



A black and white photograph of a historic building facade. The building is constructed from large, rectangular stone blocks. In the center is a tall, narrow window with a dark metal grid. Above the window is a decorative pediment featuring a central face and flanking figures. Above the pediment is a round clock face with Roman numerals. To the left of the main facade, another building with many windows is visible. To the right, another building with a different architectural style is partially visible. The overall tone is historical and architectural.

A NEW STORY TO TELL

Trade in steel and glass for eclectic style and a storied past. History shapes the way this building feels while dynamic programming and amenities deliver a unique experience that's both of its time and timeless.



PROPERTY HIGHLIGHTS



TRANSIT PROXIMITY

Directly connected to Ogilvie Transportation Center; steps from Union Station, across the river from all major 'L' lines, and a water taxi stop right on site.



PROTECTED CHICAGO RIVER VIEWS

Situated along 400 linear feet of the Chicago River with unobstructed river views.



WEST LOOP LOCATION

Chicago's dominant office submarket, accounting for over 43% of total leases signed in the Chicago CBD over the last 2 years.

BLUE STAR



PROPERTIES

OWNER / MANAGER:
Blue Star Properties

DELIVERY / RENOVATION:
1929 / 2008 / 2026

SIZE:
2.43 Acres

HEIGHT:
26 Stories +3 Basements

RENTABLE SQUARE FEET:
615,501 RSF

TYPICAL FLOOR PLATE:
21,000 RSF

PARKING SPACES:
78 (.12/1,000 SF)



TWO GOOD

With Blue Star Properties at the helm, Two North Riverside is being retuned for today's beat by bringing character, soul, and a whole new rhythm to the riverfront. The location is second to none. The tenant experience program smashes standards. Accessibility to downtown, Ogilvie, and the water is off the charts. And it all unfolds over a historic open-air plaza playing host to memorable activations and scenic city views.



CURATED
TENANT
EXPERIENCES



AND
UNEXPECTED
ONES TOO

CHARACTER & SOUL



From the Team behind The National—and some of Chicago's most celebrated restaurants, venues, and cultural spaces—comes a tenant experience crafted by the best in hospitality and entertainment. Michelin stars. Countless concerts and cultural events. Now, that same creative vision is reimagining where you spend your days, giving Chicago's past a cool, wildly exciting future.

BLUE STAR
CHI. IL. EST. 2008
PROPERTIES

&

16" OC



THE SALT SHED



FROM HERE ON



THREE TOP LOUNGE

EMPTY BOTTLE

EBP



space



GOOD AMBLER



MONEY GUN



SUNNY GUN

Fusion Electric



PIZZA FRIENDLY PIZZA

JOOMAK



from here on

WELCOME TO
PASSENGER

WHERE EVERY DAY IS A JOURNEY

More than a name, Passenger is a mindset: that you're not just arriving, you're riding. Through sound, flavor, energy, and space, we're turning the daily loop into something curated and cinematic.



NEW 22,000 SF AMENITY LOUNGE



17,000 SF OUTDOOR PUBLIC PLAZA



MULTIPLE EXPANSIVE ROOFTOP TERRACES



STATE-OF-THE-ART FITNESS CENTER



NEW FOOD & RETAIL HALL



FULL-TIME OUTREACH CONCIERGE

2ND LEVEL AMENITY LOUNGE

22,000 SF AMENITY EXPERIENCE

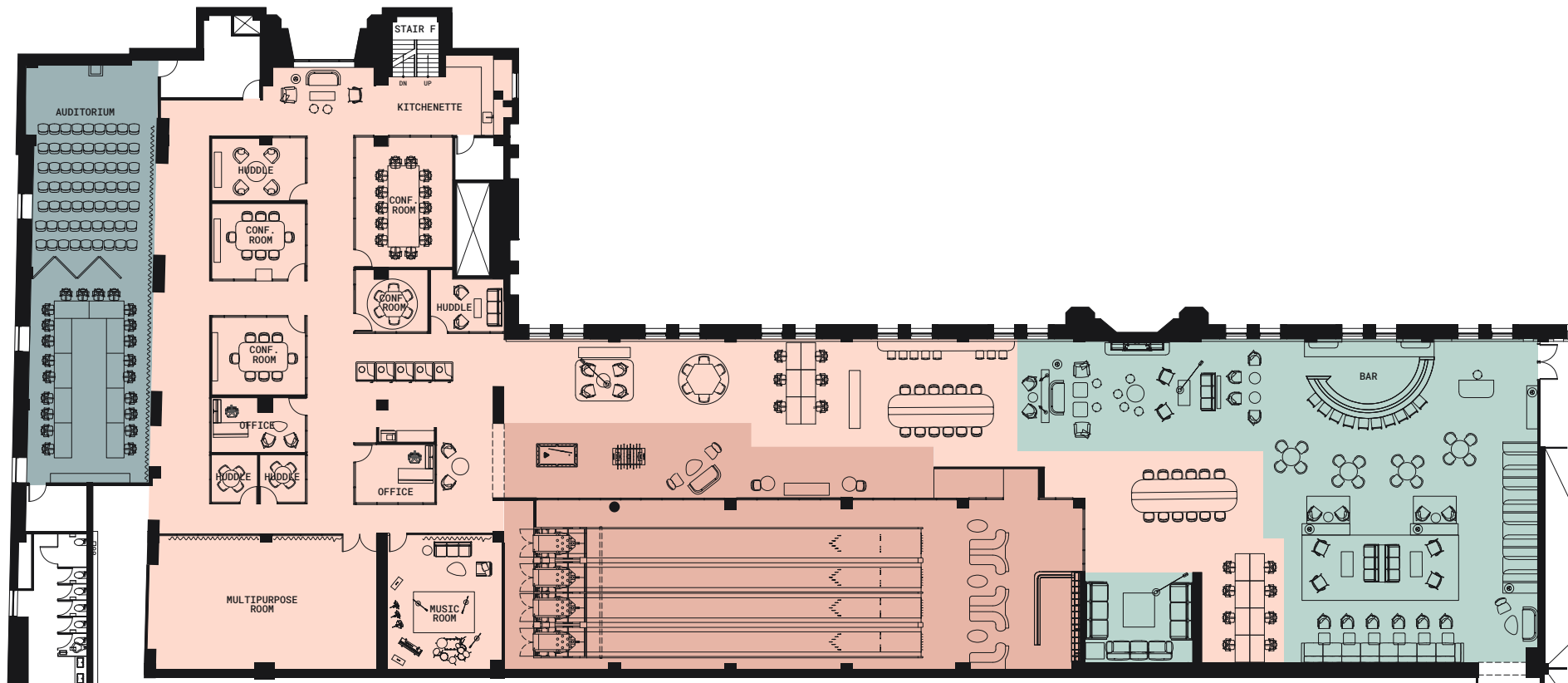
Connected to
first floor plaza
& food vendors



Unique
barrel-vaulted
ceiling structure



Skylights
providing natural
daylight



CO-WORKING & CONFERENCING

BAR & LOUNGE

GAMING

EVENTS



AMENITY LOUNGE



TWO EASY

THE BEST LOCATION
IN CHICAGO FOR TRANSIT,
FOOD AND DRINK,
WALKABILITY,
& ENTERTAINMENT.



Directly connected to Ogilvie Transportation Center & steps from Union Station.



Water Taxi Ogilvie/Union
(West Loop) stop located on site.



Across the river from all major
'L' train stops & steps from CTA
bus stop on Madison Street.



Walk score of 98
& transit score of 100.



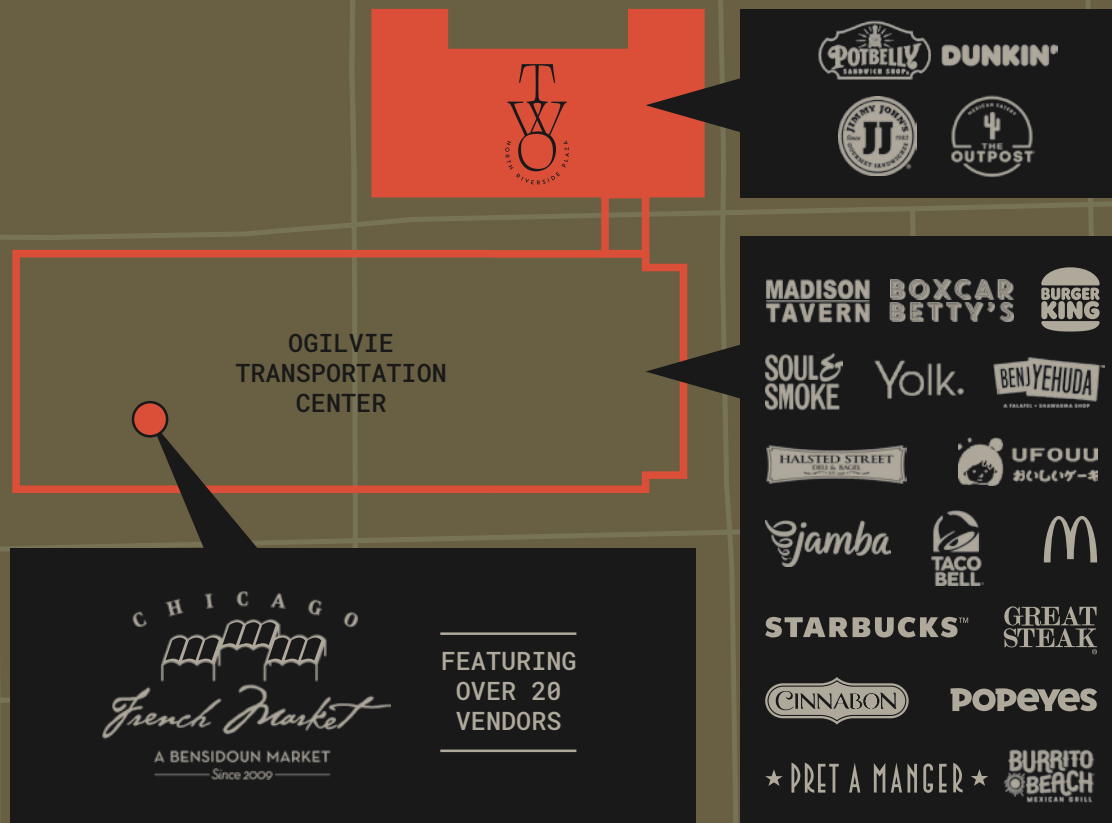
Secure bike room & in-building
heated parking garage, plus Divvy
Bike share located on Canal Street.



CONNECTED TO MORE THAN EVER BEFORE

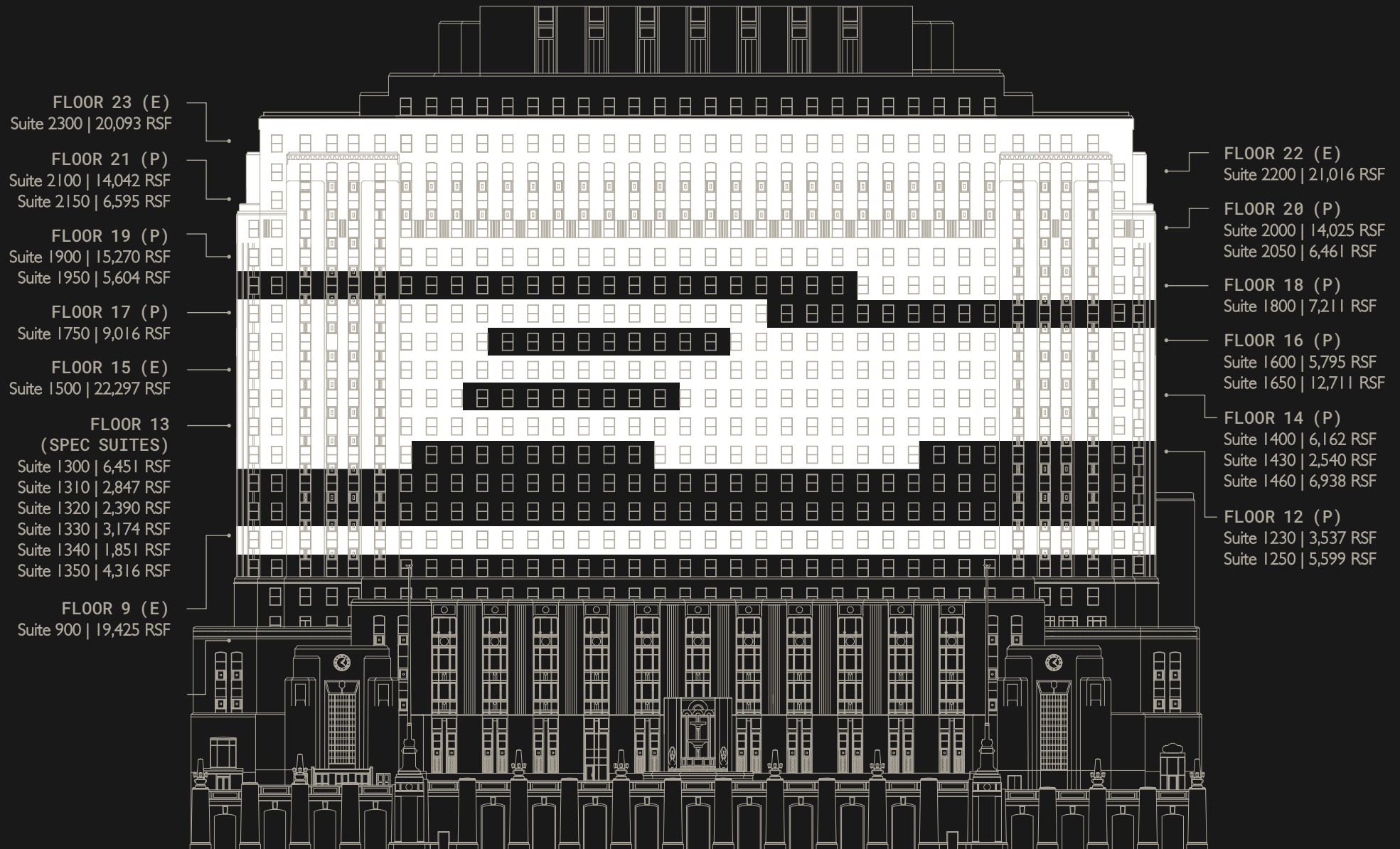
DOZENS OF DINING & DRINK
OPTIONS TO CHOOSE FROM.

Two North Riverside has more breakfast, lunch, and dinner options than fingers to count them on. The best part? You never have to face the elements with direct, covered access to Ogilvie and Chicago French Market.



TAILORED SPACE

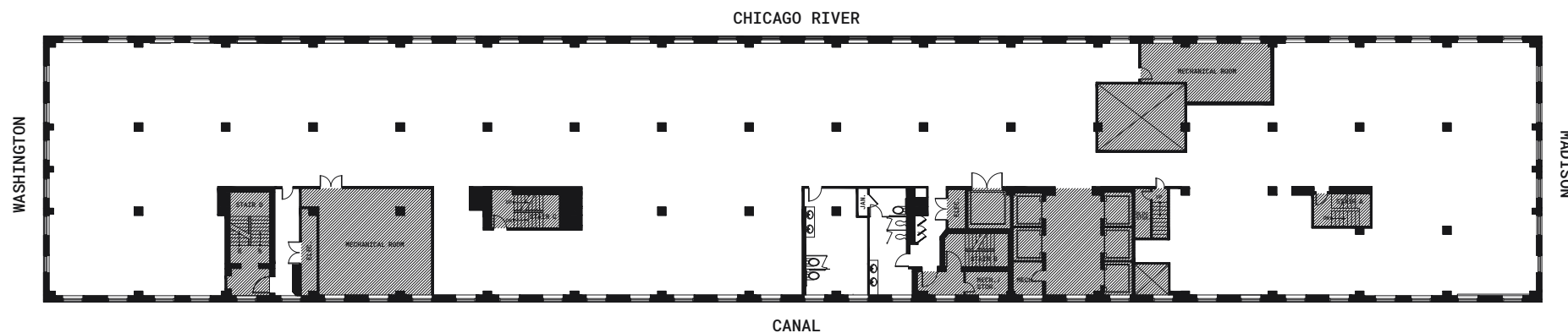
FULL-FLOOR & PARTIAL AVAILABILITIES



REPRESENTATIVE FLOOR PLAN

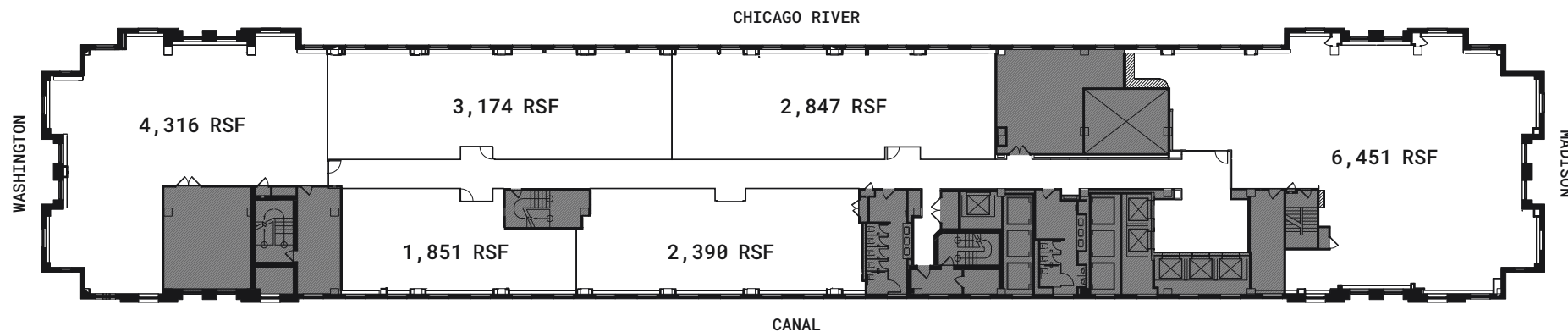
SINGLE TENANT

- 20,093 RSF
- 10'-9" ceiling heights typical



MULTI TENANT

- Ranges from 1,189 RSF to 6,518 RSF
(Option to demise further)
- 10'-9" ceiling heights typical



13TH FLOOR SPEC SUITES

RANGES FROM 1,851 RSF TO 6,451 RSF

SUITE 1350

4,316 RSF

- 8 Workstations
- 3 Private Offices

SUITE 1330

3,174 RSF

- 9 Workstations
- 4 Private Offices

SUITE 1310

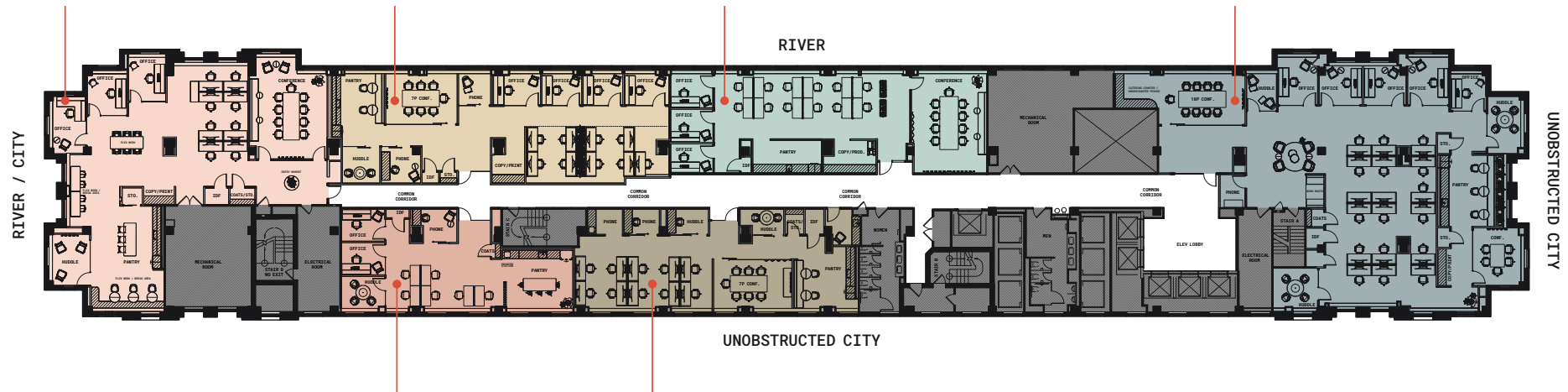
2,847 RSF

- 12 Workstations
- 3 Private Offices

SUITE 1300

6,451 RSF

- 18 Workstations
- 5 Private Offices



SUITE 1340

1,851 RSF

- 6 Workstations
- 2 Private Offices

SUITE 1320

3,174 RSF

- 10 Workstations





MIKE LOMBARDO
312.855.2233
mike@bluestarproperties.net



AMY SKALLA
312.758.5168
askalla@bluestarproperties.net