



EXPERIENCE
WORK &
LIFESTYLE



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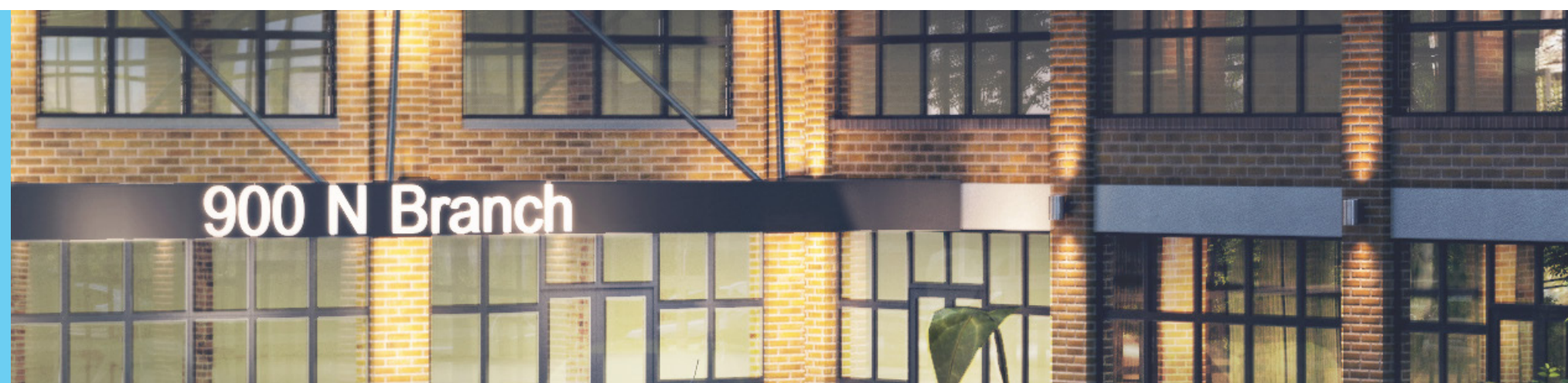
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GOOSE ISLAND



Strategically located between Clybourn Corridor, Lincoln Park, Old Town, Wicker Park, and Noble Square, **Goose Island** is at the center of Chicago's hottest neighborhoods. Adjacent to the Chicago River to the east and west, Goose Island is sheltered from the daily congestion of Chicago commuters.



900 NORTH BRANCH



Enter the 900 North Branch Campus, the only existing large block office space on Goose Island --- **a blank canvas asking for inspiration.** As the only existing built project, 200 parking stalls, city views, visible highway signage, easy access on and off the island, and additional development opportunities, it is no surprise 900 North Branch is the most heralded office building on Goose Island.



RENOVATION PLANS FOR 900 NORTH BRANCH



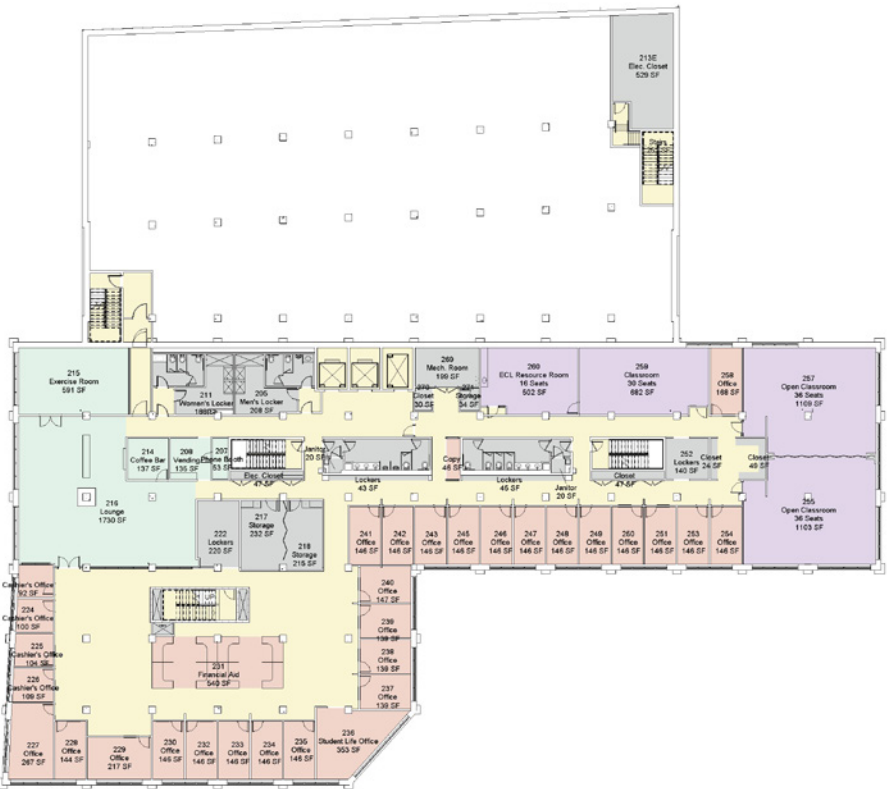
900 North Branch is being positioned for its **next chapter**. A new lobby, upper floor elevator lobbies and a roof deck will welcome tenants to this historic brick and timber yet updated Class A office experience.

1ST FLOOR

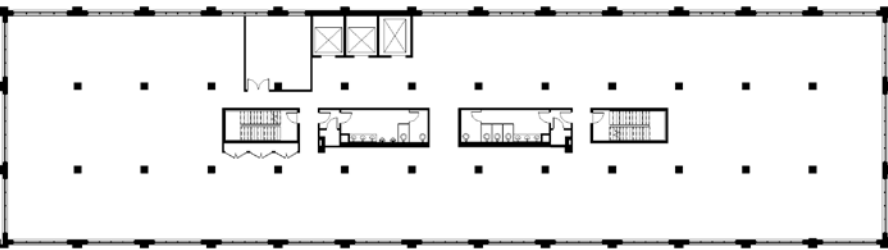


1ST FLOOR SPACE PLAN

2ND FLOOR



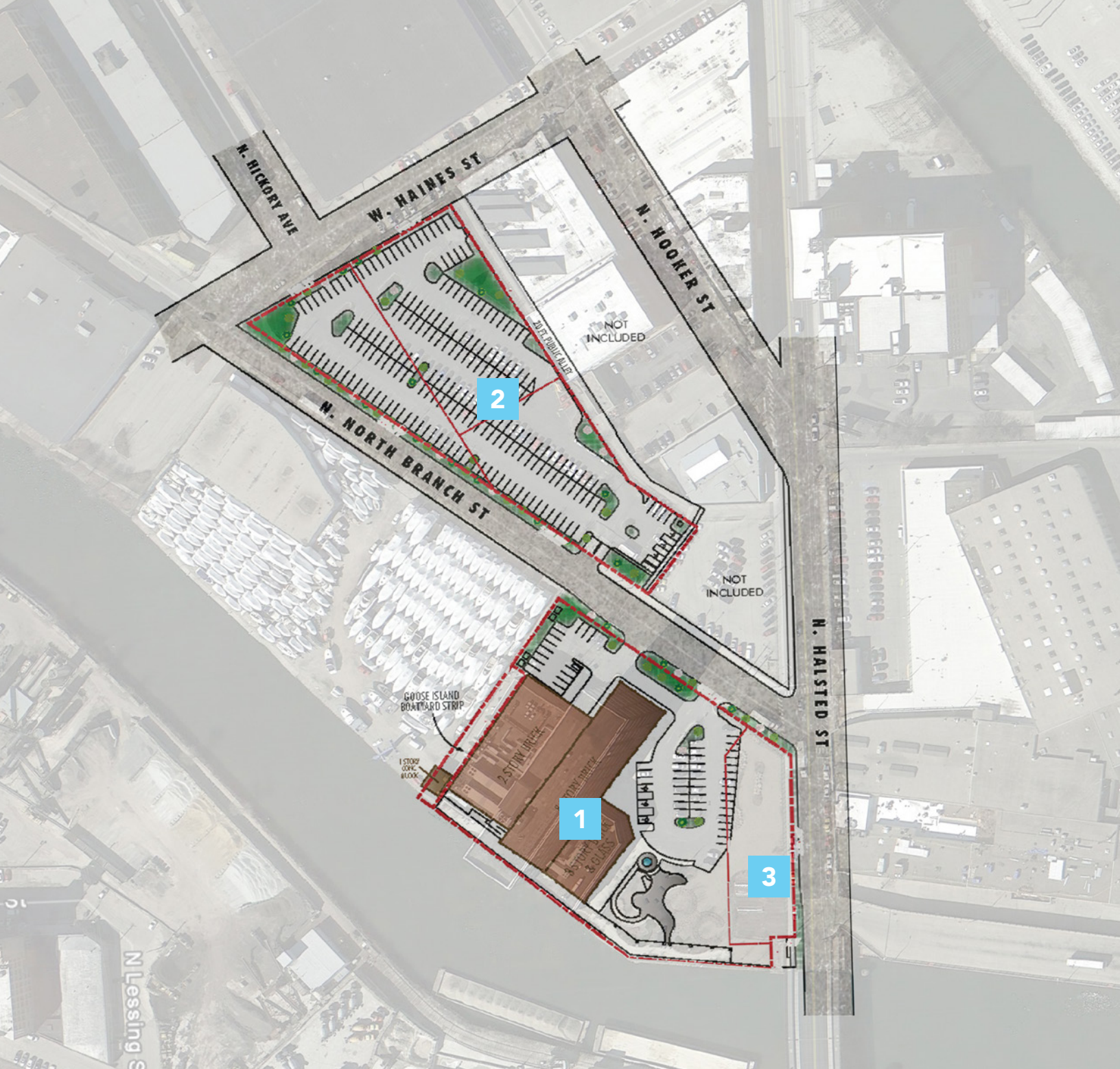
5TH FLOOR



OFFICE
SPACE
AVAILABLE



With a center core and 16,000-25,000 SF floor plates, 900 North Branch can be efficiently cut for the most dynamic of users. Having oversized windows and unencumbered views on all sides of the property, the site offers maximum exposure to city views and an abundance of natural light.



900 NORTH BRANCH SPECS:

- **Total RBA:** 169,490
- **Floor One RBA:** 32,901
- **Floor Two RBA:** 22,571
- **Floor Three RBA:** 37,254
- **Floors Four Through Eight RBA:** 15,353
- **Parking Stalls:** 200
- **Dock Doors:** 2
- **Signage:** Rooftop Exposure with Expressway Frontage, Monument Street Level, and Building Crown
- **Property Amenities:** Fitness Center, Riverfront Walkway, Riverfront Frontage, Potential Rooftop/ Additional Outdoor Space



WALK SCORE

72

VERY WALKABLE

Most errands can be accomplished on foot.



TRANSIT SCORE

80

EXCELLENT TRANSIT

Transit is convenient for most trips.



BIKE SCORE

81

VERY BIKEABLE

Flat as a pancake, excellent bike lanes.

LOCATION, BUILDING & PARKING



The island features three CTA commuter stops within walking distance, immediate access to expressway entry/exit, and a water taxi stop accessing Chicago's Metra commuter lines. Goose Island additionally has multiple Divvy share bike stations on and around the island.





Goddess and Grocer
Texican
KorFusion
Tabaq
Panera
Dunkin Donuts
Jerk
The Farm
Nando's
Lyfe Kitchen
Yard House



Apple
CVS
Target
Whole Foods
River North Gym
Williams-Sonoma
REI
AT&T
Mariano's
Nordstrom Rack



- CTA Brown Commuter Train Line
- CTA Blue Commuter Train Line
- CTA Purple Commuter Train Line
- Chicago Water Taxi
- CTA 8 Commuter Bus Stop
- CTA 70 Commuter Bus Stop
- CTA 66 Commuter Bus Stop
- Ramps to I-90/I-94
- 15.5 miles to O'Hare International Airport
- 12.7 miles to Midway International Airport



NEIGHBORHOOD AMENITIES



Big-name tenants like Groupon, Big Ten Network, Wrigley and Apple require big amenities. With Goose Island budding up against the bustling Clybourn Corridor and Lincoln Park neighborhoods, it's no surprise we see retail, transportation and life-style amenities on the rise. Amenities like Target, Whole Foods, Chicago Water Taxi, and the most recent, River North Gym, are just a handful.



LOOKING FORWARD

Combining the neighborhood's storied history with **modern infrastructure** and progressive energy, Goose Island has attracted firms like Amazon, Trunk Club, Wrigley, UI Labs, and Groupon

EXPERIENCE IT ALL HERE





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