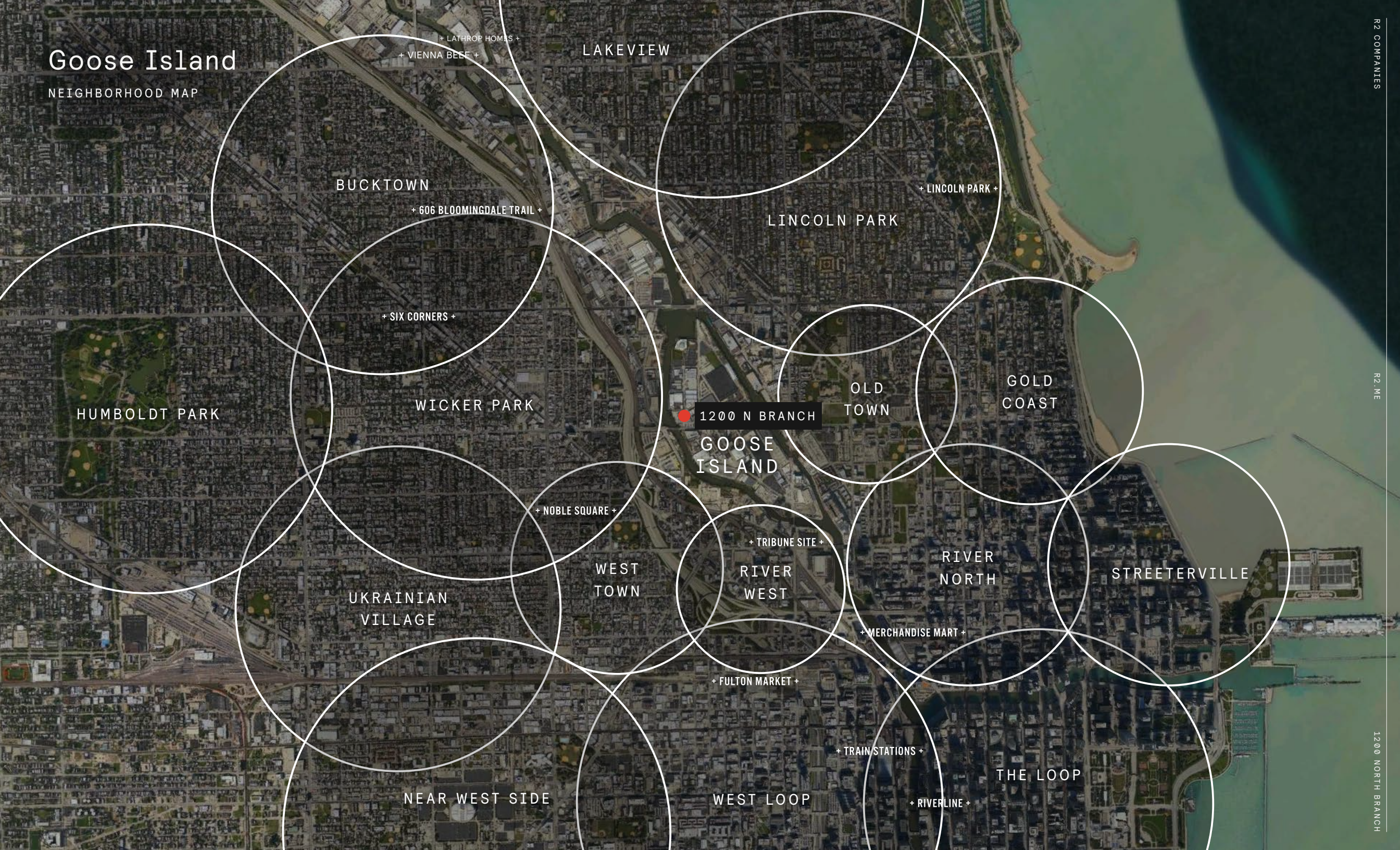


1200 NB



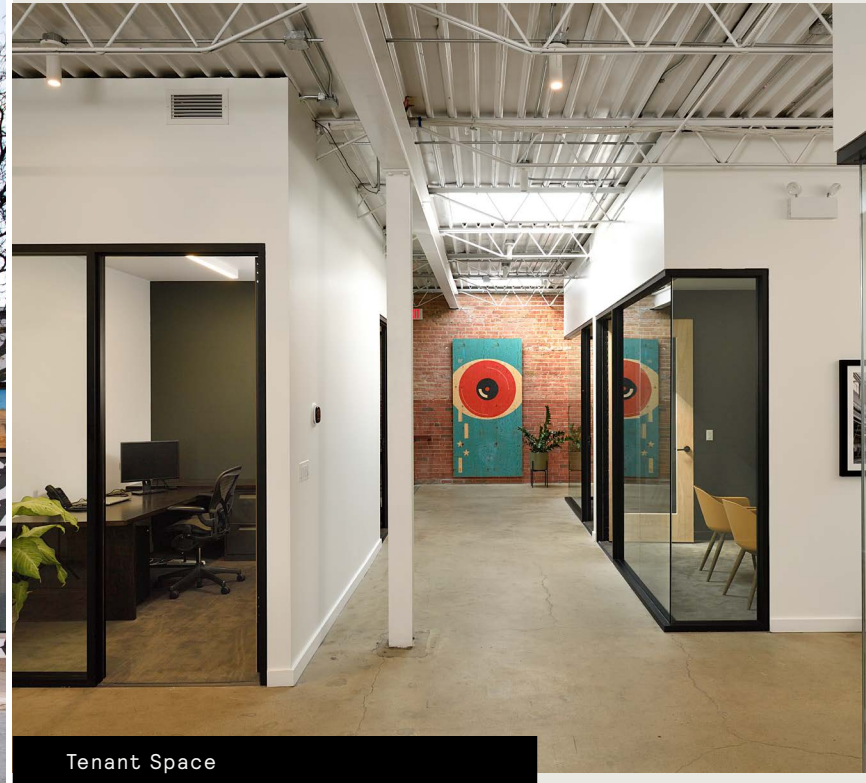
Goose Island

NEIGHBORHOOD MAP

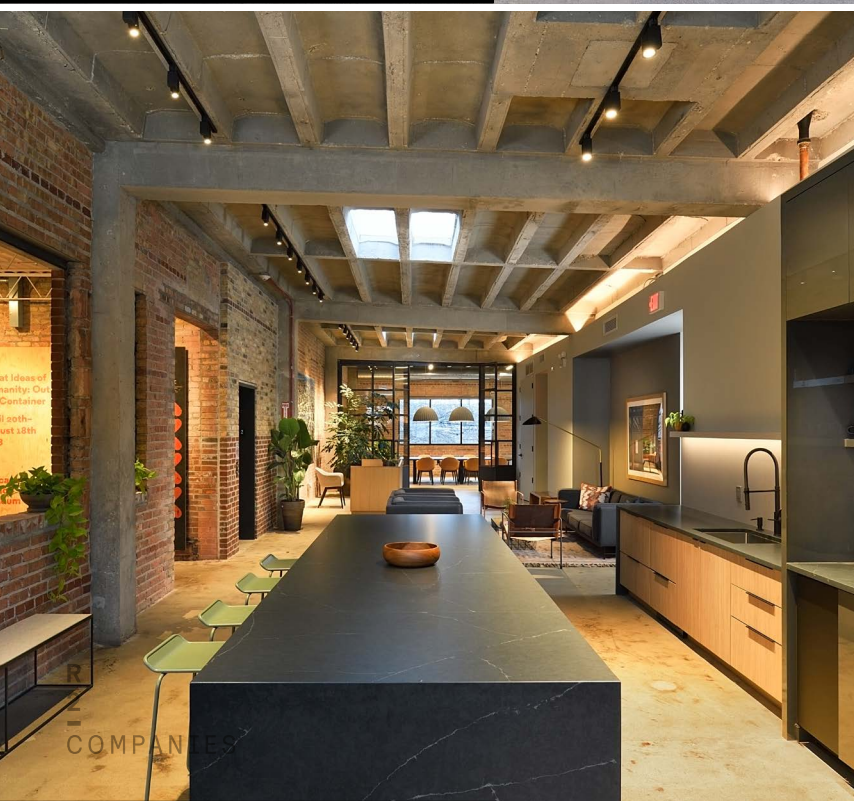




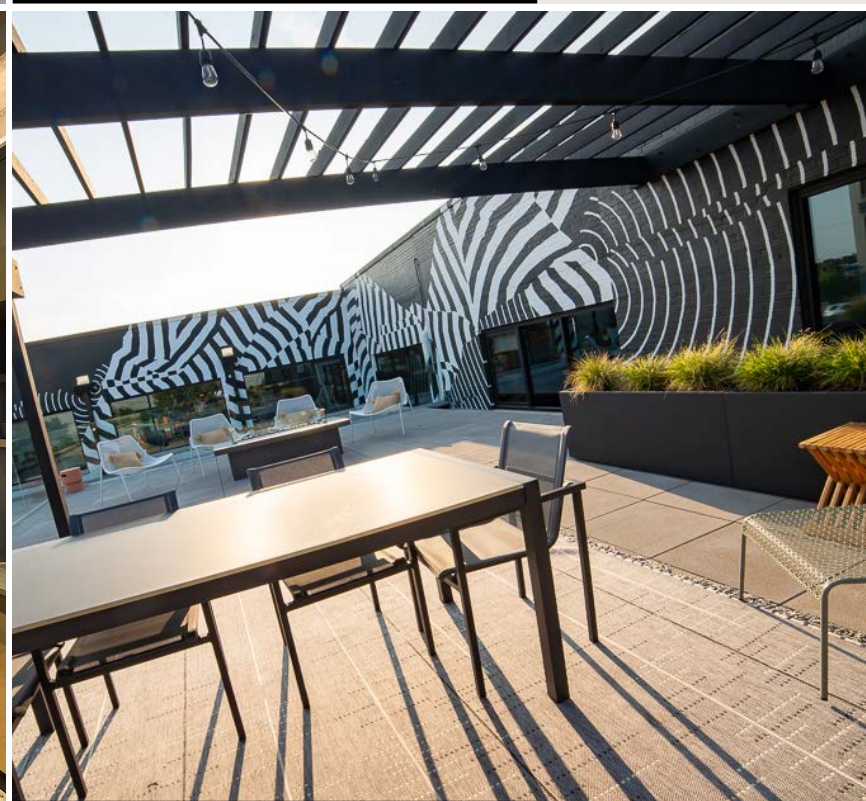
Exterior



Tenant Space



Tenant Space



Rooftop

1200 NORTH BRANCH

BUILDING FEATURES:

BUILDING TYPE:	CREATIVE OFFICE
SITE AREA:	3 ACRES ALONG THE RIVER
AVAILABLE SPACE:	8,000 - 43,000 RSF
PARKING:	ON-SITE, DEDICATED
POWER:	MINIMUM 3000 AMPS AT 480 VOLTS
ZONING:	PMD - 3
CEILING HEIGHTS:	UP TO 25' CLEAR HEIGHT BOW TRUSS

1200 North Branch is a highly-improved 55,000 SF Creative Office development on a 3.5 acre site on the North Branch of the Chicago River. The spaces are bright, efficient, and comfortable, with high ceilings and a modern, thoughtfully designed layout.

HIGH BAY FLEX:

Integrated flex space with 25 ft ceiling height, oversized drive-in door, wide column bays, locker rooms with showers,

HORIZONTAL CAMPUS:

Riverfront site with ample parking, dedicated entries, easy access for cars or loading. On-site Dollop Coffee.

CENTRAL LOCATION:

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

Available Space

Suite 100N
 Use: Office
 Size: 1,519 RSF

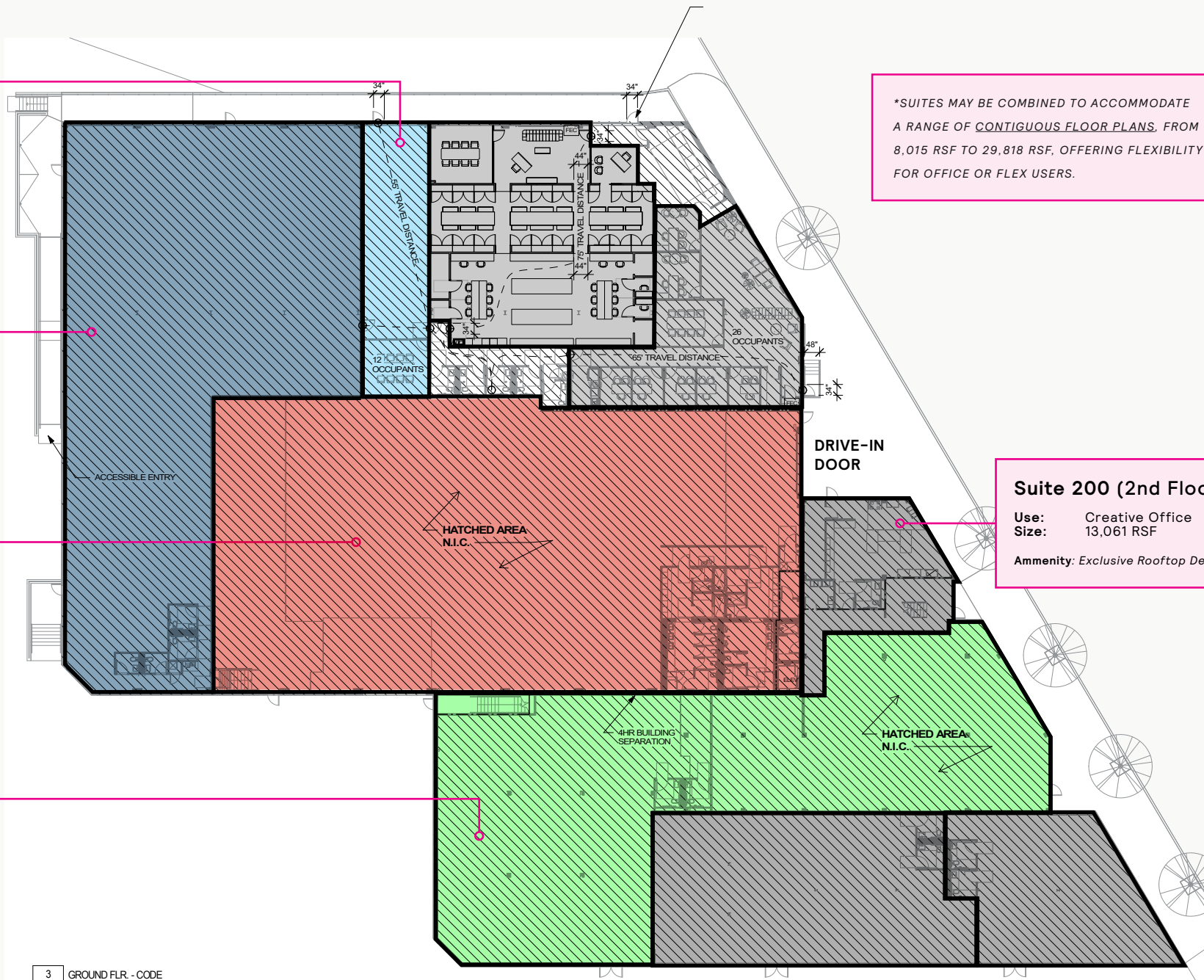
Suite 100W
 Use: Office
 Size: 8,696 RSF

Suite 100A
 Use: Flex
 Size: 11,588 RSF

Suite 100C
 Use: Office
 Size: 8,015 RSF

**SUITES MAY BE COMBINED TO ACCOMMODATE A RANGE OF CONTIGUOUS FLOOR PLANS, FROM 8,015 RSF TO 29,818 RSF, OFFERING FLEXIBILITY FOR OFFICE OR FLEX USERS.*

Suite 200 (2nd Floor)
 Use: Creative Office
 Size: 13,061 RSF
 Amenity: Exclusive Rooftop Deck



3 GROUND FLR. - CODE
 G002 1/16" = 1'-0"

SINGLE-SUITE OPTIONS

100N	(1,519 RSF)
100W	(8,696 RSF)
100A	(11,588 RSF)
100C	(8,015 RSF)
200	(13,061 RSF)

TWO-SUITE OPTIONS

100W + 100N	= 10,215 RSF
100W + 100A	= 20,284 RSF
100A + 100C	= 19,603 RSF
200 + 100A	= 24,649 RSF
200 + 100C	= 21,076 RSF

THREE-SUITE OPTIONS

100N + W + A	= 21,803 RSF
100W + A + C	= 28,299 RSF
200 + A + C	= 32,664 RSF

FULL CONTIGUOUS OPTION

100N	
100W	
100A	
100C	
200	
Total	= 42,879 RSF

FLOOR

1

Available Space

FLOOR

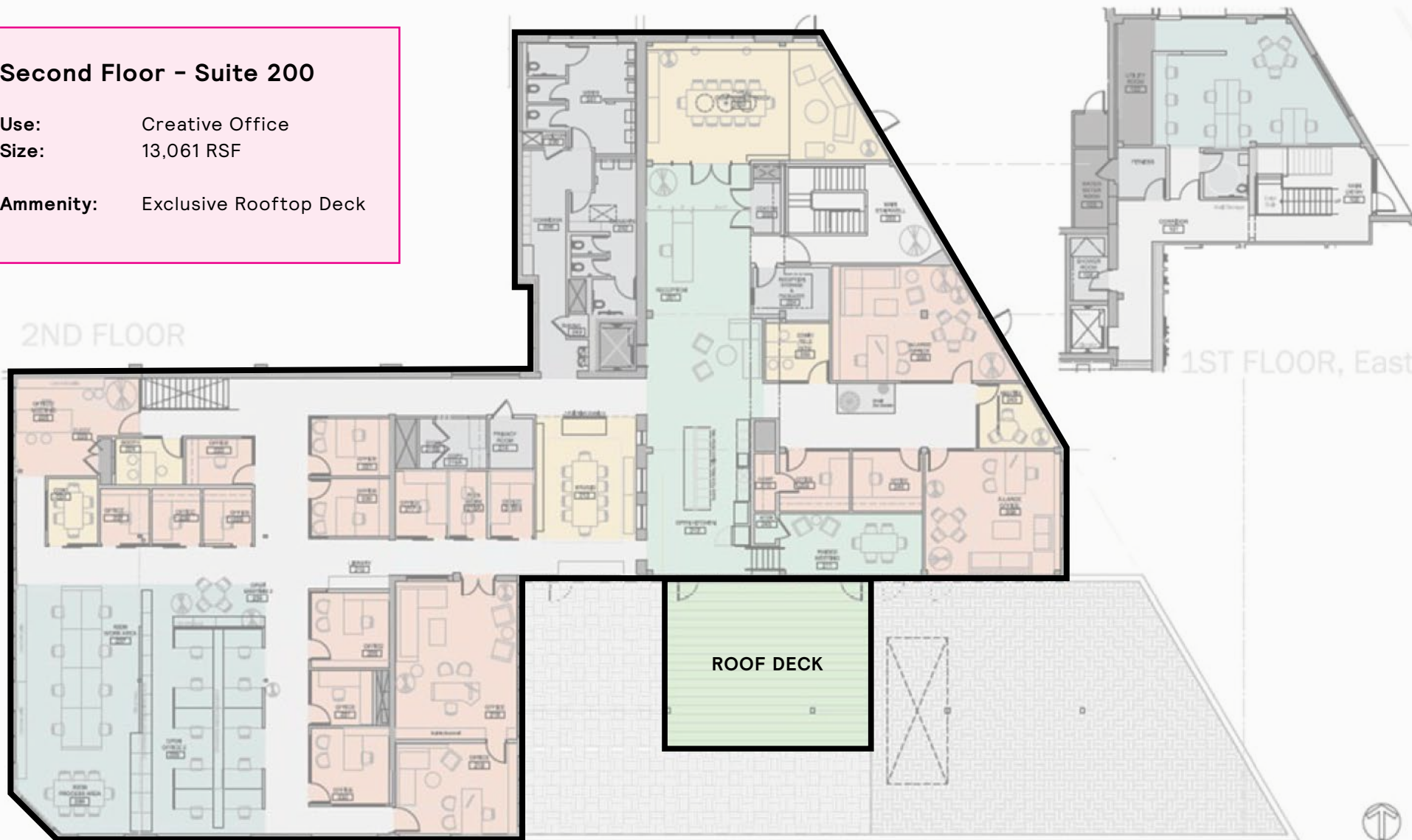
2

Second Floor - Suite 200

Use: Creative Office

Size: 13,061 RSF

Amenity: Exclusive Rooftop Deck





—
SUITE 200
Office



SUITE 200
Kitchen



—
SUITE 200
Private Office



—
SUITE 200
Workstations



—
SUITE 100A
Interior Space



—
SUITE 100A
Interior Space

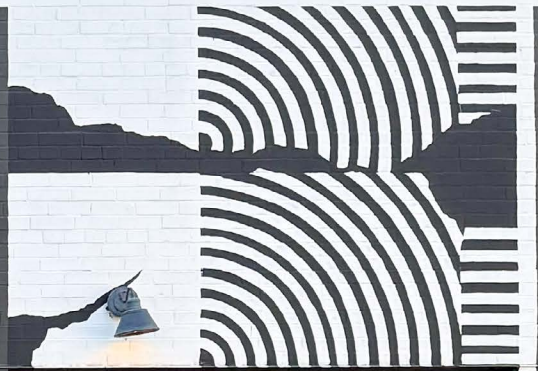


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SUITE 100A
Drive-In Door Exterior

GEORGIA HILL



Shipping and Receiving
432196 DMC
1200 N. North Branch, Suite 100A
Whisper and Receiving Hours
8AM - 5PM



SUITE 100A
Drive-In Door Exterior



—
SUITE 100C
Kitchen



SUITE 100C
Workstations



—
SUITE 100C
Conference



—
SUITE 100W
Tenant Lounge



—
SUITE 100W
Office



—
SUITE 100W
Workstations



SUITE 100W
Private Office

R
2
—