



One of a Kind  
Opportunity

Goose Island | Chicago, IL

1315

N. North Branch

CHICAGO, IL

30,000 - 137,824 SF





## **PREMIER GOOSE ISLAND OPPORTUNITY**

*High cube industrial and showroom  
space for Lease*

## **CONTACT INFORMATION**

The marketing of 1315 N. North Branch, Chicago, IL is being exclusively marketed by the Chicago office of Colliers International. Please contact the individuals below to answer any questions.

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## OFFERING SUMMARY

On behalf of R2 Companies, the Chicago office of Colliers International is pleased to present 1315 N. North Branch located on “Goose Island” in Chicago, Illinois. The 137,824 SF high cube building is one of Chicago’s most dramatic venues and can be divided to units of  $\pm$  30,000 SF.

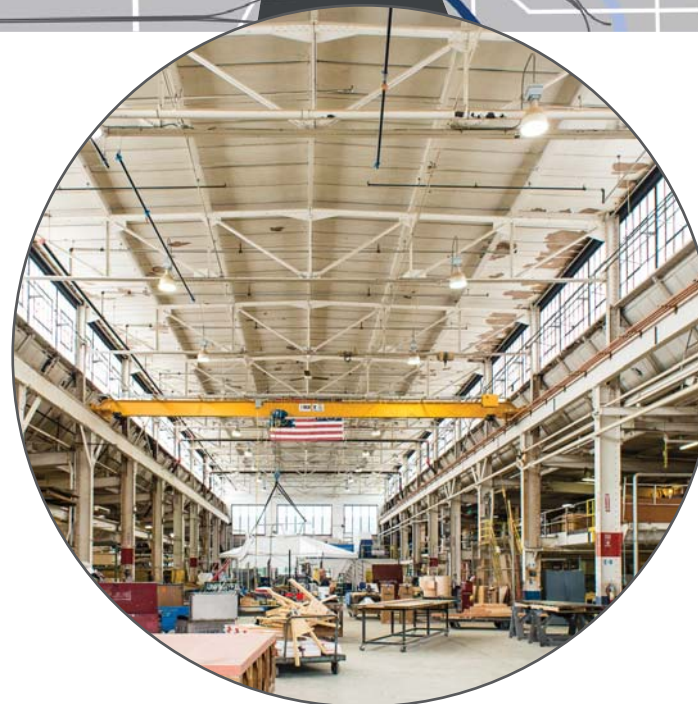
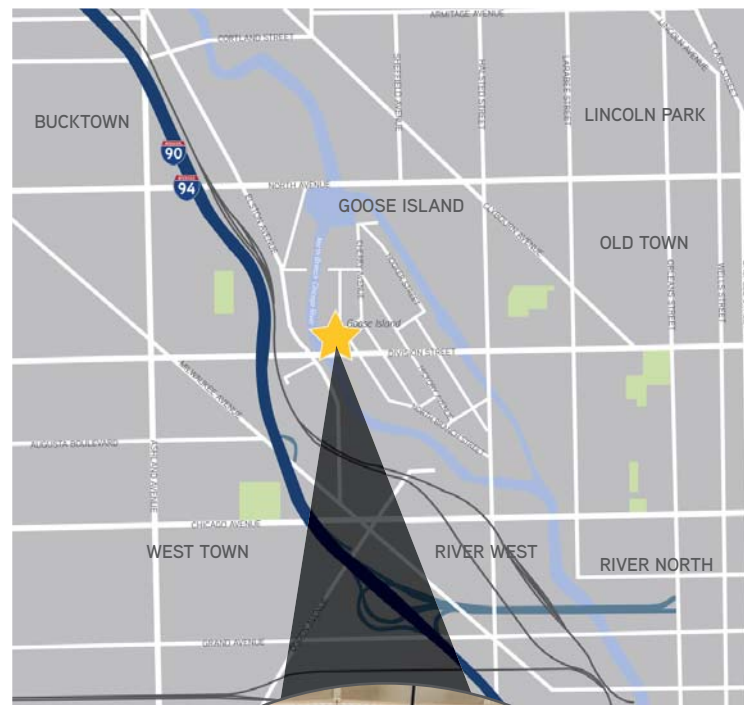
Available summer of 2017, the building is situated on the Chicago River at a stoplight corner in Chicago’s “Goose Island” submarket; one of Chicago’s most desirable areas for office, showroom and flex applications. Strategically located just north of Chicago’s central business district, adjacent to a young and educated work force and just east of I90-94, opportunities of this size and quality rarely become available.

## SUBMARKET OVERVIEW

1315 N. North Branch is located on Goose Island, which is formed by the North Branch of the Chicago River and the North Branch Canal and extends from Chicago Avenue on the south to North Avenue on the north. This is in a historic district that is improved with a variety of second generation buildings currently being recycled as office, high tech industrial and flex as well as modern service related warehouse facilities.

The land to the north of the Offering is improved with a large research and development facility (Wrigley Global Innovation Center). The land to the east of the subject is improved with industrial uses extending to the North Branch Canal. The land to the west of the subject is improved with auto related uses extending to the Kennedy Expressway. The land to the south of the subject is improved with a variety of office and service uses extending to the Chicago and Northwestern Railway right-of-way. It should be noted that a pedestrian bridge over the canal provides convenient access to commercial uses and restaurants located two blocks to the north along North Avenue.

During the past 30 years, there have been significant commercial, residential and industrial development throughout the general area. Recently, Goose Island was selected for a \$70 million Digital Manufacturing and Design Innovation Center. Along with 1315 N. North Branch, R2 Companies recently acquired a  $\pm$ 285,000 SF loft at 909 W. Bliss; a 125,000 SF land site at 934 N. North Branch, and a 52,000 SF building on 137,531 SF land site located at 1200 N. North Branch. Lakeview Realty Partners converted 1071 W. Division Street to office and showroom and purchased 1087 N. North Branch for ground up construction. In addition, Amazon, Boelter, TAG and Domaine now call “Goose Island” their new home.



## 1315 N. NORTH BRANCH, CHICAGO, IL

for more information,  
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**SPACE AVAILABLE**  
30,000 - 137,824 SF

**TOTAL BUILDING SIZE**  
137,824 SF

**LAND SITE**  
143,963 SF

**DESCRIPTION**  
Primary single story masonry and brick

**CEILING HEIGHT**  
Existing: 13'4" - 32'8"

**BAY SIZES**  
Vary

**POWER**  
1200 amps

**BUILT**  
1925, 1938, 1994

**ZONING**  
PMD-3

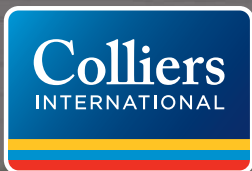
**REAL ESTATE TAXES**  
\$127,648.24

**POSSESSION**  
Summer 2017

**LEASE RATE**  
Subject to offer

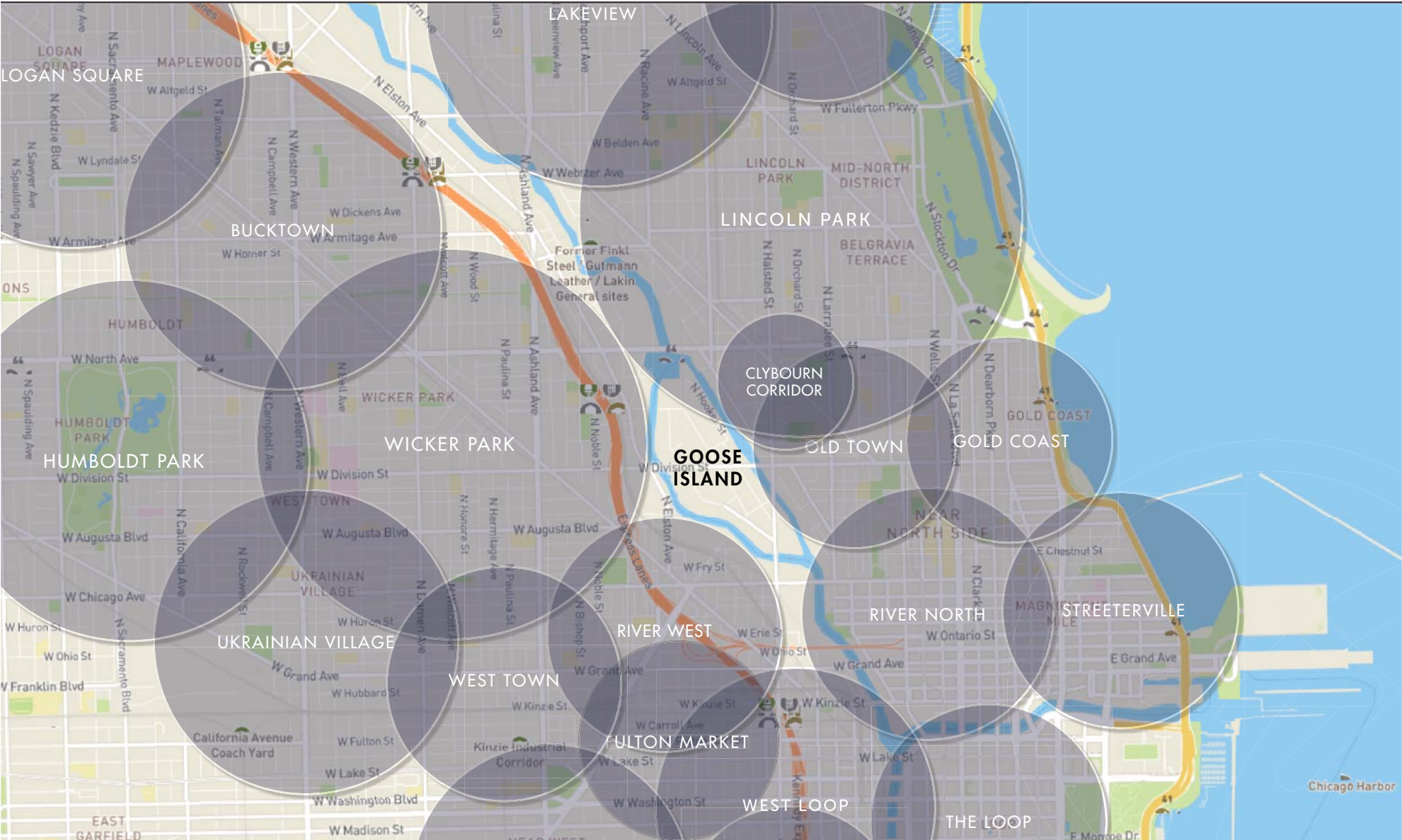
**REMARKS**

- Premier "Goose Island" opportunity
- Dramatic space with wide bays and extraordinary ceiling height
- Immediate access to I-90/94 and Chicago's central business district
- Excellent demographics
- Located in a TIF district



COLLIERS INTERNATIONAL  
6250 N RIVER ROAD  
SUITE 11-100  
ROSEMONT, IL 60018









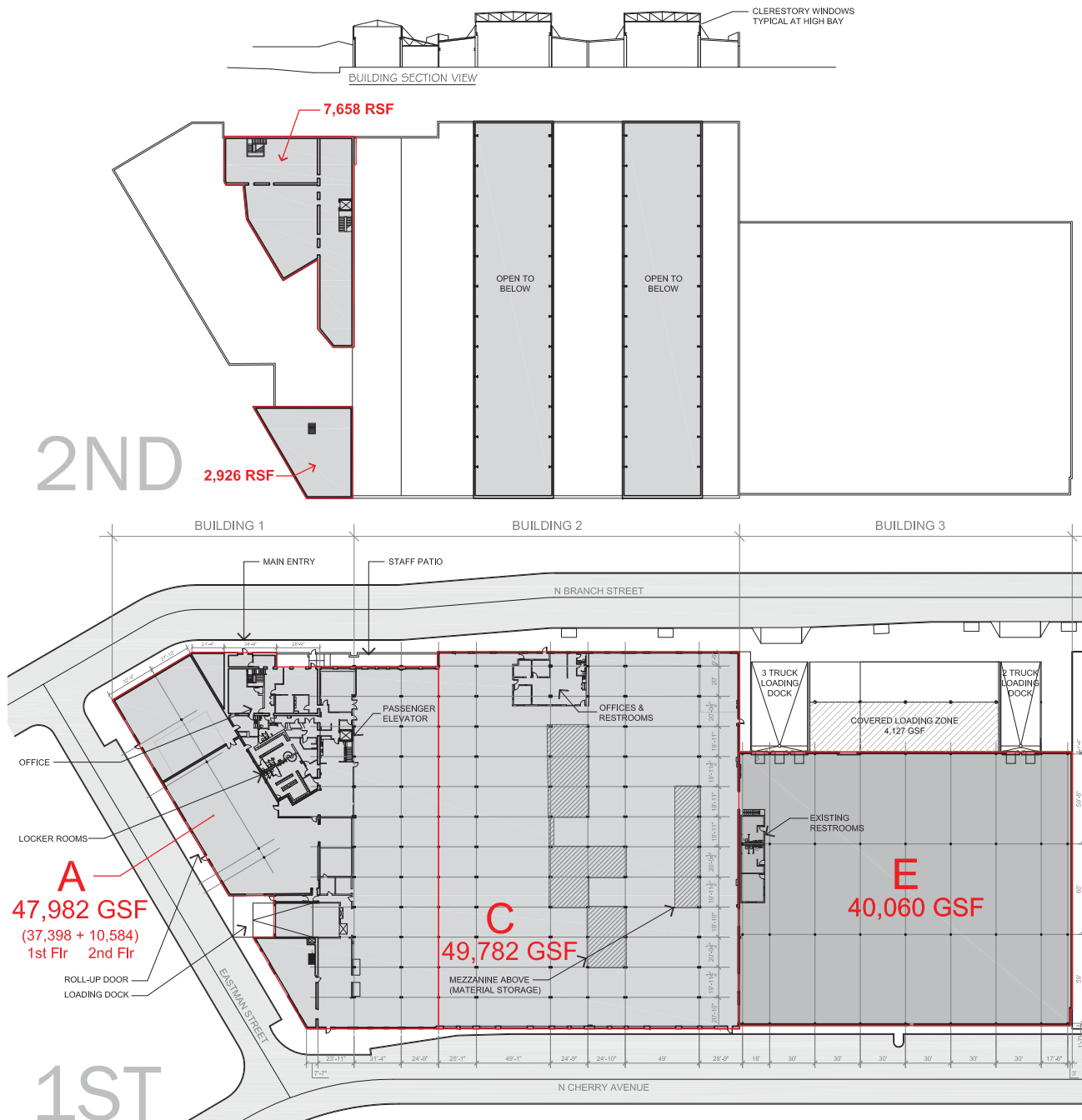




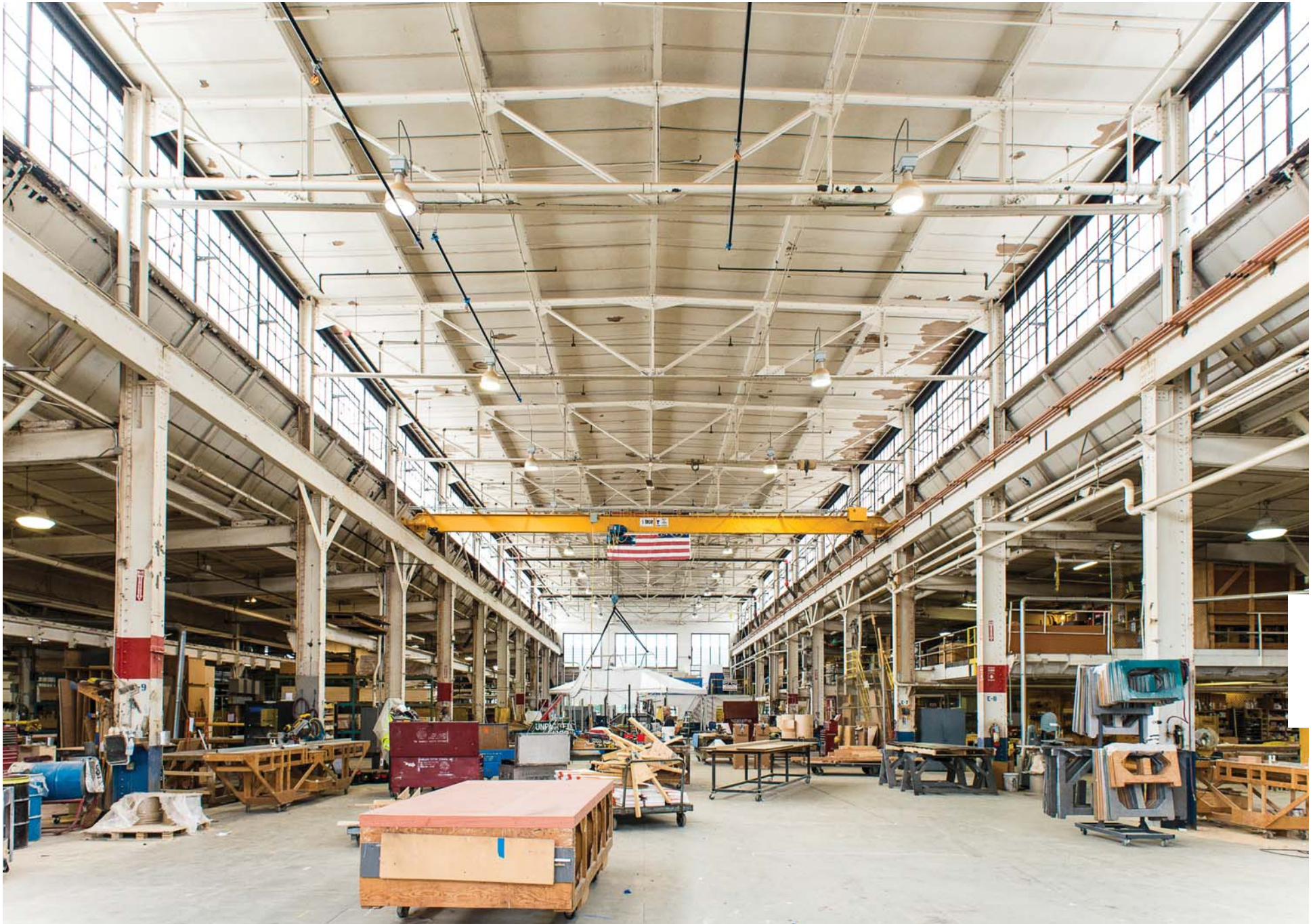






















## Enhance unique natural & built assets

3

### Physical Improvements

Continue the improvement of the riverfront for:

- Pedestrians
- Bicycles
- Connections to existing trails



Concept for  
North  
Branch  
Loop Trail  
through  
Canal

## Enhance unique natural & built assets

3



Concept for  
Civic Space



## Better access for all transportation modes

2

### PROPOSED IMPROVEMENTS (SHORT-TERM)

- Webster Bridge Reconstruction
- Division Street Bridge Reconstruction Over Canal and River
- Division Street Road Reconstruction (Goose Island)
- Chicago Bridge Reconstruction
- Intelligent Transportation System
- Erie St Ped/Bike Bridge
- Weed St Ped/Bike Bridge
- Cortland St. Bridge Reconstruction



SHORT-TERM: 1-5 YEARS

- Intelligent Transportation System
- Vehicular Bridge & Street Projects
- Pedestrian Bridges

## Better access for all transportation modes

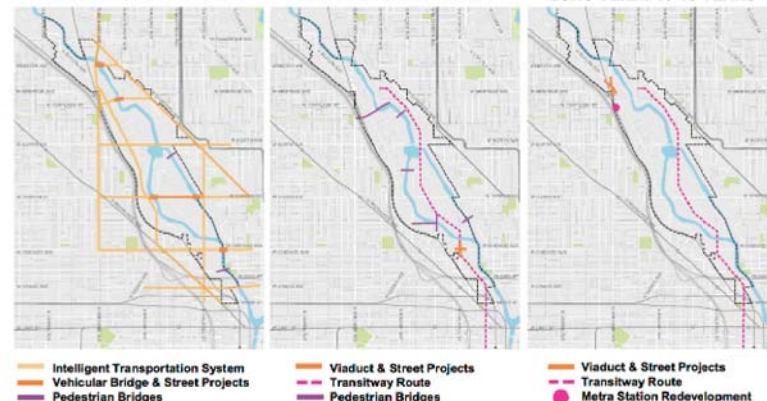
2

Achievement through **short-, mid- and long-term** projects.

SHORT-TERM: 1-5 YEARS

MID-TERM: 5-10 YEARS

LONG-TERM: 10-15 YEARS



- Intelligent Transportation System
- Viaduct & Street Projects
- Transitway Route
- Pedestrian Bridges

- Viaduct & Street Projects
- Transitway Route
- Pedestrian Bridges

- Viaduct & Street Projects
- Transitway Route
- Metra Station Redevelopment



## GOOSE ISLAND COULD BE A MODEL FOR URBAN PLANNING BY 2025

By 2025, the industrial sliver known as Goose Island could look like this: an eclectic mix of office buildings and warehouses alongside feel-good elements such as wind turbines, boat docks, pedestrian bridges, green roofs and a riverwalk. Envisioned this way by a modern-day developer—Chicago real estate investment firm R2—and sketched out by Chicago architecture and urban planning firm Port Urbanism, such a futuristic place is far from the smoky, gritty 1880s farming community known as Little Hell.

Regardless of how much of this plan is actually built, major change is in store for the 160-acre North Side island, which has gone virtually unnoticed since people—and their cows, goats and chickens—gave up residence decades ago. A wave of recent deals signals that investors value the island's proximity to densely populated neighborhoods such as Lincoln Park, Wicker Park and Bucktown.

Because it was designated by the city as a planned manufacturing district in 1991, the patch of land remains free of residential high-rises. The largely unchanged landscape, and its isolation, makes it one of the rarest urban planning opportunities in the country, says Christopher Marcinkoski, who created the 2025 imagery with fellow Port Urbanism partner Andrew Moddrell. "It was a place that was kind of lost in the city," Marcinkoski says. "It's totally central but completely disconnected. That paradox was interesting to us."

R2 managing principal Matt Garrison estimates that about 40 percent of Goose Island is ripe for redevelopment within 20 years. Longtime tenants such as Big Bay Lumber, FedEx and Waste Management soon will be joined by a federally funded digital manufacturing lab and Amazon.com's first distribution facility in the city, among other new uses.

All around the island, North Side prosperity is evident in the form of the Midwest's largest Whole Foods Market grocery store, Groupon's headquarters, residential high-rises and Clybourn Corridor shops. Boating store West Marine recently opened a flagship at Division and Halsted streets, and Tribune Media is planning a mixed-use development of a former printing facility just south of the island.

R2 envisions a future mix of manufacturing, offices and distribution centers. Among R2's recent Goose Island purchases is an industrial building on Bliss Street that it plans to convert to 250,000 square feet of office space. The \$6.5 million deal was completed one day after President Barack Obama announced a \$70 million federal commitment to create the UI Labs-led Digital Manufacturing and Design Innovation Institute on the island. A few months later, R2 acquired a boat yard on North Branch Street, across the street from its Bliss Street property. The firm plans a ground-up office development of about 350,000 square feet on that site. R2 has since added another North Branch property that it plans to redevelop into offices and warehouse space.

Steven Kersten, president and CEO of WaterSaver Faucet, whose headquarters are just south of the island, also is redeveloping properties. That includes a Division Street structure that he removed the fourth floor of, gutted and is offering to potential showroom or office tenants.

In other deals, e-commerce giant Amazon leased a Cherry Avenue distribution building, and men's clothing startup Trunk Club leased warehouse space in the same Evergreen Avenue building where the UI Labs facility opened in May. That building is owned by candy giant Mars. McLean, Va.-based Mars owns Wm. Wrigley Jr., the gum maker whose headquarters are nearby at the northern tip of the island. UI Labs Director Caralynn

Nowinski says such challenges are trumped by the premium location alongside manufacturers and just north of the city's technology sector. "We like to think of this as an opportunity to make this Innovation Island," Nowinski says. "As we're seeing an industrial rebirth driven by advances in technology, we're going to need space for these companies and entrepreneurs to develop. This is a perfect place, less than 2 miles from the Merchandise Mart, from the density that's building in River North."

"We see a bright future here."

