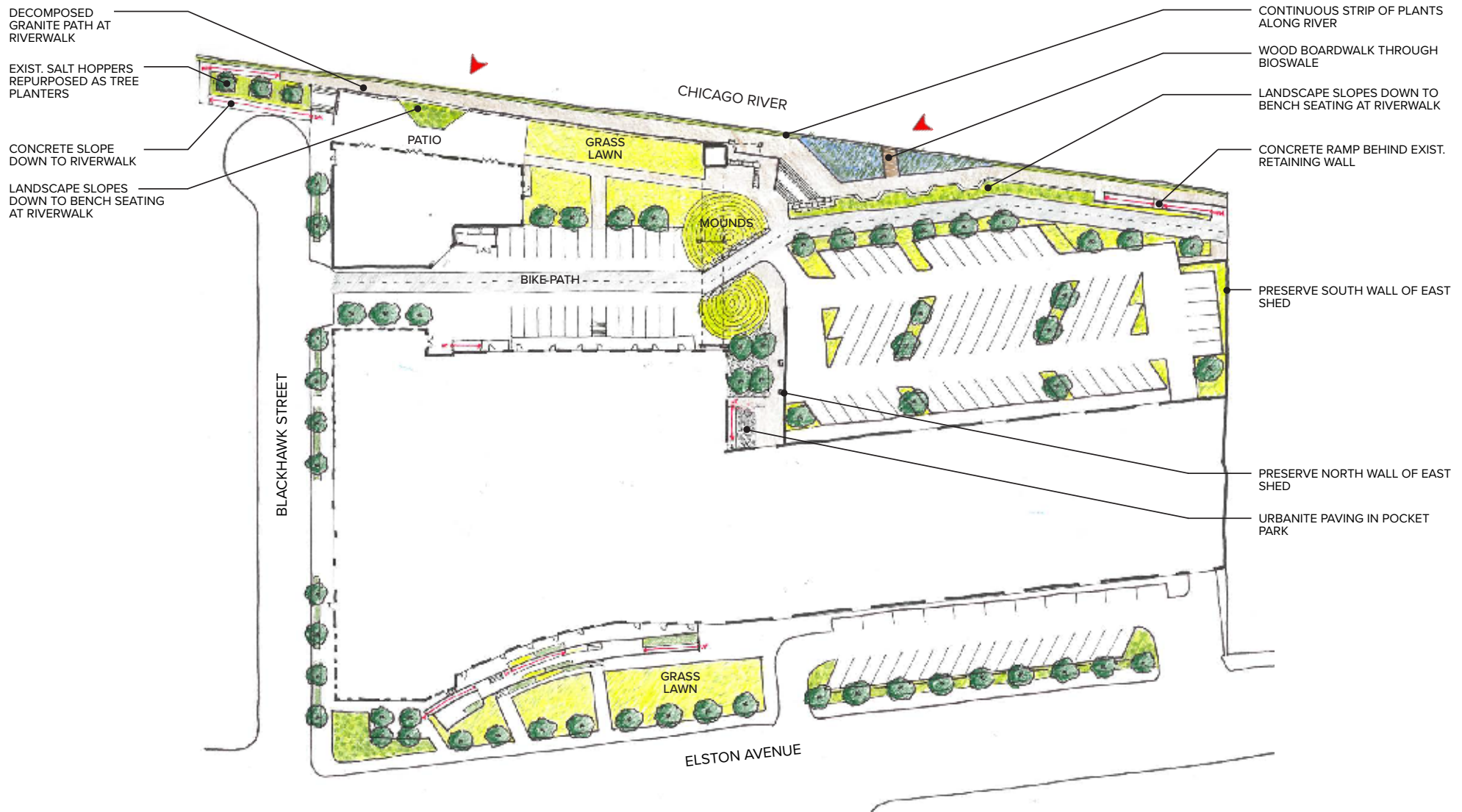
Rentable Area (RSF) is measured in square feet and is calculated using ANSI/BOMA Z65.1 - 2010 Office Building Standard, Method A.



**The Salt District**  
 1357 North Elston Ave.  
 Proposed Landscaping Site Plan







**The Salt District**  
 1357 North Elston Ave.  
 Proposed Landscaping Site Plan



**The  
Salt District**  
Renderings



**The Salt District**  
1357 North Elston Ave.  
Packaging Building - Penthouse Plan

**THE SALT DISTRICT** NORTH BRANCH CORRIDOR



**THE SALT DISTRICT**



**The Salt District**  
1357 North Elston Ave.  
Riverfront Rendering

**THE SALT DISTRICT** NORTH BRANCH CORRIDOR



**THE SALT DISTRICT**



**The Salt District**  
1357 North Elston Ave.  
Elston Avenue - Ground

**THE SALT DISTRICT** NORTH BRANCH CORRIDOR



**THE SALT DISTRICT**



**The Salt District**  
1357 North Elston Ave.  
Elston Avenue - Ground

**THE SALT DISTRICT** NORTH BRANCH CORRIDOR



**THE SALT DISTRICT**



**The Salt District**  
1357 North Elston Ave.  
Packaging Building - Ground

**THE SALT DISTRICT** NORTH BRANCH CORRIDOR



**THE SALT DISTRICT**



**The Salt District**

1357 North Elston Ave.  
The Salt Shed - Interior







**The Salt District**  
1357 North Elston Ave.  
Packaging Building - Penthouse

**THE SALT DISTRICT** NORTH BRANCH CORRIDOR



**THE SALT DISTRICT**



**The Salt District**

1357 North Elston Ave.  
Repair Shop - Brewery / Restaurant

**THE SALT DISTRICT** NORTH BRANCH CORRIDOR



**THE SALT DISTRICT**



**The Salt District**  
1357 North Elston Ave.  
Riverfront - Ground

**THE SALT DISTRICT** NORTH BRANCH CORRIDOR



**THE SALT DISTRICT**

# R^2 COMPANIES

## A PRIVATELY-HELD, FULLY INTEGRATED REAL ESTATE INVESTMENT FIRM

The R2 platform is designed to programmatically manage the real estate investment process from end-to-end: casting a wide net to originate and underwrite the very best investment opportunities, act decisively when an attractive risk-adjusted investment presents itself, and execute a steadfast plan to create sustainable value.

R2 currently owns and operates more than 5.5 million square feet of commercial real estate in Chicago and the throughout the Midwest.

For more information, visit our website at [www.R2.me](http://www.R2.me)

### EXPERIENCE

The R2 team includes experienced, motivated, and vested principals with a multi-year track record of successfully deploying, returning, and growing capital across market cycles.

From 2007 to 2011, R2 principals built and eventually liquidated a highly successful student-housing platform at several major Midwestern universities. Since 2011, the R2 principals have consolidated more than 3.5 million square feet of creative office assets in Chicago and the Midwest, building a vertically integrated platform to manage all aspects of the investment process.

R2 is a widely experienced developer, having completed multi-family, mixed-use, retail, and office projects, and is currently developing four mixed-use developments on Chicago's Goose Island that total more than 1,000,000 rentable square feet.

### END-TO-END INTEGRATION

R2 Companies is fully integrated, end to end— from origination and investment to management, operations and disposition. This ensures that we controls the success variables affecting investments.

### ACQUISITIONS & FUNDRAISING

R2 Capital manages the strategic direction of R2 Companies' investment activities. It is led by Managing Principal Matt Garrison and Chief Investment Officer Max Meyers and its team has collectively transacted more than \$3 Billion in institutional real estate investments for various firms over a wide distribution of markets and investment strategies.

### PLANNING & DEVELOPMENT

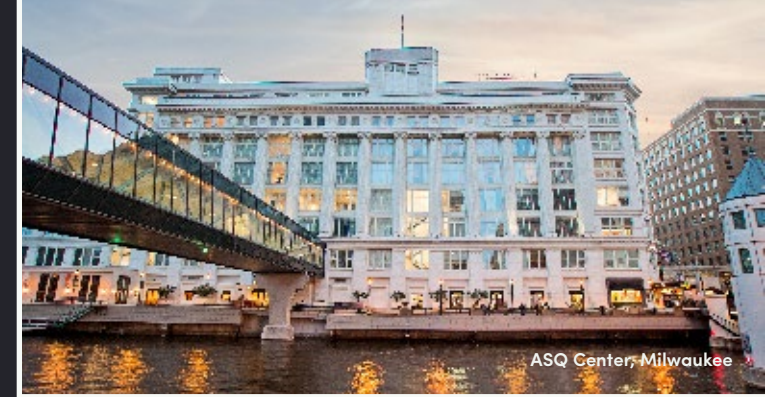
R2 Development is focused on value creation through ground-up and adaptive re-use development in emerging urban neighborhoods. R2 Development seeks to build architecturally significant and historically sensitive structures that create value for investors and the emerging communities where the structures reside. R2 Development has been active throughout Chicago, with a focus on over 500,000 square feet of adaptive reuse and ground-up development on Goose Island in downtown Chicago.

### LEASING, PROPERTY & ASSET MANAGEMENT

R2 Management controls the property and asset management as well as leasing activities across R2's active portfolio. This approach creates transparency and visibility at the property level as R2 executes its investment objectives. Direct oversight ensures that we react quickly to property-level events while aligning the property-level decisions with our overall business plan for value creation. R2 Management is composed of experienced asset and property managers with backgrounds in all areas of real estate operations.

### DESIGN & CONSTRUCTION MANAGEMENT

R2 Design+Build manages the design, construction, and capital-expenditure projects for all R2 assets, allowing us to manage construction risk, exercise control over construction projects and handle the tenant-improvement process. The R2 Design+Build team consists of experienced architects and contractors who specialize in ground-up development, interior design & build, project management, and complex capital-improvements projects.



ASQ Center, Milwaukee



Flagship REI, Goose Island



1001 North Branch, Goose Island



770 North Halsted, River West

# The Salt District.



# R<sup>2</sup> COMPANIES

For Leasing Information, Contact:

**Matt Duhig**

Principal & Director of Leasing

e/ [mduhig@R2.me](mailto:mduhig@R2.me) p/ +1.312.300.2374

For Leasing Information, Contact:

**Zack Cupkovic**

Director of Special Projects

e/ [zcupkovic@R2.me](mailto:zcupkovic@R2.me) p/ +1.312.374.6846