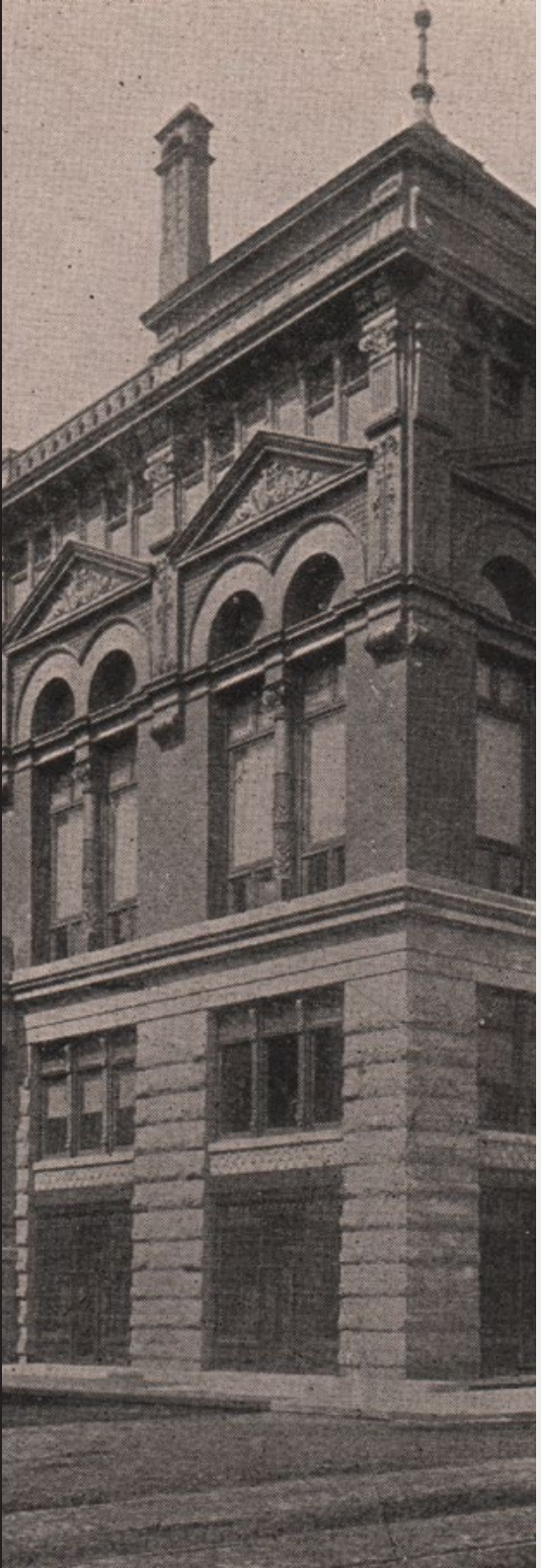


GERMANIA CLUB

108 W GERMANIA PLACE

GOLD COAST, CHICAGO



Irreplaceable Real Estate
in the Heart of Chicago's Gold Coast.





GERMANIA PLACE
Photographs of Current Exterior & Ballroom Space

GERMANIA CLUB

GOLD COAST, CHICAGO

1) LANDMARK, HISTORIC BUILDING:

Germania Place was built in 1888 for the Germania Club of Chicago. It is the largest and most well preserved example of Victorian architecture still-standing in the City.

2) IRREPLACEABLE REAL ESTATE:

Germania Place is known for its ornamentation and spacial quality that is truly irreplaceable. The ballroom space includes bay windows, 35-ft coiffered ceilings and dramatic mezzanine.

3) HISTORICALLY SENSITIVE RENOVATION:

R2 is working closely with the City of Chicago Landmark's department to thoughtfully renovate the building, including a renovation of the streetscape, the lobby, mechanical systems and exterior signage.

4) HEART OF THE GOLD COAST:

The building is highly visible, located on Clark Street with easy access by car and CTA Trains (Red & Brown Lines), and a few blocks from the lake front and Magnificent Mile.

LEASING INFORMATION:

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MATT PISTORIO / PRINCIPAL

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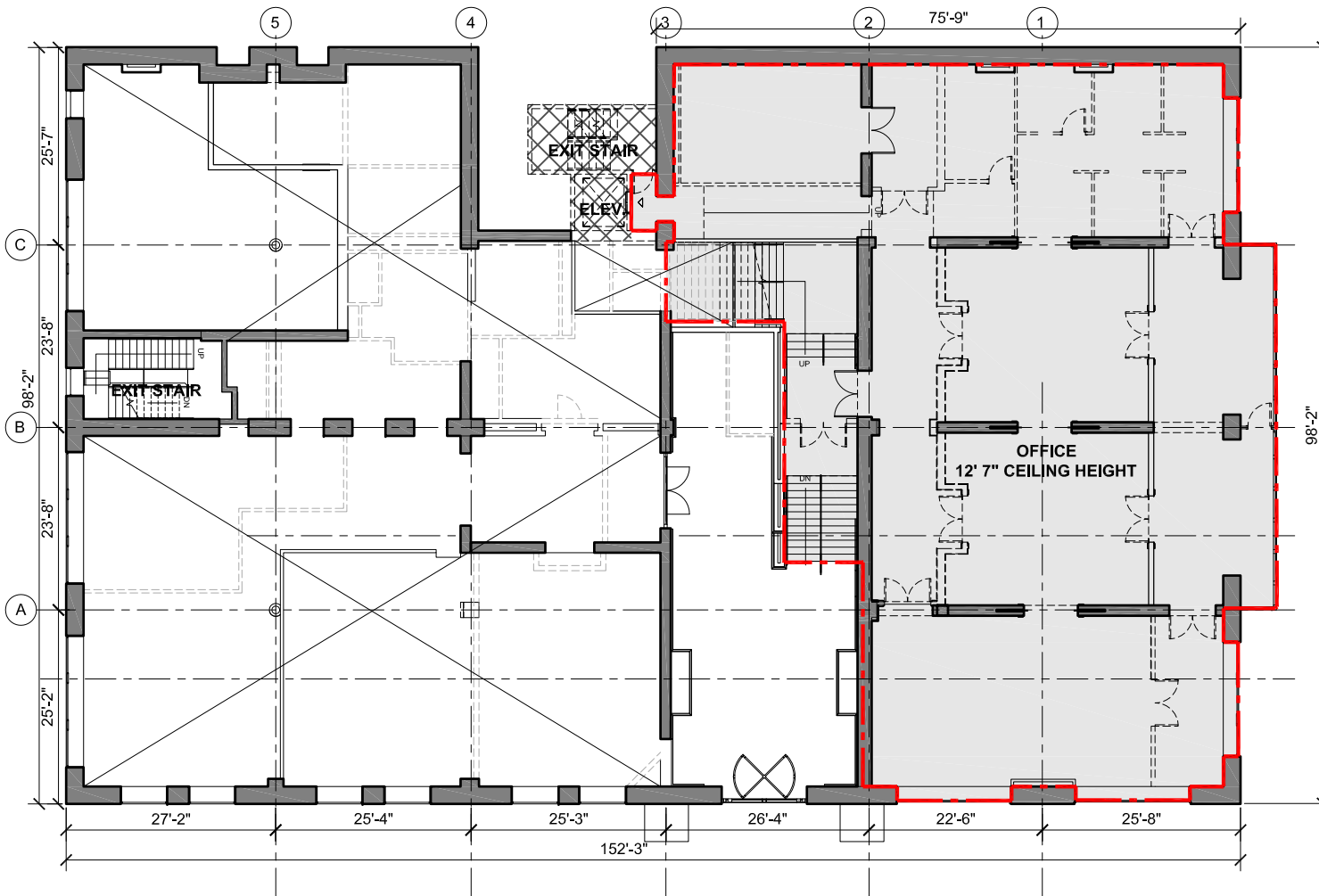












Rentable Area (RSF) is measured in square feet and is calculated using ANSI/BOMA Z65.1 - 2017 Office Building Standard, Method A.

R ^ 2

1200 N NORTH BRANCH ST., CHICAGO IL 60642
www.r2.me (312) 300-2382

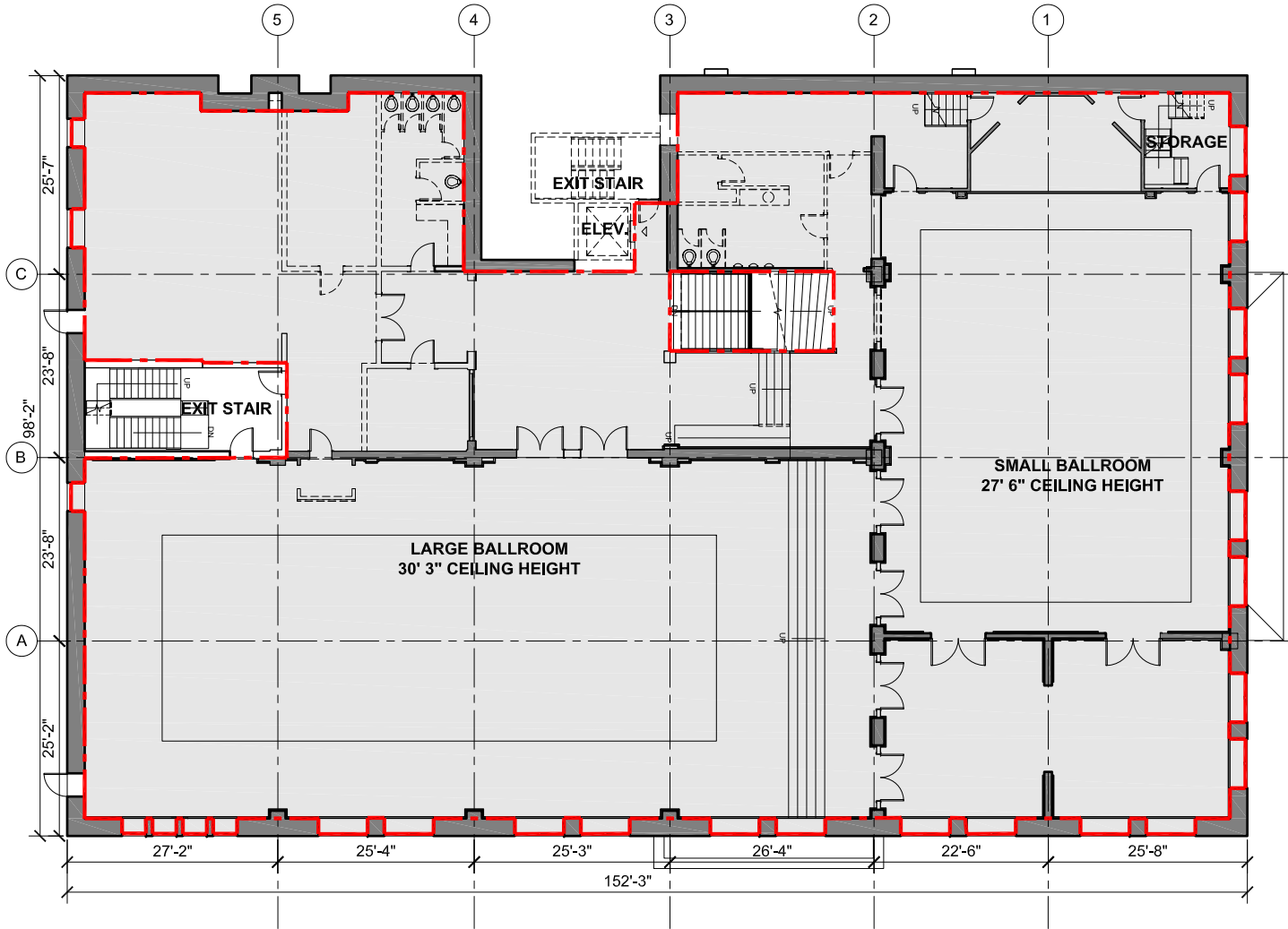
Existing Second Floor - Office

Scale: NTS

108 GERMANIA PLACE
CHICAGO, IL

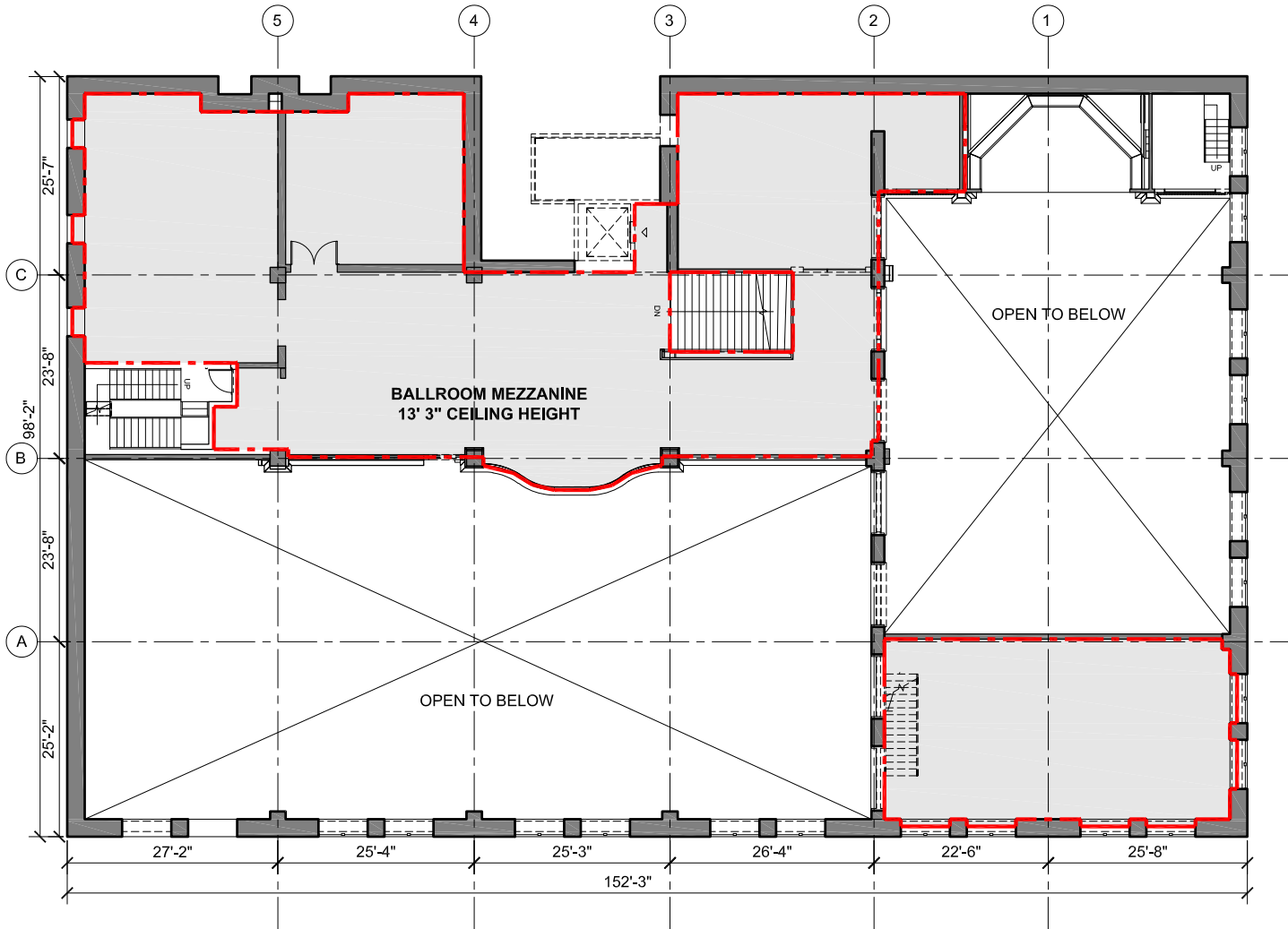
SK-4

2/4/19



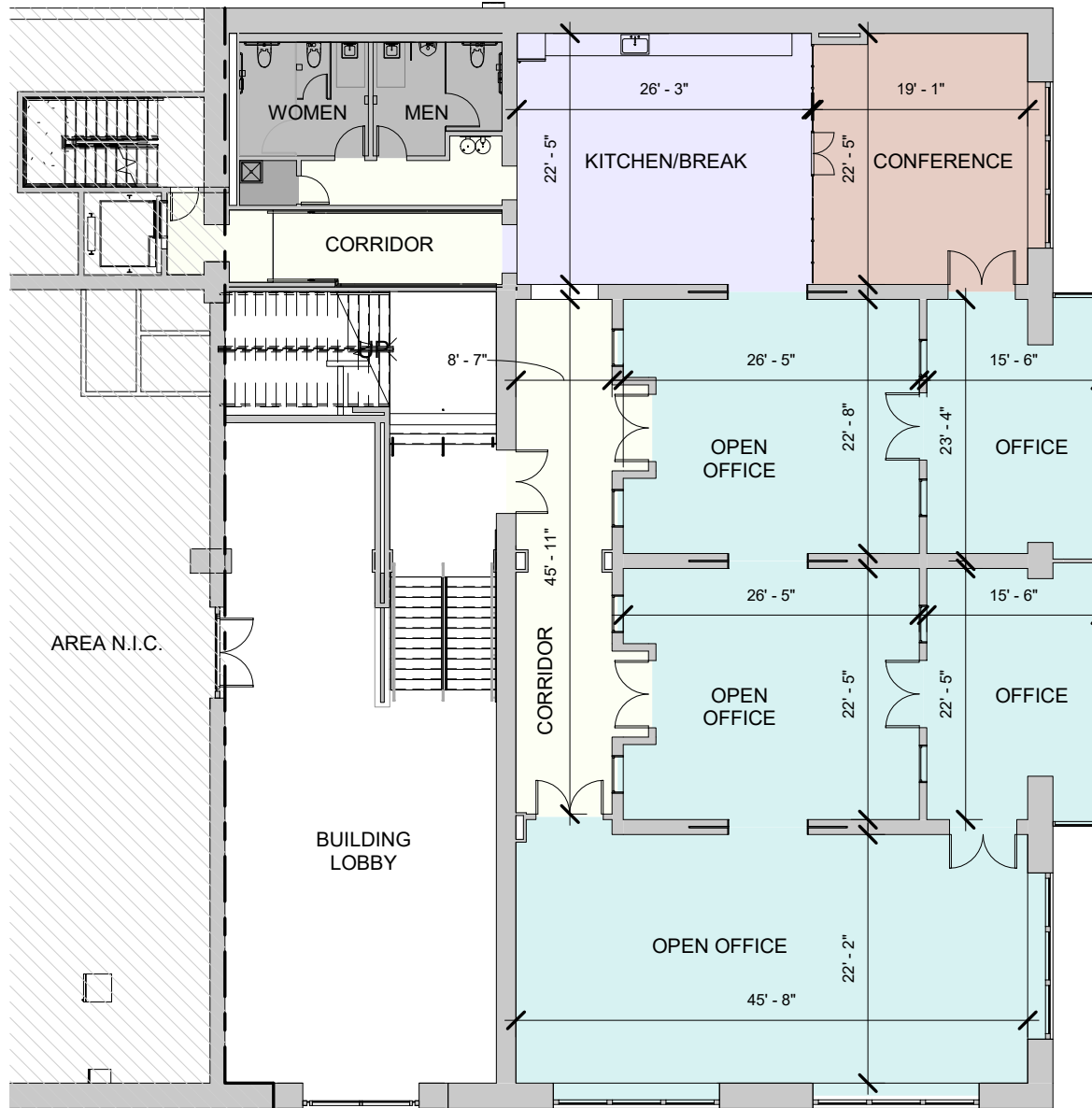
Rentable Area (RSF) is measured in square feet and is calculated using ANSI/BOMA Z65.1 - 2017 Office Building Standard, Method A.





Rentable Area (RSF) is measured in square feet and is calculated using ANSI/BOMA Z65.1 - 2017 Office Building Standard, Method A.

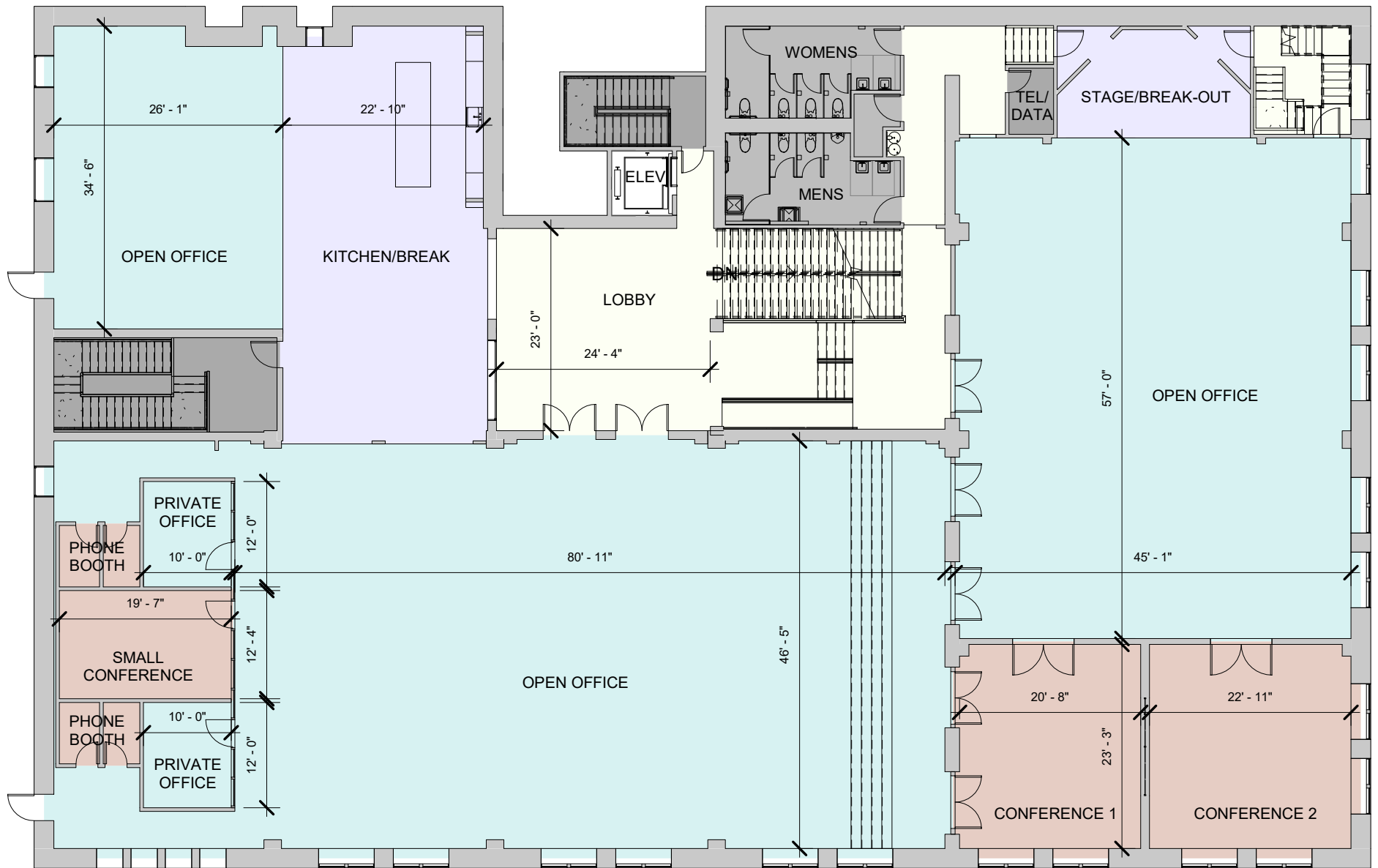




MZ MEZZANINE LEVEL PLAN
SCALE: 1/16" = 1'-0"

Legend

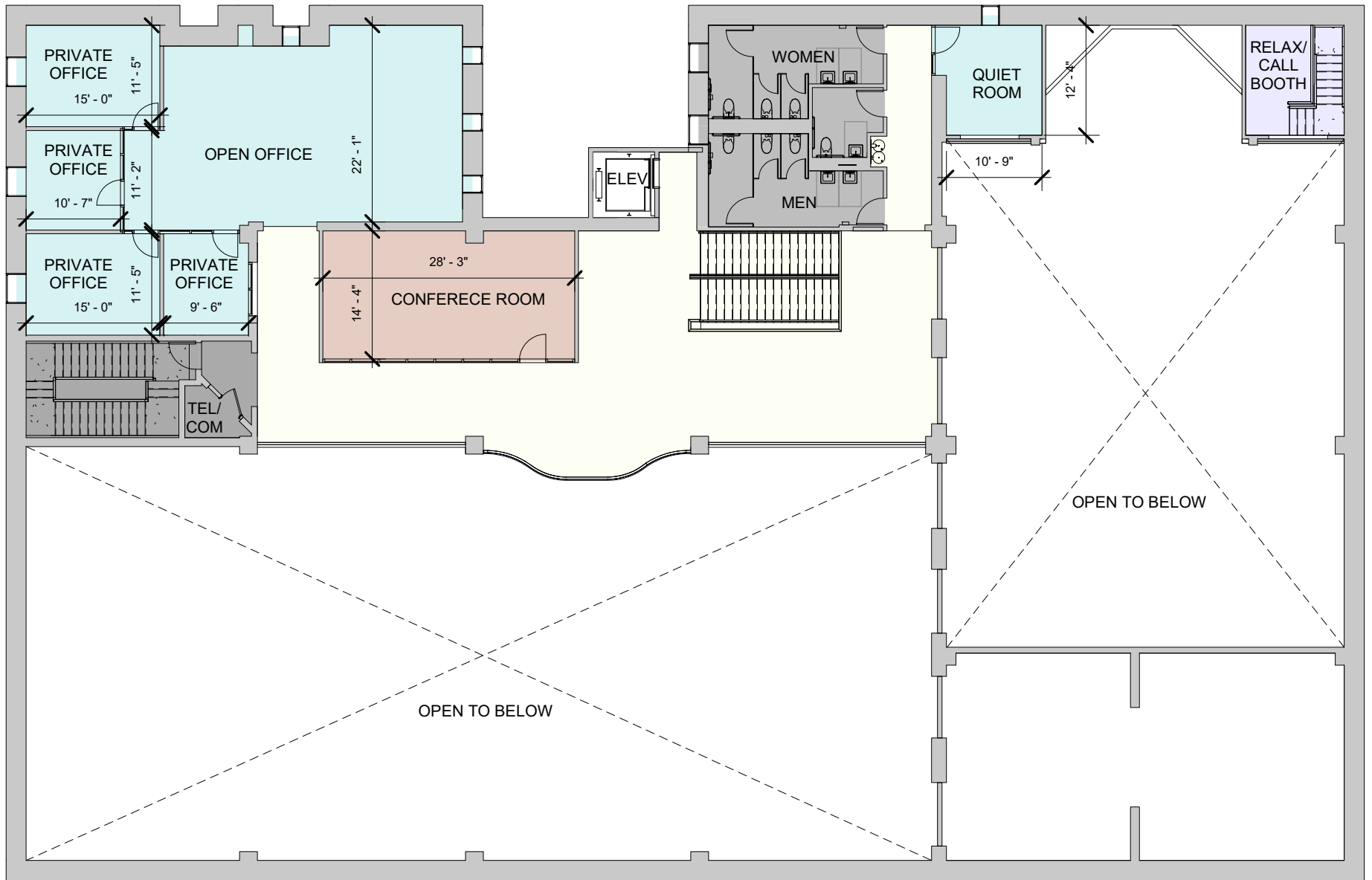
- Break Room
- Circulation
- Conference Room
- Office
- Mechanical Space
- Toilet Rooms



BR BALLROOM LEVEL PLAN
SCALE: 1/16" = 1'-0"

Legend

- Break Room
- Circulation
- Conference Room
- Mechanical Space
- Office
- Toilet Rooms



BA BALCONY LEVEL PLAN
 SCALE: 1/16" = 1'-0"

Legend

- Break Room
- Circulation
- Conference Room
- Office
- Mechanical Space
- Toilet Rooms

In Relentless Pursuit of Opportunity.

R2 was founded in 2012 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.



770 HALSTED
Aire Ancient Bath Spa



1200 NORTH BRANCH
R2 HQ



16 BUILDING
Kobra Mural of Bob Dylan



1760 MILWAUKEE
Royal Palms Shuffleboard



900 North Franklin



19 North Sangamon



1114 West Randolph



1221 North LaSalle



770 North Halsted



224 North Desplaines



WGN Campus



1130 West Monroe



811 West Evergreen



1165 North Clark



909 West Bliss



934 North Branch



1200 North Branch



Germania Place



The 15 Building



1210 West Lake



2059 West Hastings



1315 North Branch



Milwaukee Post Office



Flour Exchange Building



855 Belmont



860 West Evergreen



7855 Gross Point Road



375 West Erie



800 West Washington



1760 North Milwaukee



164 East Grand



2001 North Clybourn



800/810 West Fulton



445 West Erie



645 West Lake



901 West Jackson



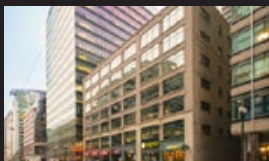
542 South Dearborn



130 South Jefferson



79 West Monroe



118 South Clinton



1000 West Washington



ASO Center



Crown Center, Minneapolis



Crown Center, Minneapolis



Crown Center, Minneapolis



Salt District



1325 Quincy, Minneapolis (Quincy Hasll Building)



1325 Quincy, Minneapolis (Crane Bay Building)



The Tannery, Milwaukee (Trade Center Building)



The Tannery, Milwaukee (Atlas Building)



The Tannery, Milwaukee (Timbers Buildings)



1422 Kingsbury (Flagship REI)



Lumber Exchange Building, Minneapolis

R
2
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