

900 NORTH BRANCH

The Gateway
to Goose Island.

BRANDING

RE
COMMUNITIES

900 N Branch

W. P. CAREY



W. P. CAREY
MADISON ROSE





900 NB

BUILDING FEATURES

| | |
|--------------------|--|
| BUILDING SIZE: | 170,000 RSF |
| OFFERING: | HIGHLY-VISIBLE ADAPTIVE REUSE DEVELOPMENT |
| FLOORPLATES: | FLOOR 1: 32,901 RSF FLOOR 2: 22,571 RSF FLOOR 3: 37,254 RSF FLOOR 4-8: 15,353 RSF |
| CEILING HEIGHTS: | 12-14 FEET |
| DEDICATED PARKING: | 140+ SPACES |

CENTRAL LOCATION

Surrounded by Chicago's best residential neighborhoods: Wicker Park, Bucktown, Lincoln Park, Old Town, River North and River West. Unbeatable access to young, talented employees.

SINGLE-TENANT CREATIVE OFFICE

Truly irreplaceable post-industrial building stock is one-of-a-kind in Chicago. Differentiate your brand and create a second home for you and your employees.

CUSTOMIZABLE AMENITY PACKAGE

Indoor Fitness Center with Showers & Locker Rooms, Bike Room, Dedicated Entrance, Private Outdoor Space, Multiple Roof Decks, Dedicated Storage.



Creative Office Campus Opportunity.



AWAY FROM THE DENSITY

No Crowds. No Traffic.
No Noise. No Wasted Time.



OUTDOOR SPACE

1 acre private riverside park.
Indoor-outdoor amenities.
Walkable neighborhoods.



PRIVATE CAMPUS

Signage. Security.
Complete Control.



PARKING

Easy, dedicated
surface parking.
140+ Spaces.



SIGNAGE OPPORTUNITY

High-visibility signage
opportunity facing the
Chicago River & Downtown



FRESH AIR

New HVAC System.
Control & Customize
your HVAC System
(+ UV Air Filtration).

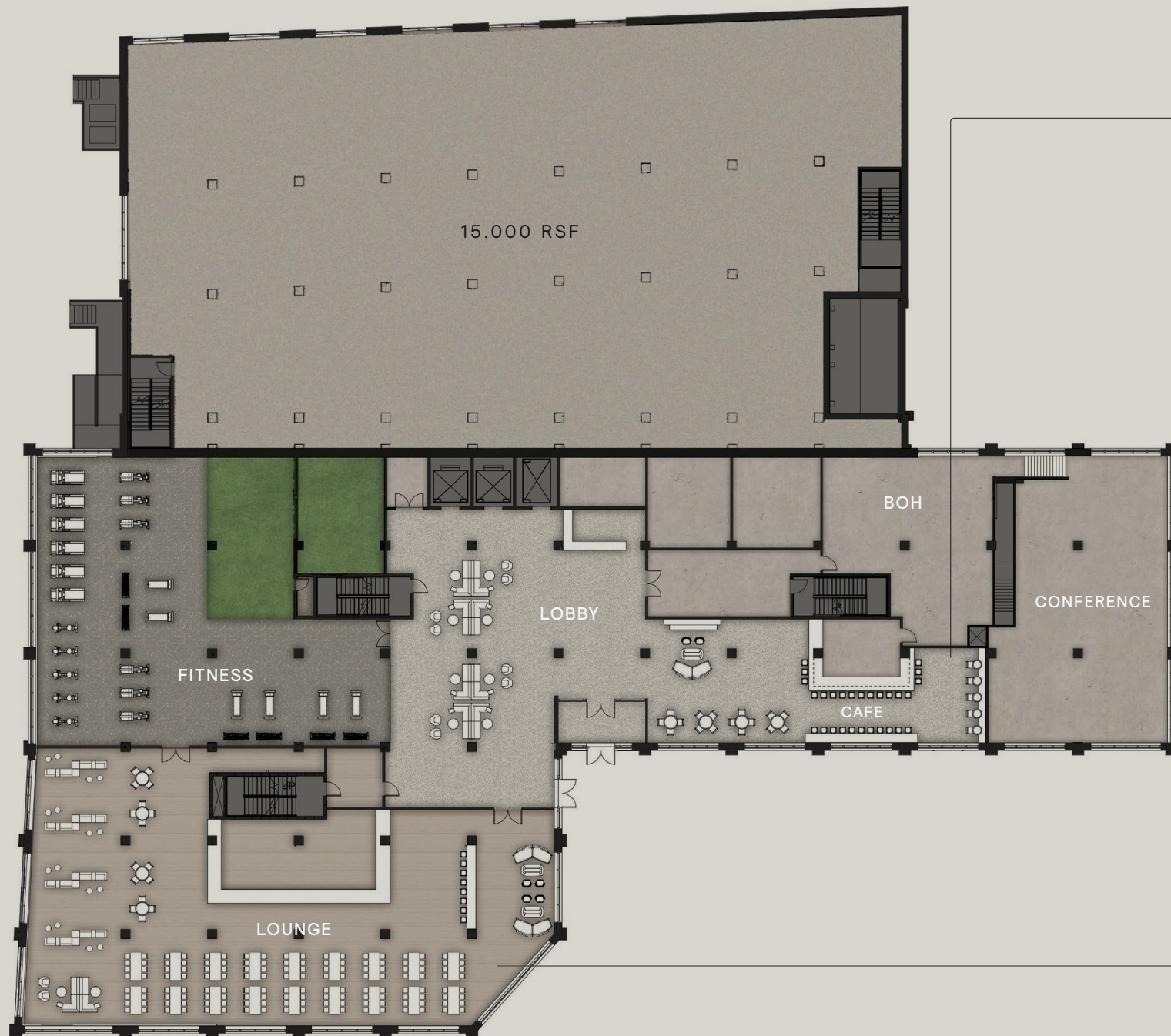
W. P. CAREY



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R2 COMPANIES

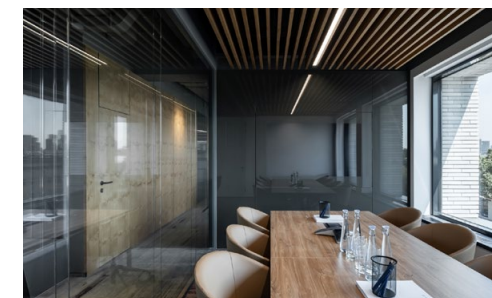
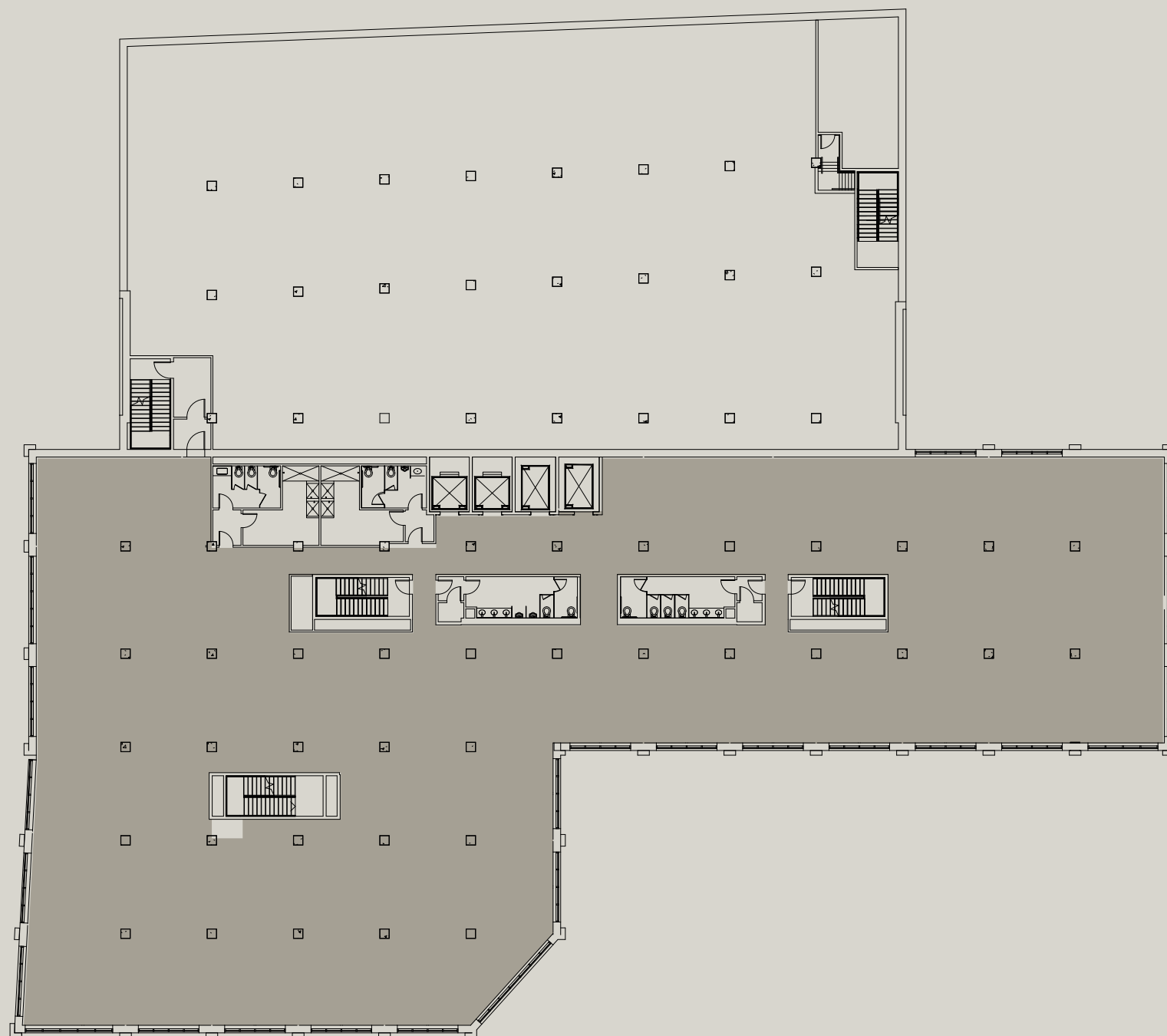
23,400 RSF



FLOOR

1

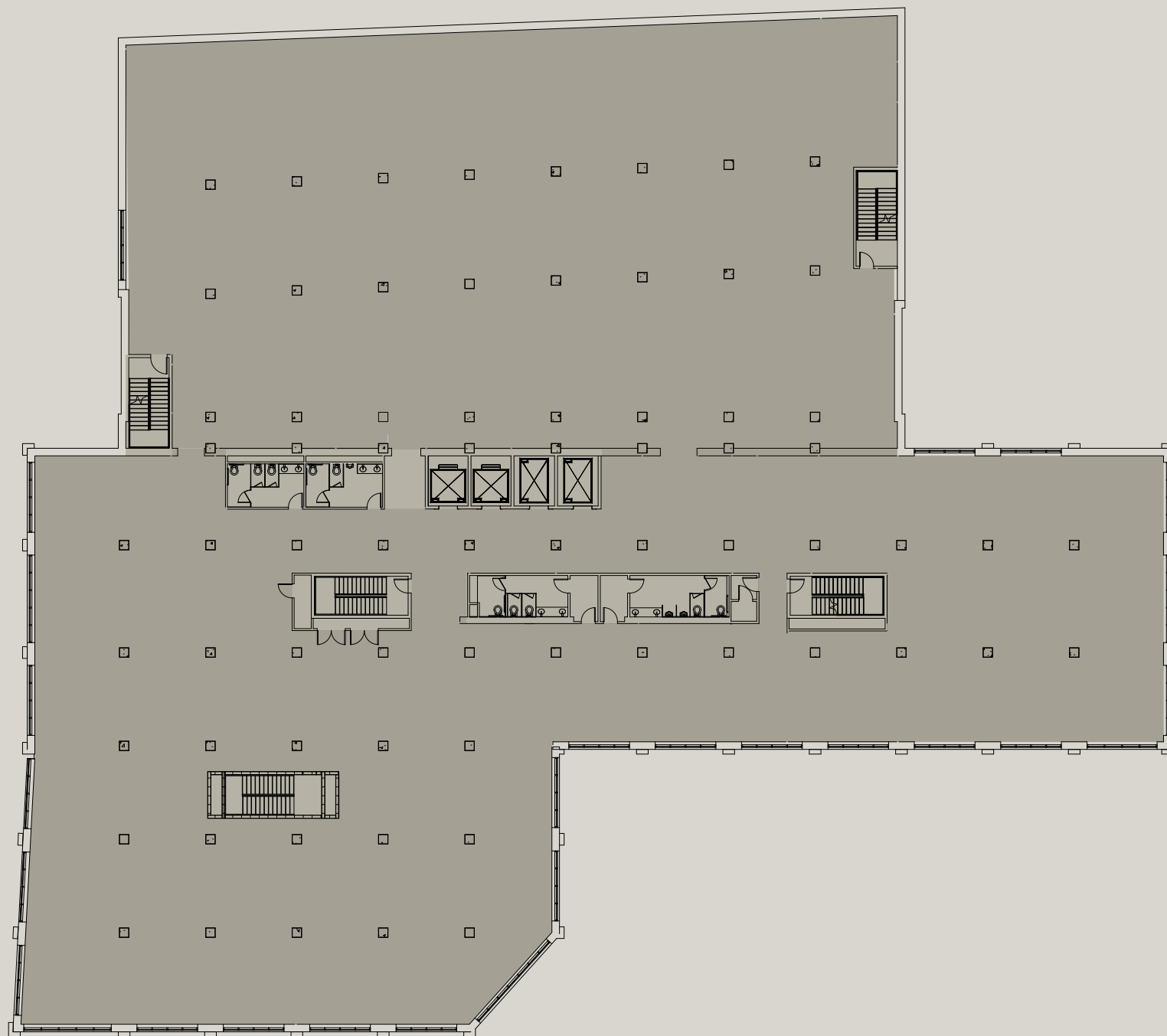
23,400 RSF



FLOOR

2

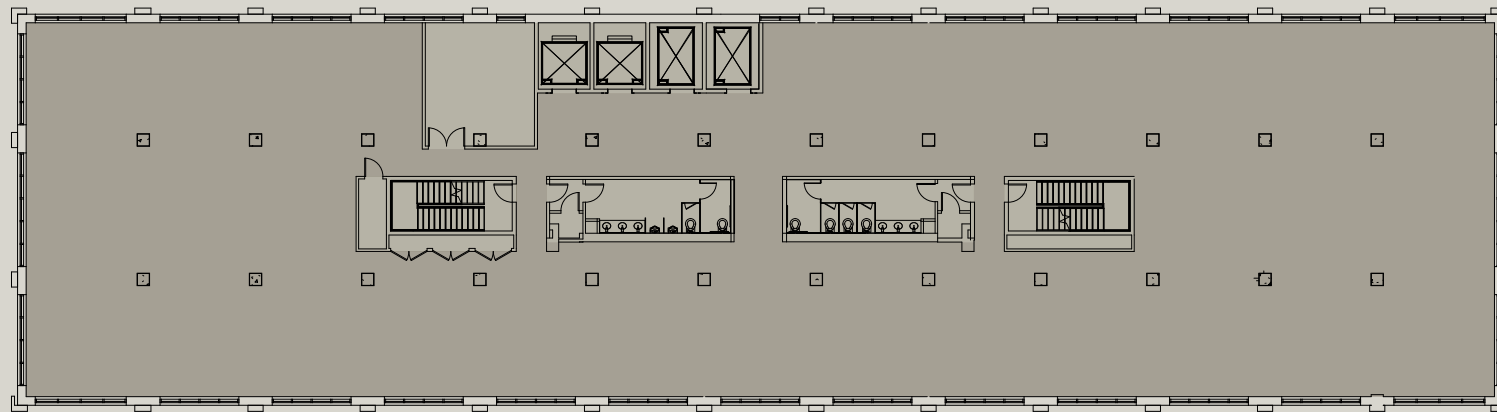
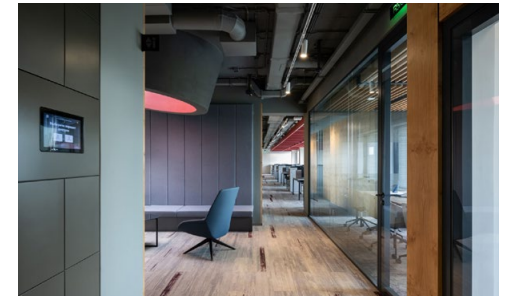
38,100 RSF



FLOOR

3

16,400 RSF



FLOOR

4-8



Ditch the Congestion. Room to Maneuver.
 3 ACRES TO COLLABORATE, CULTIVATE & CREATE

HOGSALT
 HEADQUARTERS +
 DINING EXPERIENCE
 DELIVERING Q4 2022



onni
 group

2,650+ APARTMENT UNITS
 48,000 SF OF RETAIL

PHASE I
 (46 story mixed use tower) scheduled to
 commence 1H 2022. Bringing amenities,
 including a possible grocery store.

2,650+ residential units.
 Office, retail, hotel.

Meet your **Neighbors!**





- CORPORATE**
- Echo Logistics
 - Groupon
 - CB2
 - Watersaver
 - Hogsalt
 - Mars Wrigley
 - Onni
 - Sono East
 - MxD Innovation Center
 - Parker Restaurant Group
 - Marshall
 - Saffron Rails
 - Lyft

- RESIDENTIAL**
- Onni Development
 - Sono Towers
 - NewCity
 - 700 at the River District

- FOOD & BEVERAGE**
- California Pizza Kitchen
 - Epic Burger
 - Yolk
 - Pizzeria Bebu
 - Off Color Brewery
 - Nando's
 - Lyfe Kitchen
 - Goddess & the Grocer
 - Hogsalt
 - Jerk
 - Mod Pizza
 - NYC Bagel Deli
 - Roti

- SHOPPING**
- Whole Foods
 - Perman Wine Selections
 - REI
 - Target
 - Lululemon
 - Boelter Kitchens

- COFFEE**
- Passion House
 - Peet's Coffee

- KEY BUILDINGS**
- 1001 North Branch
 - 1200 North Branch
 - 1308 Elston
 - 1315 North Branch
 - Salt District

moonbowls

600W
KEEP MOVING FORWARD

Cup-of-Noodle

Panera
BREAD™

TEXICAN

EGG HOLIC

W
WINE

CVS

GROUPON

700
AT THE RIVER DISTRICT

Jerk.

TACO BROS

URBANMARKET

D'AGOSTINO'S

Goddess
and the Grocer

ECHO

onni

900 NB

HOGSALT

PARKER
RESTAURANT GROUP

TARGET

PERMAN
WINE SELECTIONS

1001 NB

amazon

WaterSaver

lyft

Nando's

acLIANT
CINEMA

FAST RADIUS

Boelter

LYFE

REI
coop

MARS
Food

Passion House

SONO
EAST

Yolk.

OFF COLOR
BREWING

CB2

1315 NB

1200 NB

WHOLE
FOODS
MARKET

SAFFRON RAILS

MARS WRIGLEY
Confectionery

Apple

MxD
The Digital Manufacturing Institute

MARS
Food

LUCID

MARSHALL

SALT DISTRICT

1308 ELSTON

lululemon
athletica

NYC
BAGEL
DELI

MARS WRIGLEY
Confectionery

rōti

Peet's
COFFEE

EPIC
BREWERY

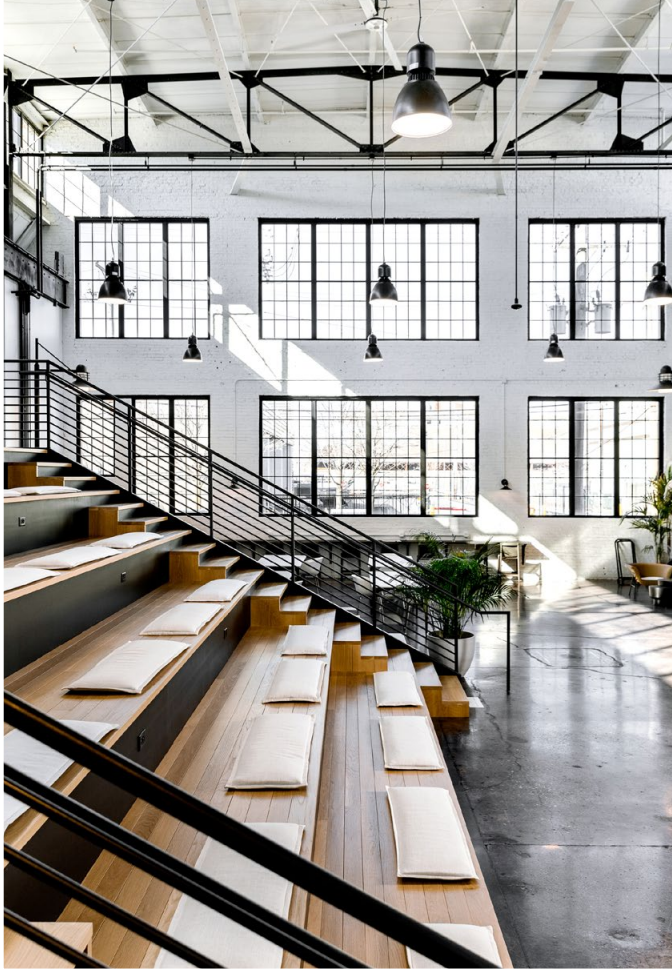
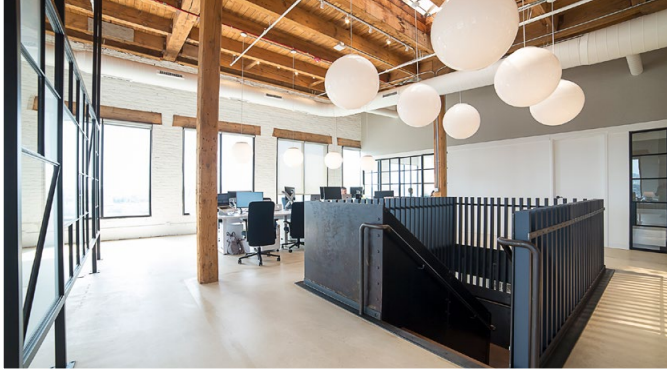
SE ISLAND FUTURE TRANSIT WAY

WILD MILE



| LINCOLN PARK- | OLD TOWN- | RIVER NORTH- | LAKEVIEW- | LOGAN SQUARE- | BUCKTOWN- | WICKER PARK- |
|---------------------------------|----------------------------------|---------------------------------|---------------------------------|-----------------------------------|-----------------------------------|----------------------------------|
| Via Halsted Bus (21 Minutes) | Via Division Bus (17 Minutes) | Via Chicago Bus (21 Minutes) | Via Halsted Bus (22 Minutes) | Via CTA Blue Line (35 Minutes) | Via CTA Blue Line (30 Minutes) | Via Division Bus (20 Minutes) |

Adaptive Reuse
CASE STUDIES



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