

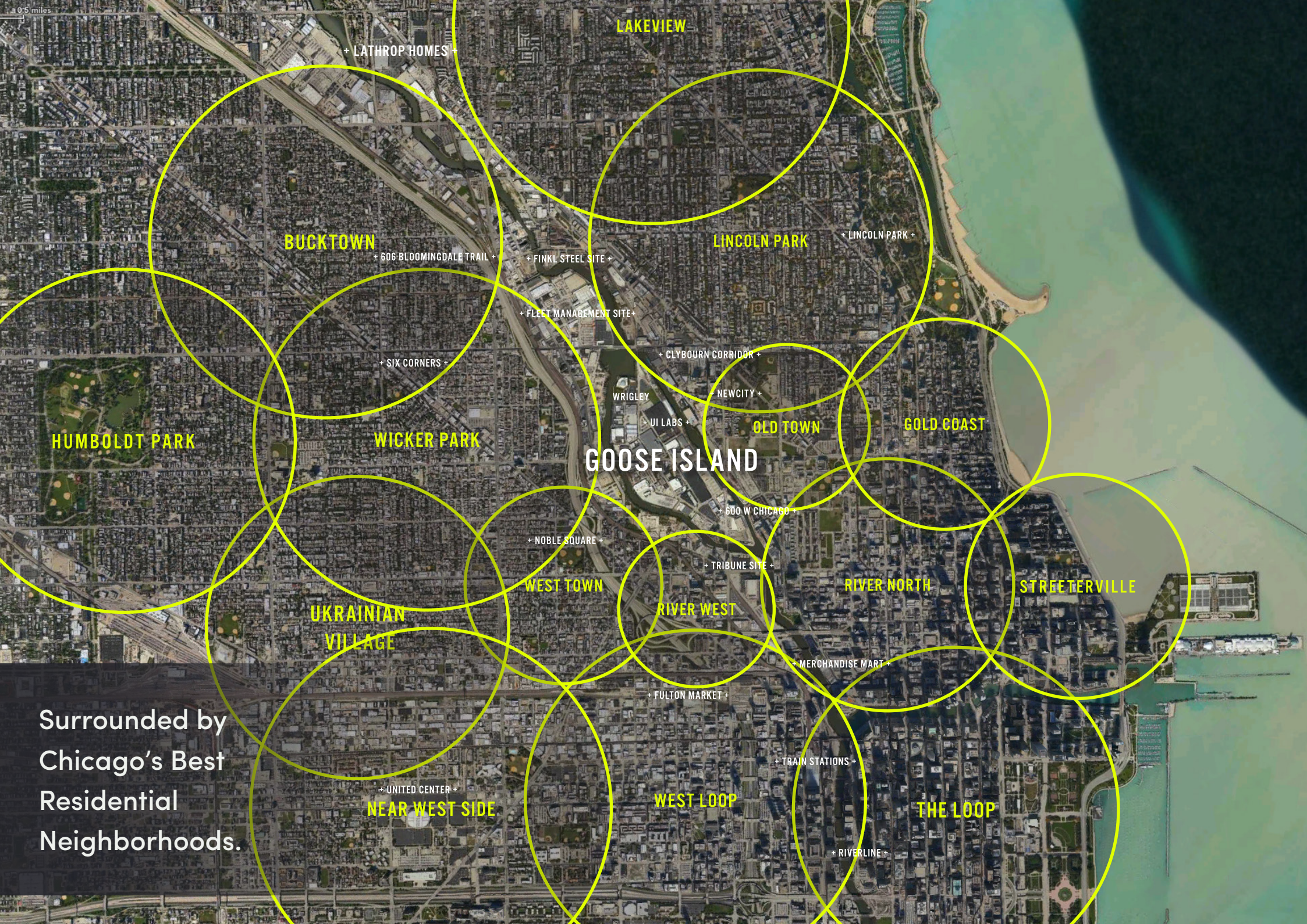
1001

ONE THOUSAND ONE
NORTH BRANCH

Presented by: R² COMPANIES



1001



0.5 miles

Surrounded by
Chicago's Best
Residential
Neighborhoods.

GOOSE ISLAND

BUCKTOWN

LAKEVIEW

LINCOLN PARK

GOLD COAST

HUMBOLDT PARK

WICKER PARK

OLD TOWN

WEST TOWN

RIVER NORTH

STREETERVILLE

UKRAINIAN
VILLAGE

RIVER WEST

THE LOOP

WEST LOOP

NEAR WEST SIDE

+ 606 BLOOMINGDALE TRAIL +

+ FINKL STEEL SITE +

+ FLEET MANAGEMENT SITE +

+ SIX CORNERS +

+ CLYBOURN CORRIDOR +

WRIGLEY

NEWCITY +

+ UI LABS +

+ 600 W CHICAGO +

+ NOBLE SQUARE +

+ TRIBUNE SITE +

+ FULTON MARKET +

+ MERCHANDISE MART +

+ TRAIN STATIONS +

+ RIVERLINE +

+ UNITED CENTER +

+ LINCOLN PARK +



1001

6-Acre Riverfront Campus:

Irreplaceable riverfront site includes the last great warehouse building available on Chicago's North Side

Location:

Surrounded by Chicago's best residential neighborhoods; Immediate access to the I-90/94 expressway

Ample Parking:

500+ Surface, 750+ Valet or 1000+ Structured Parking

Visibility:

Signage is visible from I-90/94, Halsted Street, Division Street, and surrounding neighborhoods

Goose Island, Chicago:

Chicago's newest innovation district, bolstered by many new businesses including Mars, Wrigley, UI LABS, Kendall College, Boelter, Constant Beta Trading, and many more.



934

**Phase I:
3 Acre Private
Riverfront Site**

Private Gym, Cafe,
Riverwalk, Water Taxi,
Kayak Launch, etc.

Expansion Optionality
Class A New Construction
(400,000+ Sq. Ft.)

1001

**Highly Visible
Single Tenant Office**

Class A Loft Office
(285,000 Sq. Ft.)

Fully Customizable

1000+
Potential Parking Spots

1+ Acre
Rooftop Green Space

Goose Island

1001 North Branch - Adaptive Reuse
Exterior Oblique Rendering

GOOSE ISLAND AN IRREPLACEABLE URBAN CAMPUS OPPORTUNITY



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1001 North Branch - Adaptive Reuse
Exterior Oblique Rendering

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Goose Island
1001 North Branch - Adaptive Reuse
Interior Lobby Rendering

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Goose Island
1001 North Branch - Adaptive Reuse
Interior Office Rendering

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Goose Island
1001 North Branch - Adaptive Reuse
Interior Office Rendering

GOOSE ISLAND AN IRREPLACEABLE URBAN CAMPUS OPPORTUNITY



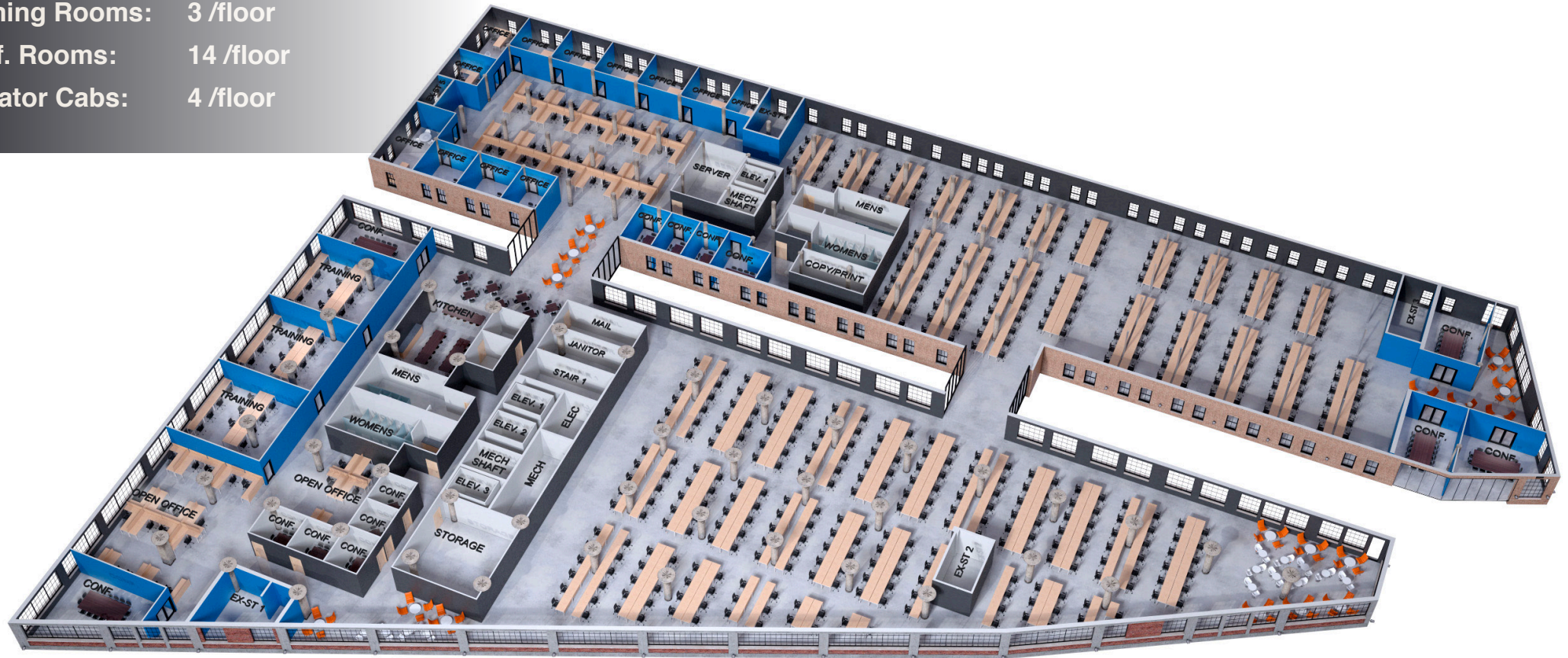


Goose Island
1001 North Branch - Adaptive Reuse
Interior Office Rendering

GOOSE ISLAND AN IRREPLACEABLE URBAN CAMPUS OPPORTUNITY



Open Seating: 400+ /floor
Private Offices: 12 /floor
Training Rooms: 3 /floor
Conf. Rooms: 14 /floor
Elevator Cabs: 4 /floor



Goose Island
1001 North Branch - Adaptive Reuse
Interior Office Rendering

GOOSE ISLAND AN IRREPLACEABLE URBAN CAMPUS OPPORTUNITY



R² 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 a portfolio of +\$500MM of commercial real estate in Chicago and the throughout the Midwest.

For more information, visit our website at 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 4.0 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.

ARCHITECTURE & 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.



666 West Fulton, Fulton Market



15 Building, Minneapolis



Salt District, Chicago



770 North Halsted, River West

R ^ 2

For Leasing Information, Contact:

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