

southport
LOFTS



Space Out.

THE CASE FOR HORIZONTAL CREATIVE OFFICE

Creative Office, or non-traditional office, comes in many shapes and sizes. At R2, we believe the best offices prioritize authenticity, privacy and flexibility. In response to this, R2 has built a Horizontal Creative Office portfolio that incorporates the creature comforts of home into the workplace—i.e. a quiet location, low-density buildings, private entrances, easy parking options, operable windows, greenspace, and more. Spaces that are designed to accommodate a workforce throughout and beyond the covid-era.



AWAY FROM THE DENSITY

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



PRIVATE ENTRANCE

Signage. Security.
Complete Control.



LOW RISE

No Elevators Necessary
(we have them, of course).



OUTDOOR SPACE

Greenspace.
Indoor-outdoor amenities.
Walkable neighborhoods.



PARKING

Easy, dedicated
surface parking.

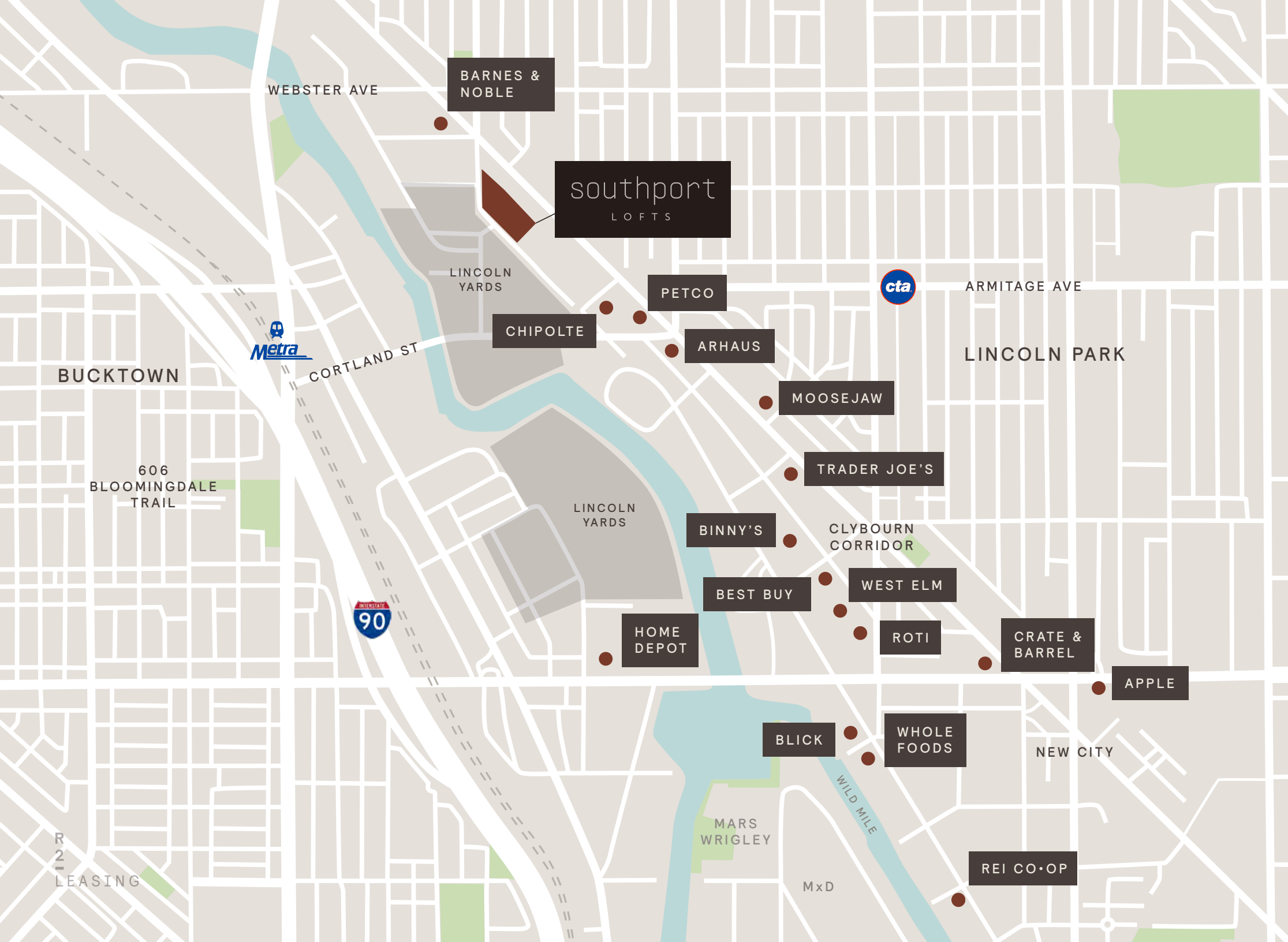


FRESH AIR

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



Area Amenities





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BUILDING FEATURES:

ADDRESS:	2061-2071 N SOUTHPORT AVE CHICAGO, ILLINOIS 60614
BUILDING SIZE:	90,000 SF
AVAILABILITY:	18,000-40,000 RSF
PARKING:	+/- 55 SPACES
OUTDOOR:	SKYLINE VIEW ROOF DECK
RATE:	\$28.00-\$31.00/SF NNN

AUTHENTIC CREATIVE OFFICE:

Historic creative loft-office with heavy timber and exposed brick. Fully rehabbed building with incredible window lines and ceiling height; Commercial space located below 56 new high-end residential units.

CENTRAL LOCATION:

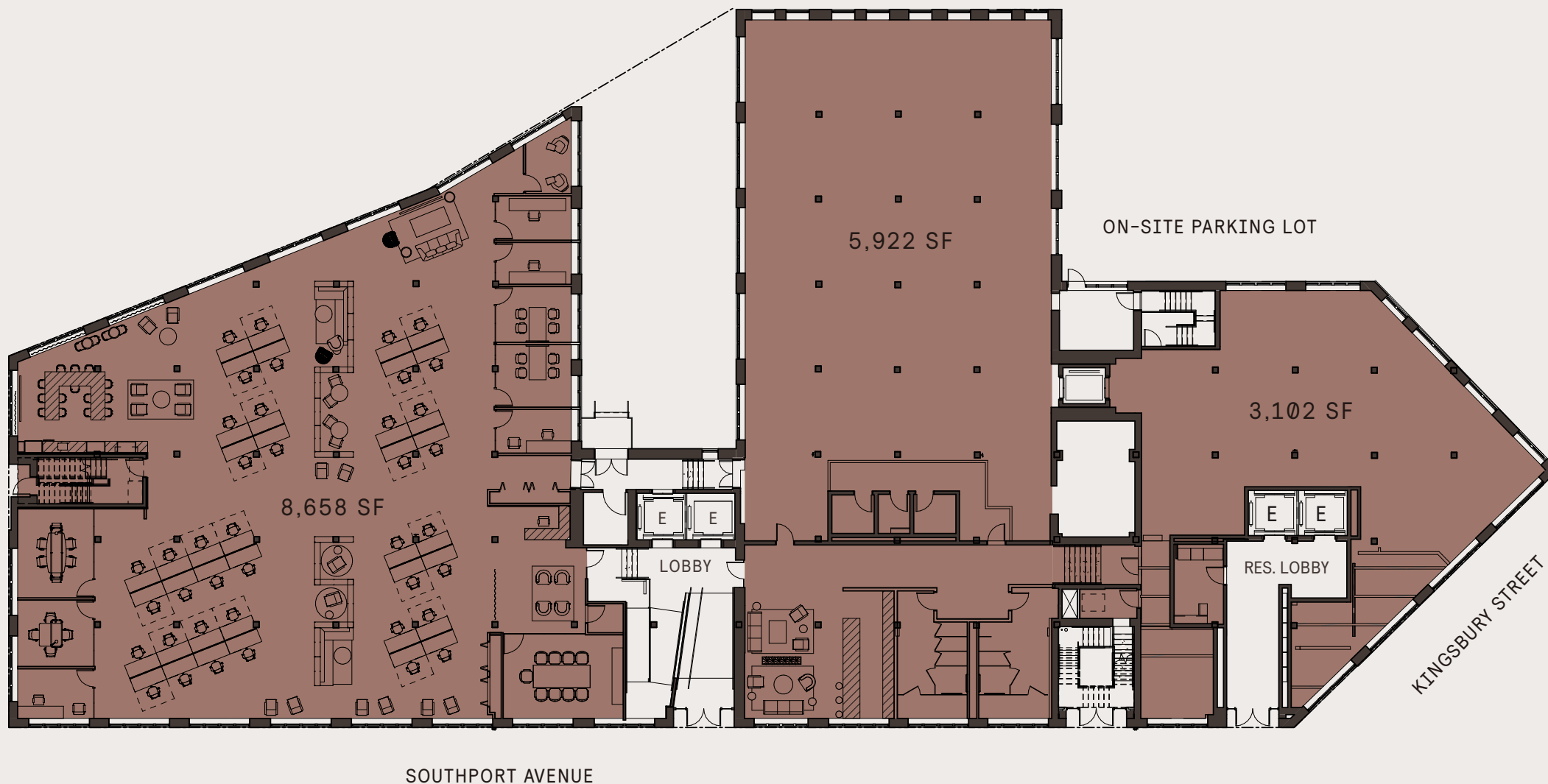
Located steps from the Clybourn Retail Corridor, surrounded by Chicago's best residential neighborhoods: Wicker Park, Bucktown, Old Town, River North and River West. Excellent North Branch location across the street from the \$10B, 52 acre Lincoln Yards Development. Easy access to public transportation via Armitage CTA Station and Clybourn Metra Stop.

AMENITY PACKAGE:

- Dedicated parking on-site
- Rooftop with skyline views
- Dedicated Signage
- Bike Room
- Dog Wash

Spec Suite

FIRST FLOOR
AVAILABLE SPACE
18,323 RSF

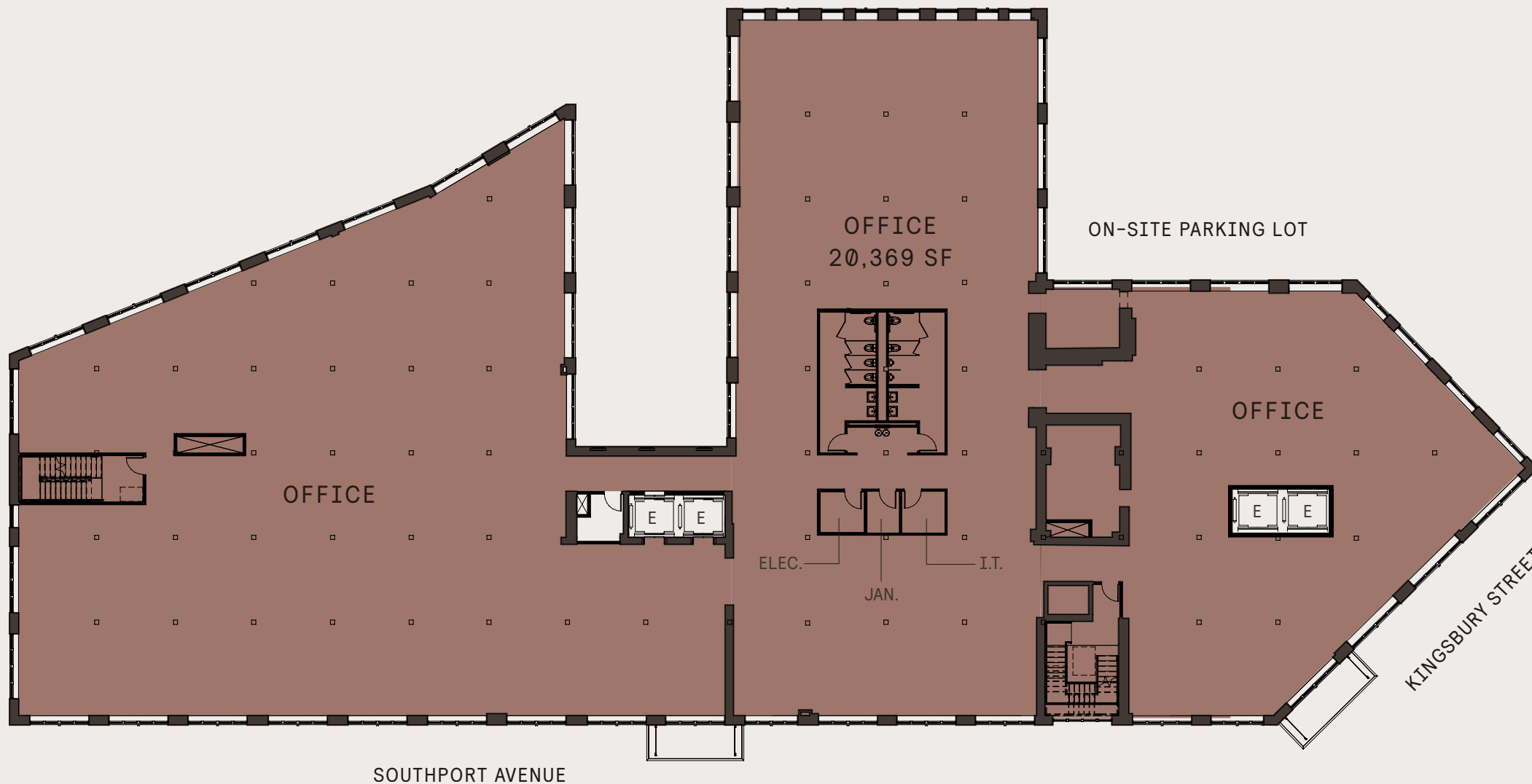


FLOOR

1

Available Space

SECOND FLOOR
AVAILABLE SPACE
20,369 RSF



FLOOR

2



SOUTHPORT LOFTS
Exterior

OFFICE SPACE
FOR LEASE
SCOTT SESSA
312.366.2779



— SOUTHPORT LOFTS
Exterior



—
SOUTHPORT LOFTS
Spec Suite Rendering



SOUTHPORT LOFTS
Spec Suite Rendering



SOUTHPORT LOFTS
Spec Suite Rendering



—
SOUTHPORT LOFTS
Spec Suite Rendering



SOUTHPORT LOFTS
Existing Conditions



SOUTHPORT LOFTS
Tenant Lounge



—
SOUTHPORT LOFTS
Rooftop

In Relentless Pursuit of Opportunity.

R2 was created to source, acquire and uncover irreplaceable real estate in emerging and in-fill urban locations. R2 owns and operates over 6 million square feet across over 40 buildings and maintains offices in Chicago, Minneapolis & Milwaukee.

R2's vertically integrated platform is led by experienced Principals in Investment, Leasing, Asset Management, Property Management, Design & Construction. R2 has a multi-year track record of successfully repositioning Creative Office buildings across the Midwest.

For additional information, visit R2.ME

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