

RIVERE
OF RIVER NORTH

the office building

REINVENTED





built by the founder of River North

In 1970, Albert Friedman inherited a hot dog stand, located at 500 North Clark Street and a former hotel, located at 417 North Clark Street. Over the next 50 years, Mr. Friedman would dedicate his career to fostering the revitalization of the neighborhood he would name; River North.

Now, Friedman Properties is delivering an office experience inspired by the community it calls home, and named for the former hotel that started it all.

Welcome to River North.

WELCOME TO RIVERE.

Project Overview

Project Overview

674,000 SF - 28 Stories

26,000 SF Typical Floor Plates

Office: 566,000 SF

Retail: 30,000 SF

Amenities: 26,000 SF

13' 5" Slab-to-Slab Height

20 Indoor Parking Spaces

40 Bike Storage Spots





**CONCRETE
CONSTRUCTION**



**COLUMN-FREE
CORNERS**



**TIMELESS ANODIZED
CURTAIN WALL WITH FULL
HEIGHT WINDOWS**



**EXCLUSIVE TENANT
TERRACES**



HOTEL INSPIRED LOBBY



**PRIVATE CLUB QUALITY
FITNESS CENTER**



**TWO-STORY HEIGHT
SKYGARDEN**



**EXPANSIVE
CONFERENCE CENTER**



**PENTHOUSE
LOUNGE**



**ROOFTOP PARK &
OUTDOOR LOUNGE**

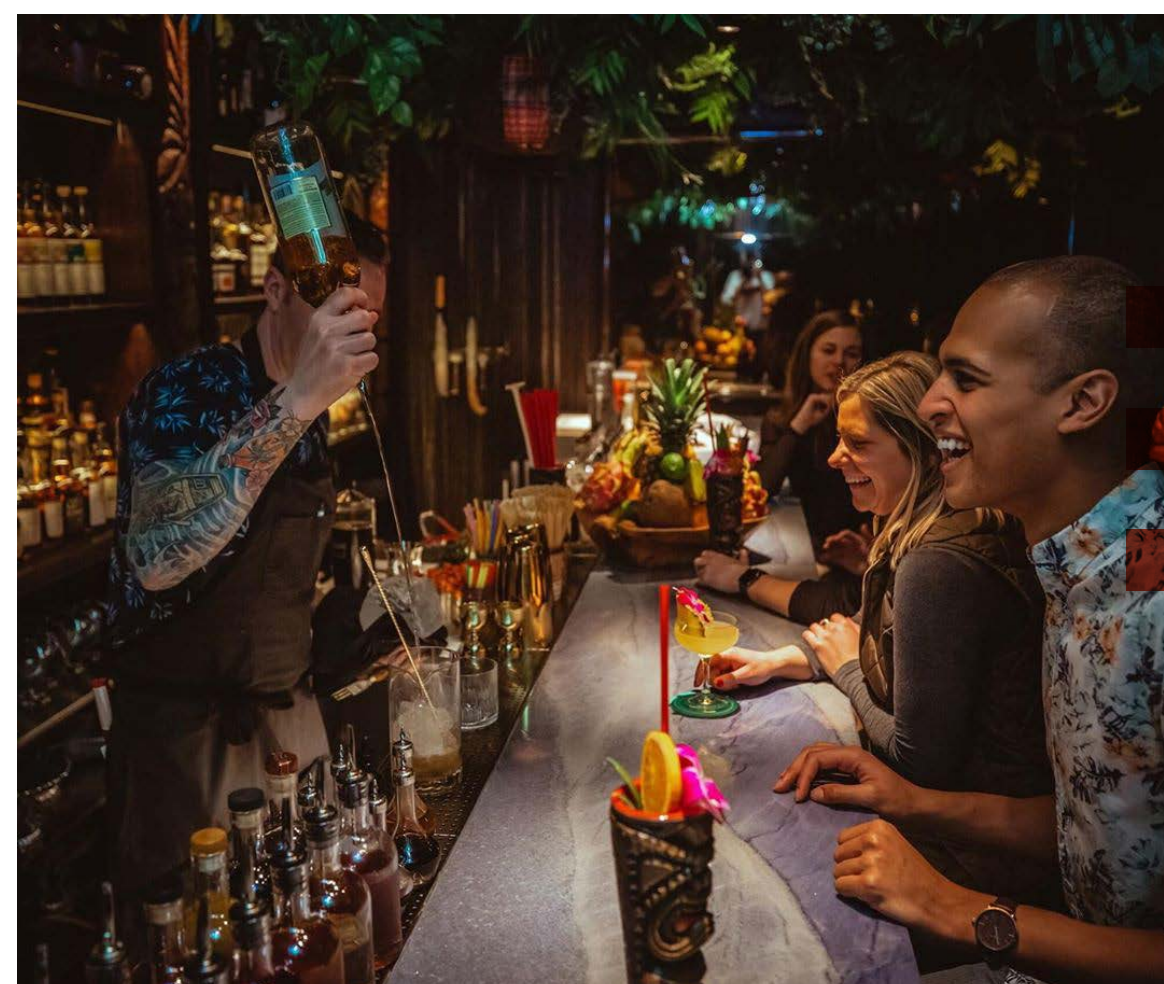
Location

LOCATION

RIVER

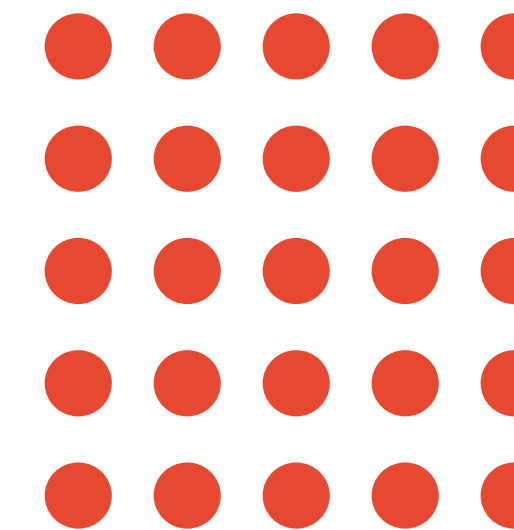


RIVER NORTH
THEN & NOW



River North like you've never experienced

With its world-class shopping, art galleries, destination-worthy restaurants and iconic nightlife, River North truly has it all. Global businesses call the neighborhood home, benefiting from the area's urban energy and central location. River North stretches along the Chicago River, is steps from the Loop and Michigan Avenue and is served by public transit, bike shares and river taxis, with ready access to expressways. This lively neighborhood is hardworking by day and vibrant by night, the perfect location for Chicago companies to attract and retain top talent. With Friedman Properties deep River North roots you'll always have access to the best of the neighborhood.



***NEIGHBORHOOD
AMENITIES***

RIVER

3,000+

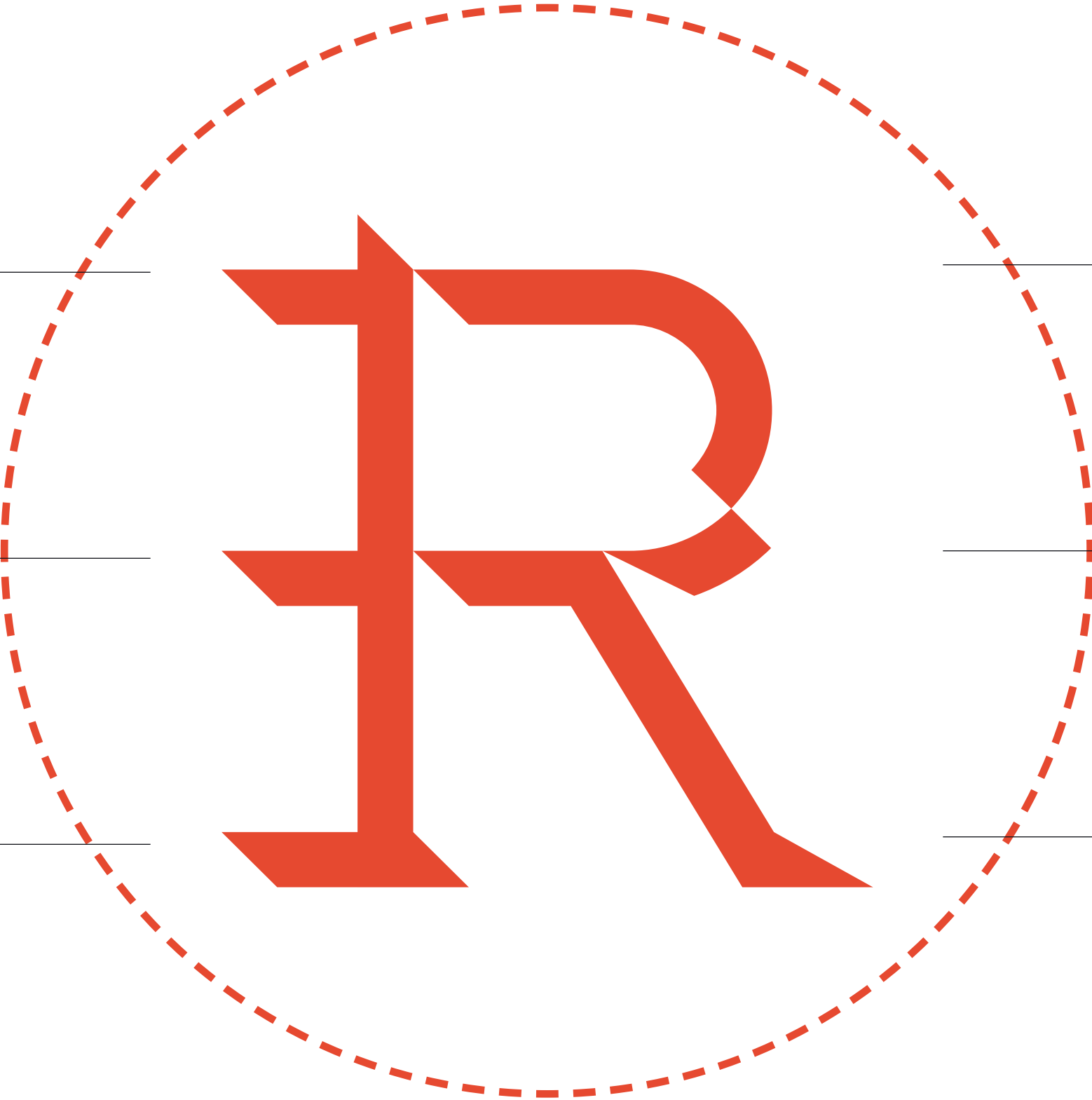
Parking Spaces

200+

Restaurants

5,000+

Hotel Rooms



20,000+

Rental Apartments

250+









Retail & Shopping Locations

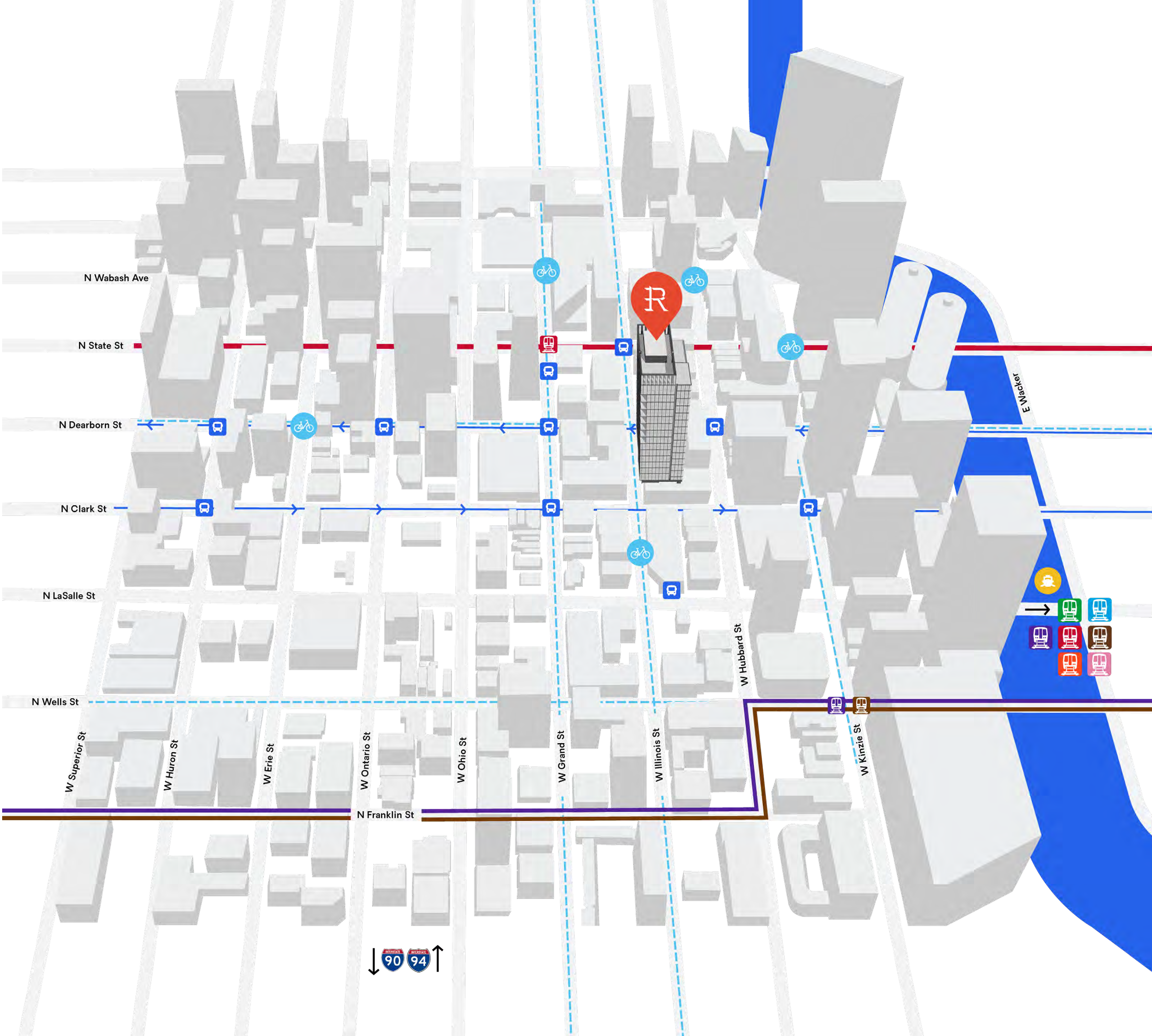
3,200+

Office Tenants

GETTING AROUND

Public Transit

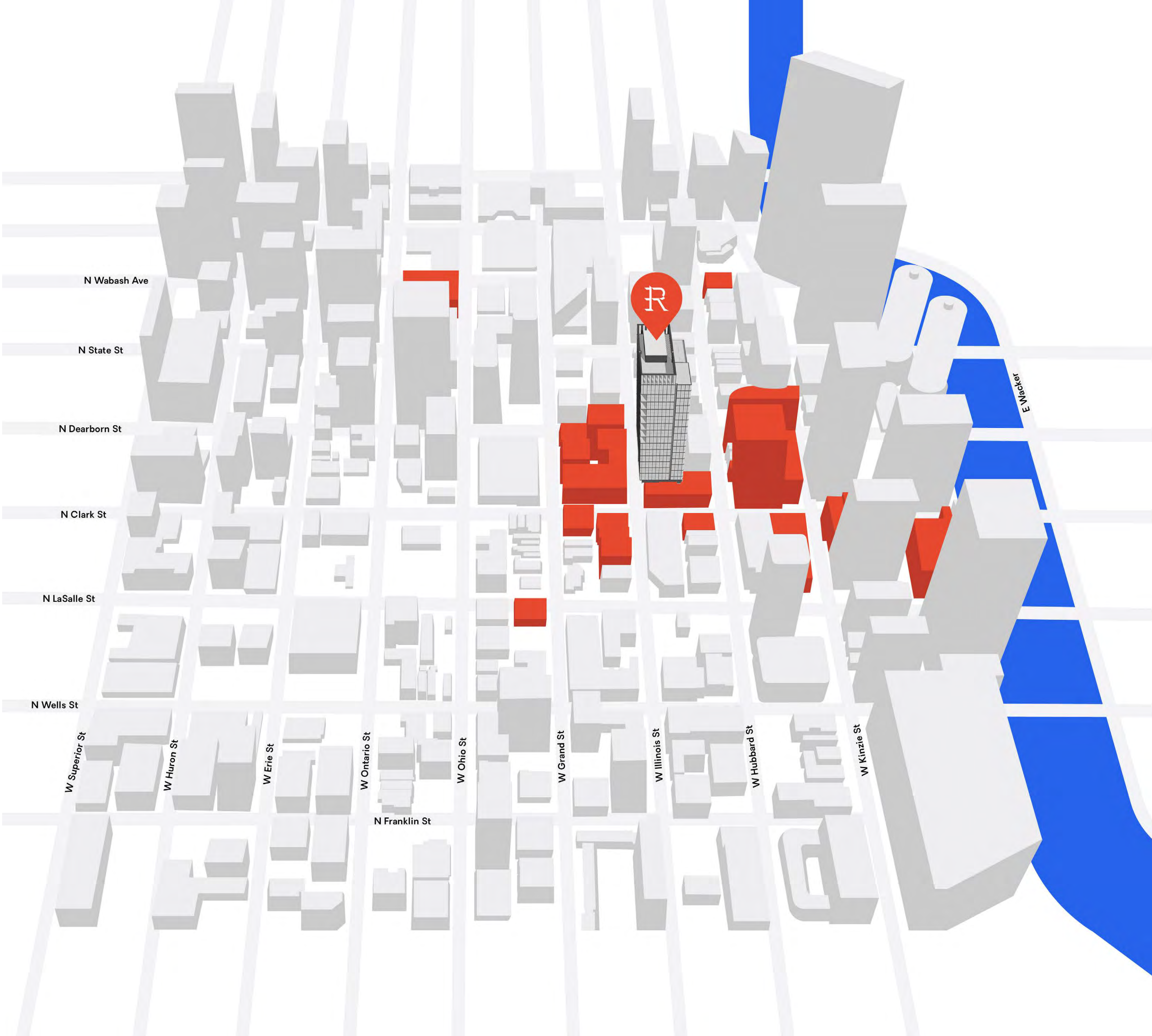
-  3 minute walk to Grand Red Line CTA station.
-  6 minute walk to Merchandise Mart Purple and Brown Line CTA station.
-  5 Divvy bike stations within a 5 minute walk.
-  5 minute walk to Water Taxi.
-  Access to multiple stops for the 22 Clark bus.
-  Access to bike lanes.
-  Short walk to Clark and Lake CTA stations.
-  Easy access to freeway.



WE KNOW A GUY

The Friedman Properties Portfolio

RIVER



HOSTING CLIENTS

Dining & Entertainment

RIVER

BAR
RAMONE

GRILL

THE KITCHEN

RIVER
PUNKS

Shaw's
CRAB HOUSE

25°

UNDERGROUND

CHICAGO CUT
STEAKHOUSE

I/O
GODFREY

HOUSE OF
BLUES

PROSECCO
RESTAURANT

Smith & Wollensky
America's Steakhouse

ZED 451

SÓTANO

HUB
51

MAGGIANO'S
LITTLE ITALY

ROTISSERIE
ēma

THE SMITH
RESTAURANT & BAR

ARBELLA

BRINDILLE

THE COMEDY
BAR

GT

HOWL
AT THE MOON

PUBLIC HOUSE

sound-bar

BEATRIX

IL FORCELLINO
FINE DINE ITALIAN

MASTRO'S
STEAKHOUSE

RPM
ITALIAN

SUNDA
NEW ASIAN

BARRIO

Broken
Shaker

SPiN

IT
PRIME

Joe's
MARINO
PRIME STEAK
& FINE DINE

THE PURPLE PIG
CLASSIC PORK & BONE

SPYBAR
CHICAGO

BUS CITY
BUS CITY

INDIA HOUSE

NONNINA

RPM
STEAK

SUSHI-SAN
寿司さん

THE
Berkshire
ROOM

Chicago
Chop House

CELESTE

Gene & Georgetti
Chicago's finest since 1947

HENRY'S

Lou Malabati's
PIZZERIA

siena 半 tavern

Tata
cocina peruana

ēma

拉麵さん
(RAMEN-SAN)

Three Dots
and a Dash

Topolobampo

GILT BAR

HIGHLINE

Munchies

TAO

The Chopping
Block





10PIN











LET'S DO LUNCH





Local Options





RIVER














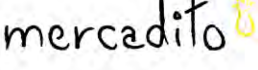





















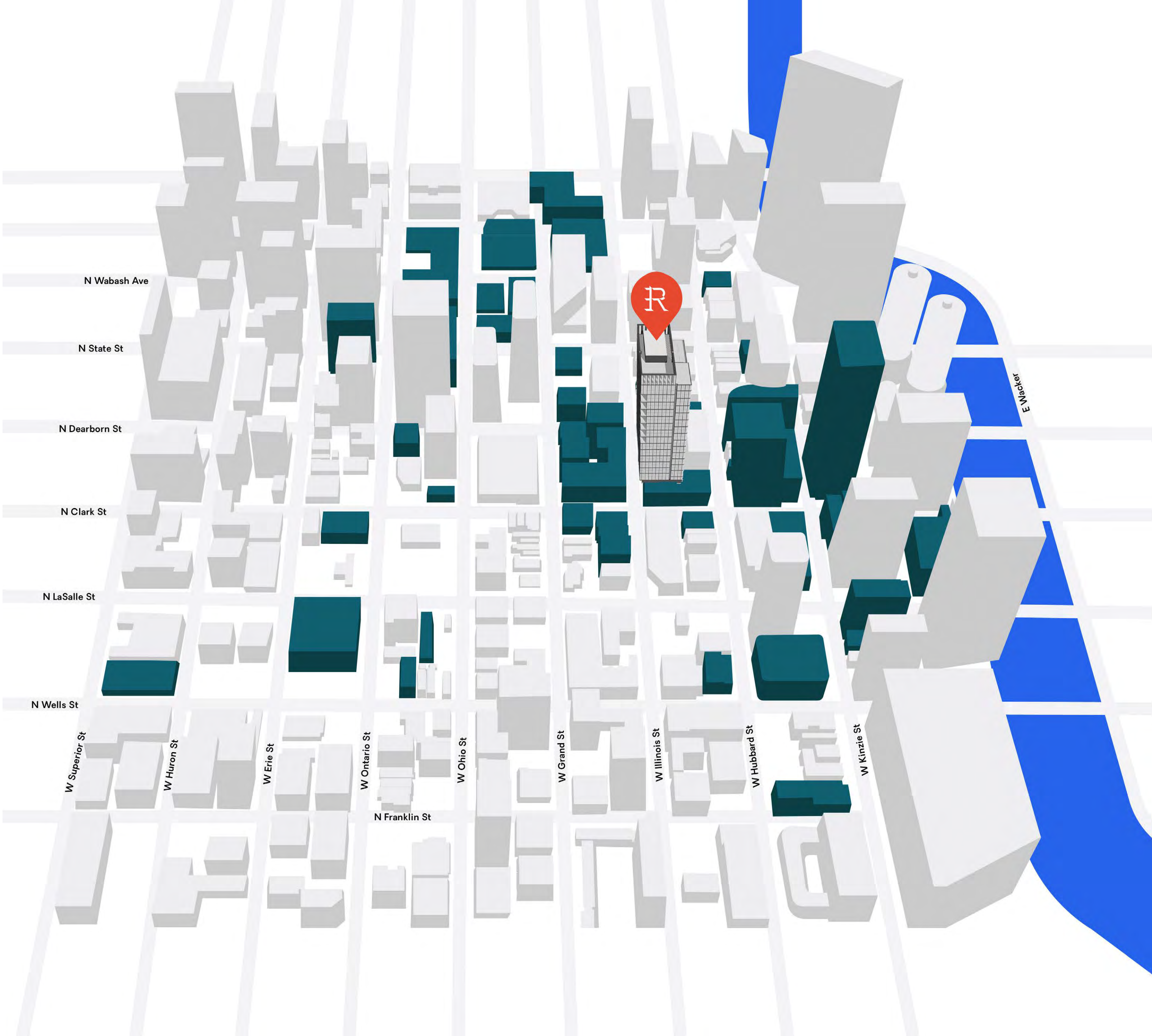












STAY AWHILE

Hotels



THE LANGHAM
CHICAGO



THE PENINSULA
CHICAGO

CONRAD
CHICAGO



THE GODFREY
HOTEL CHICAGO

THE GWEN HOTEL
MICHIGAN AVENUE CHICAGO



HOME2
SUITES BY HILTON



Fairfield
BY MARRIOTT

OMNI HOTELS
& RESORTS

KIMPTON HOTEL
PALOMAR
CHICAGO

WESTIN
HOTELS & RESORTS

SPRINGHILL
SUITES
BY MARRIOTT

Residence INN
BY MARRIOTT



RIVER

BEYOND OUR FITNESS CENTER

Health & Fitness

The Barre Code

BARRY'S

corepower
YOGA

ENRG



F.F.C. FITNESS
FORMULA
CLUBS

FLY

KICK@55 FITNESS

LATERALFITNESS
Think Lateral! Train Lateral!



pure barre

MAGMILE
CROSSFIT

RNG
River North Gym

STUDIO
LAGREE

STUDIO

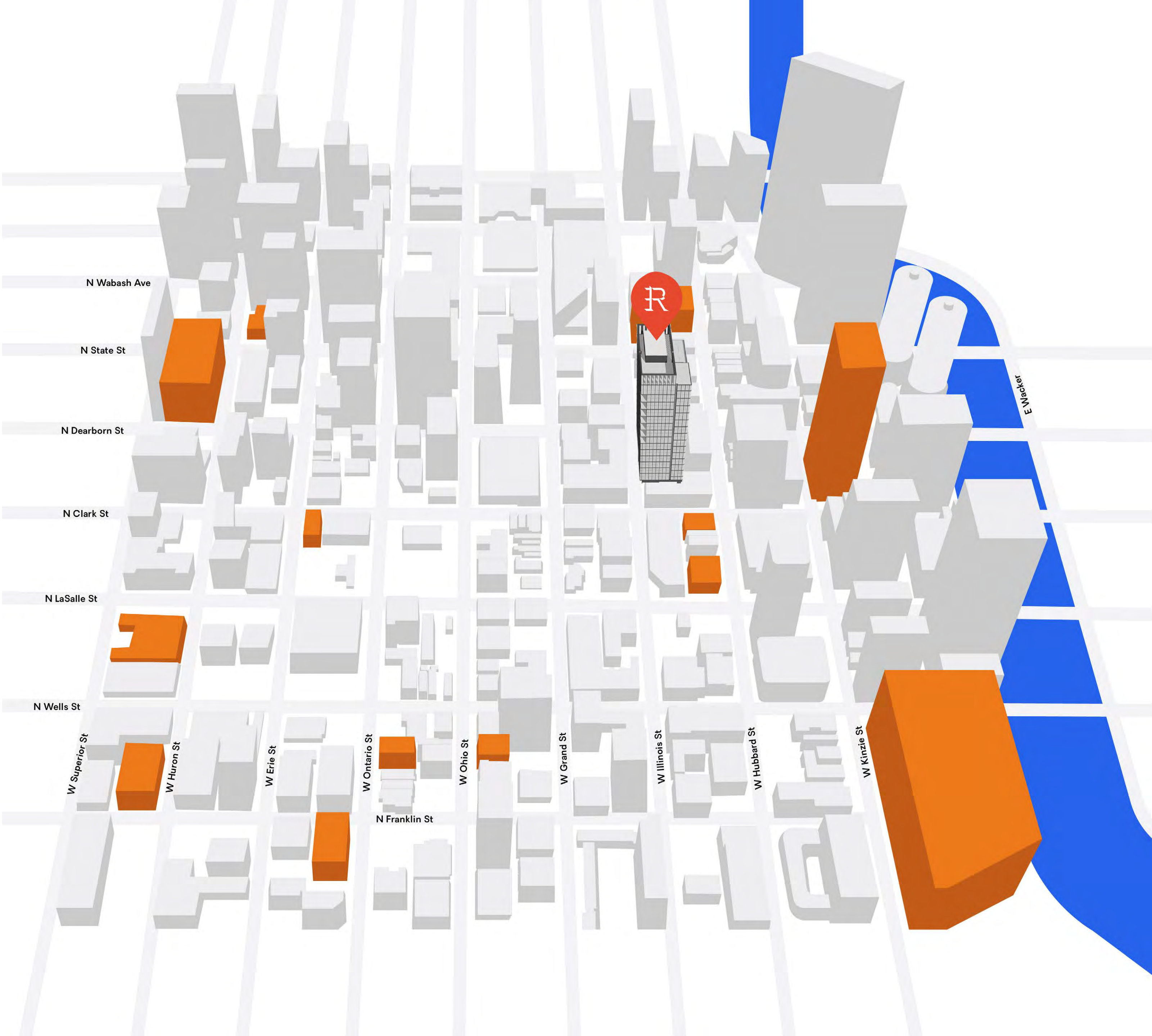
SYMMETRY



yoga now



SOULCYCLE

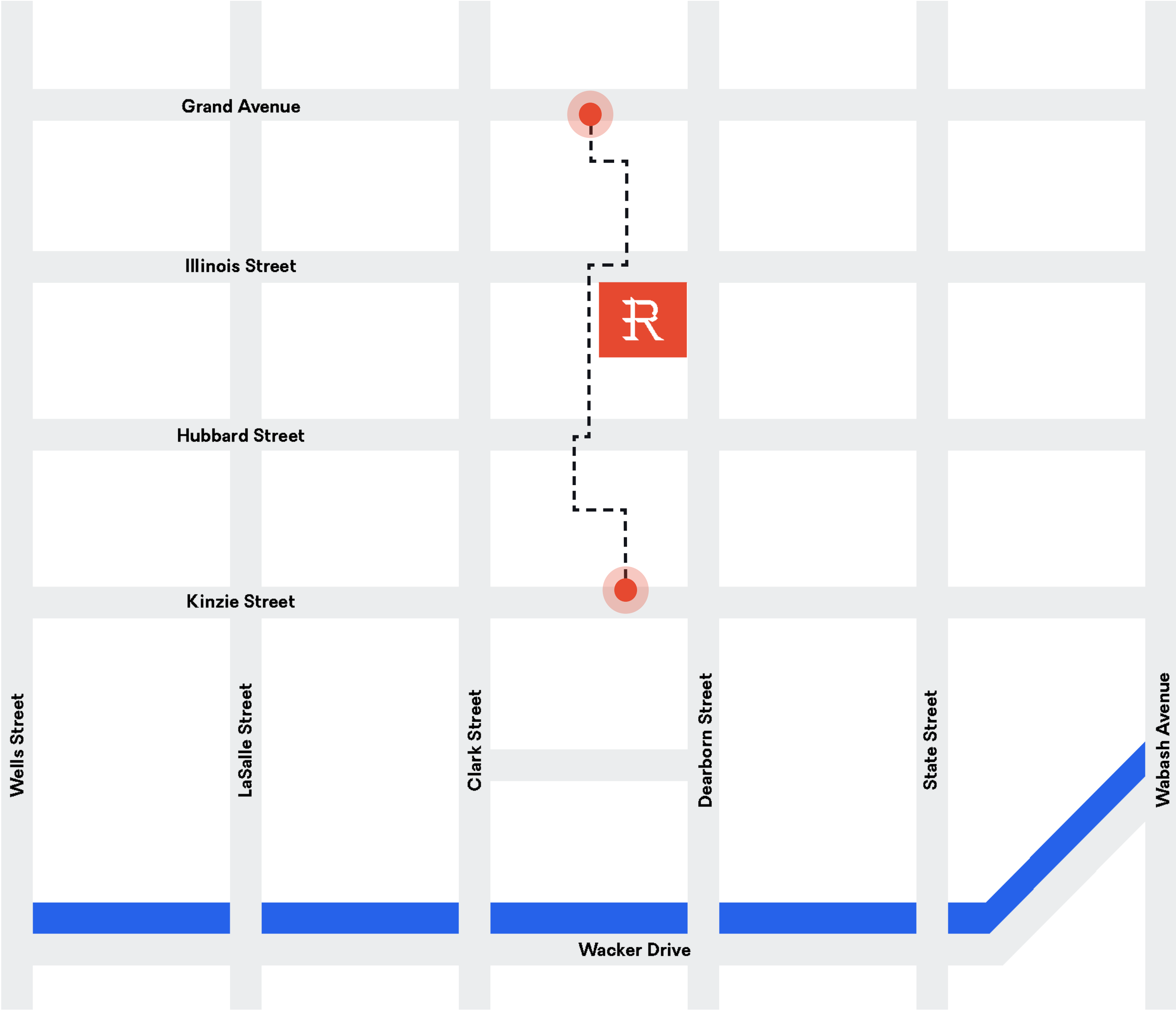


THE R MEWS



A unique multi-block network of pedestrian thoroughfares providing access to some of the cities top restaurant and nightlife destinations.

- 1 Beatrix
- 2 Sushi-San
- 3 Ema
- 4 Underground
- 5 RPM Italian
- 6 XOCO
- 7 Frontera Grill
- 8 Topolobampo
- 9 Bar Ramone
- 10 Bar Sotano
- 11 Bub City
- 12 Three Dots and a Dash
- 13 Firecakes
- 14 Ramen-San
- 15 Il Porcellino
- 16 Dance Party
- 17 RPM Steak

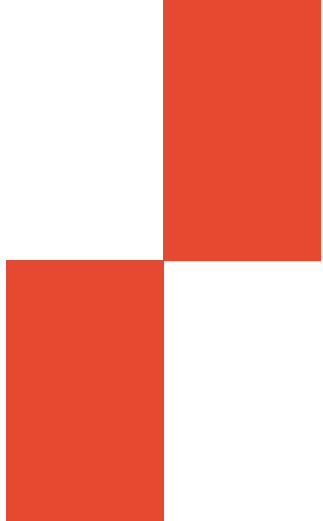
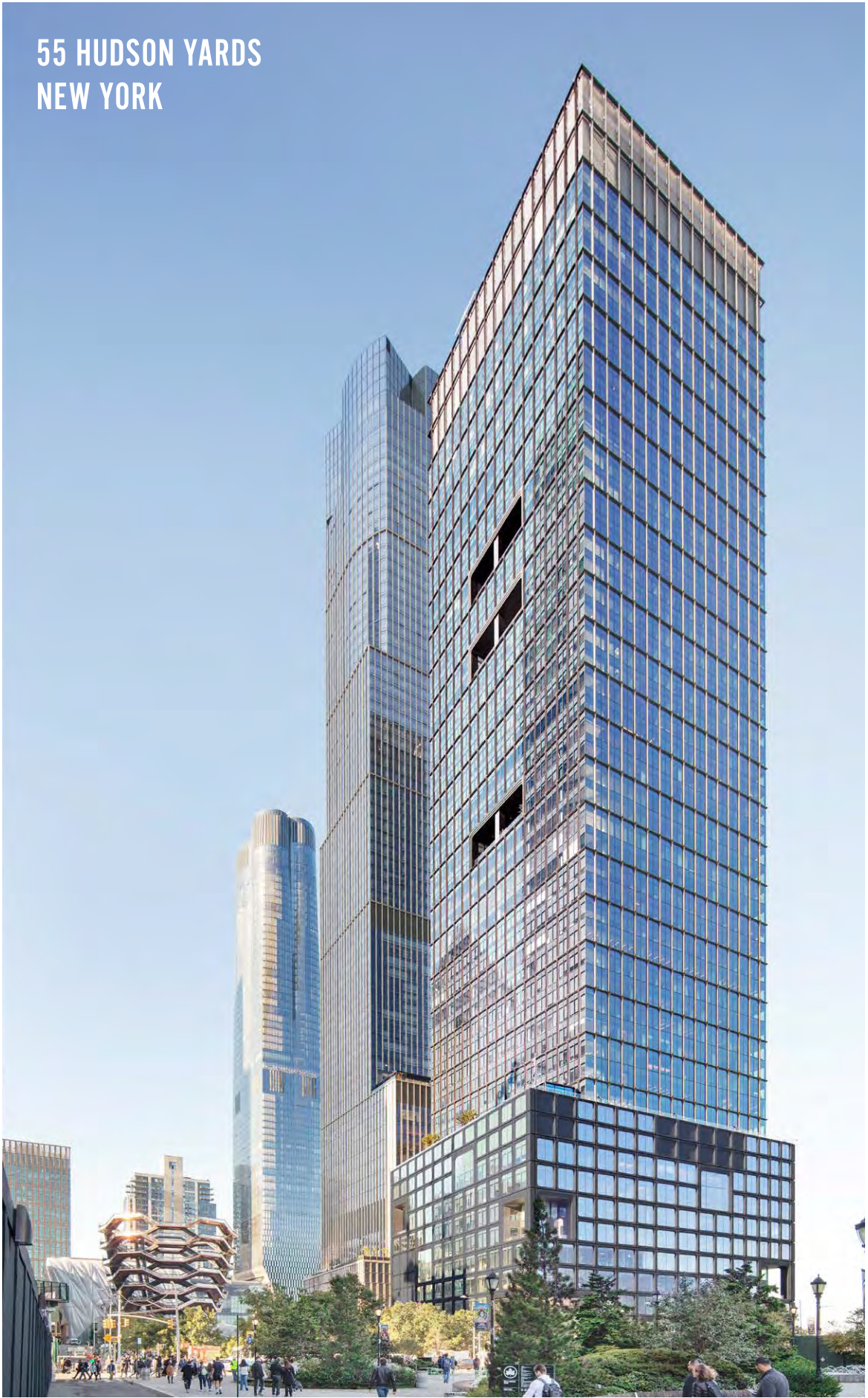
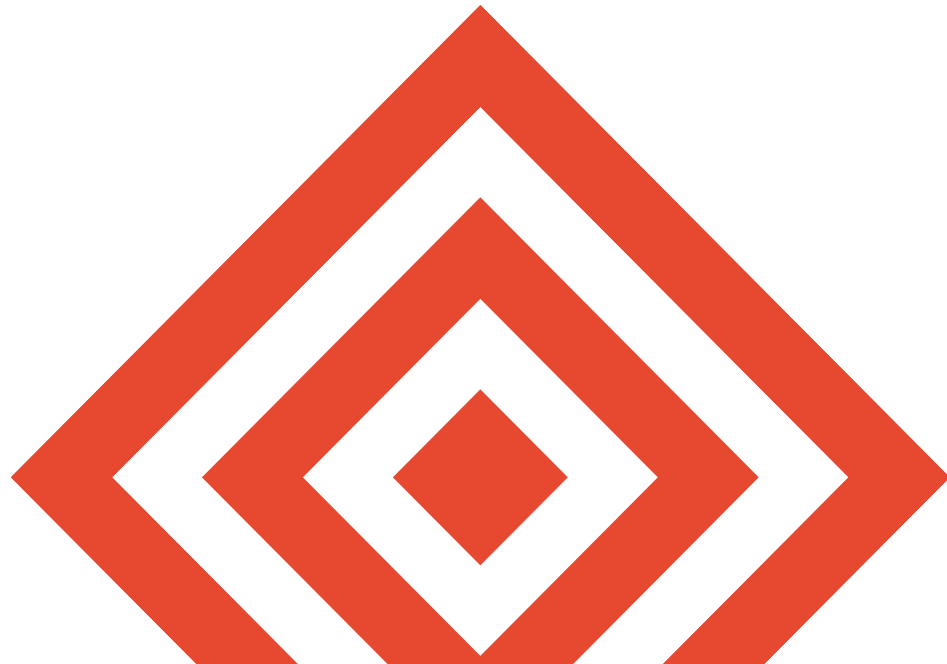


Architecture

ARCHITECTURE

INSPIRED
DESIGN

RIVERE

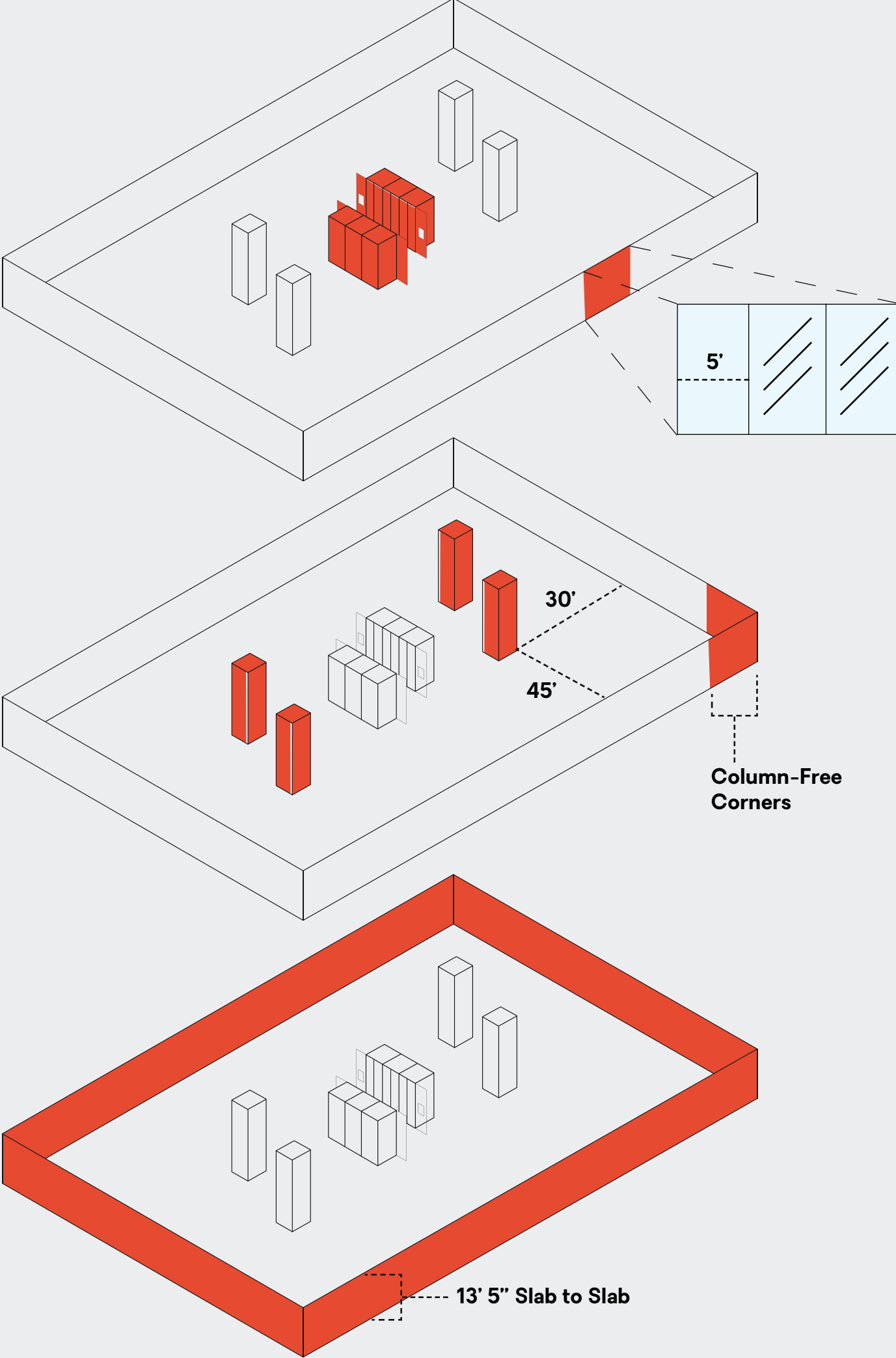




BUILDING EXTERIOR RENDERING
LOOKING NORTHWEST



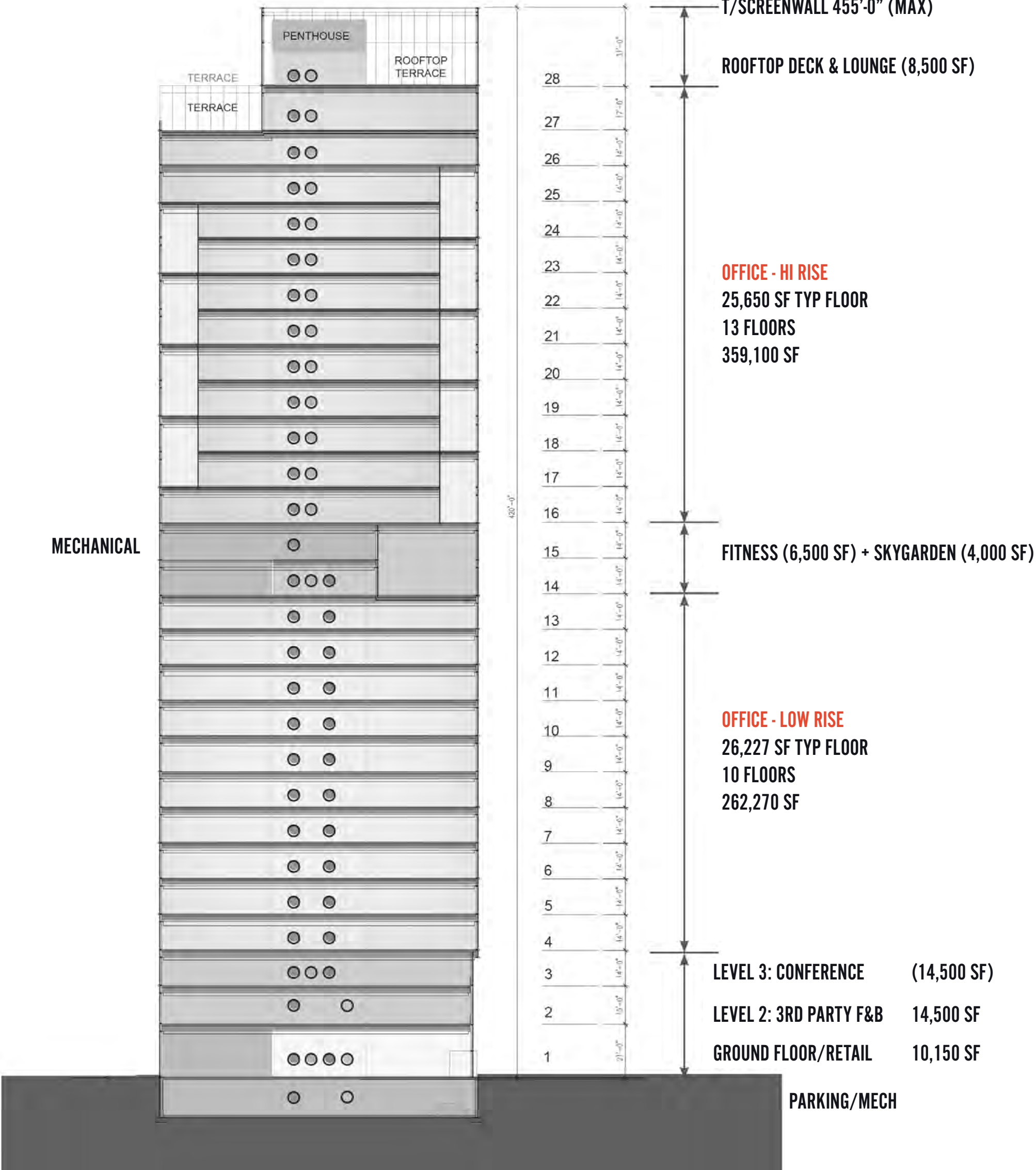
BUILDING EXTERIOR RENDERING
FROM DEARBORN & ILLINOIS

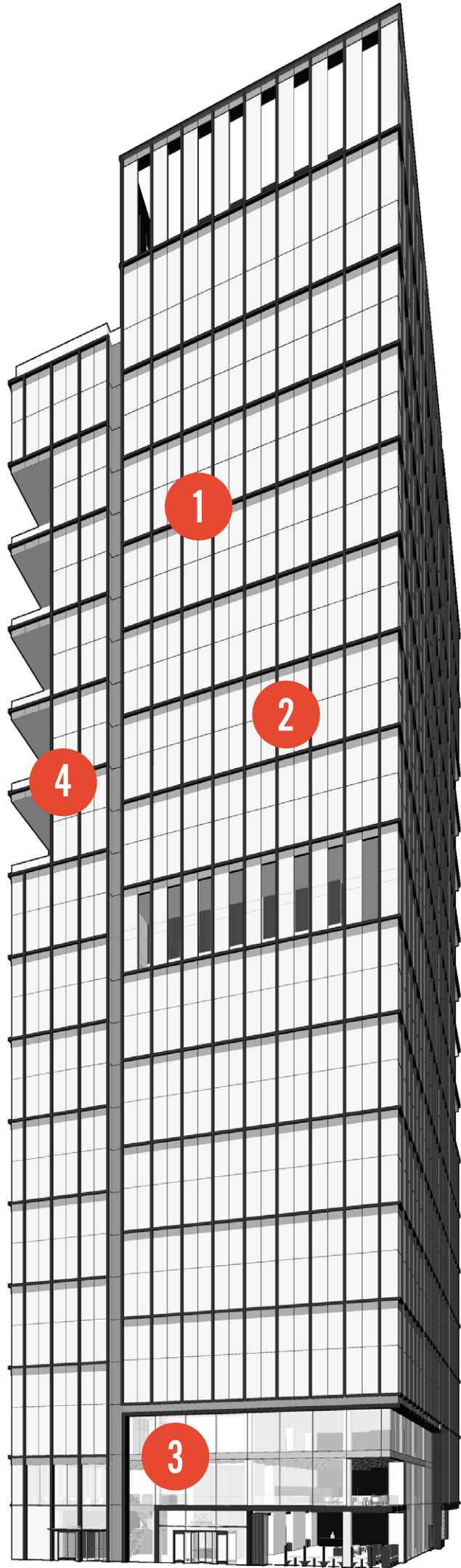


Highly efficient center-core building with 5' planning module conducive to all spatial programs

Four interior columns per floor creates expansive column-free bays of 30' x 45'

Standard slab-to-underside slab height of 13' 5" provides generous open-ceiling volume and also allows for a standard 10-foot dropped ceiling height

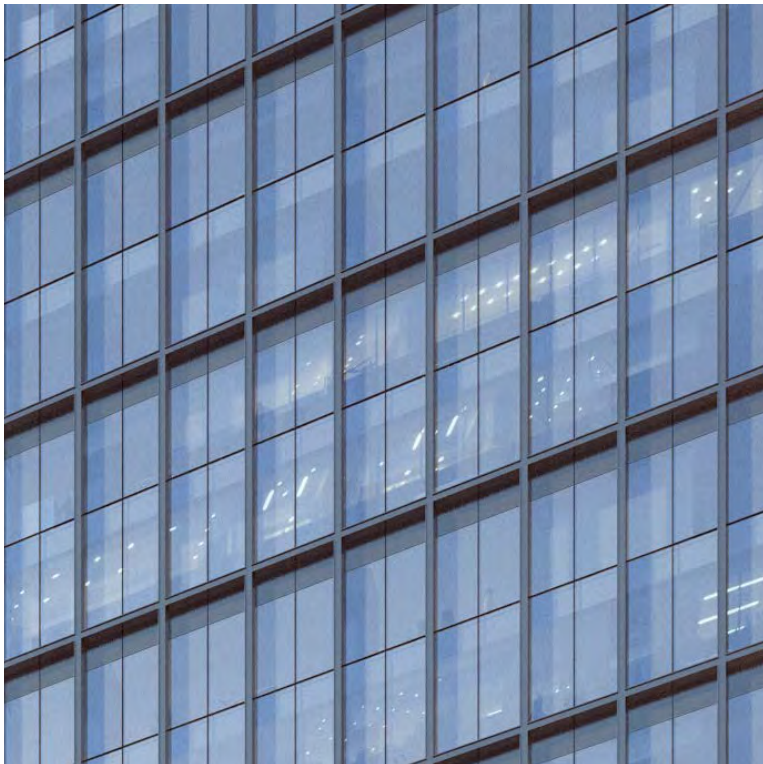




1

CURTAIN WALL

Multi-pane glass in an articulated aluminum frame system provides both excellent sound attenuation and a distinctive, timeless aesthetic.



2

FULL-HEIGHT WINDOWS

Floor-to-ceiling glass creates panoramic views of River North as well as excellent natural light throughout the entire building.



3

LOBBY & RETAIL

Thoughtful integration of lobby & retail deftly woven into the neighborhood's fabric.



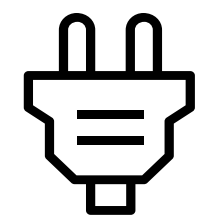
4

TERRACES

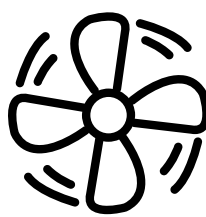
Exclusive tenant terraces on high-rise floors 16-24 & 27

Infrastructure & Technology

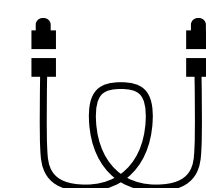
INFRASTRUCTURE, TECHNOLOGY & SUSTAINABILITY



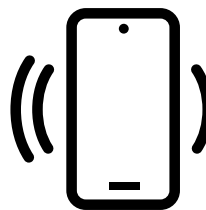
8 Watts/SF Power



Digitally-Controlled HVAC



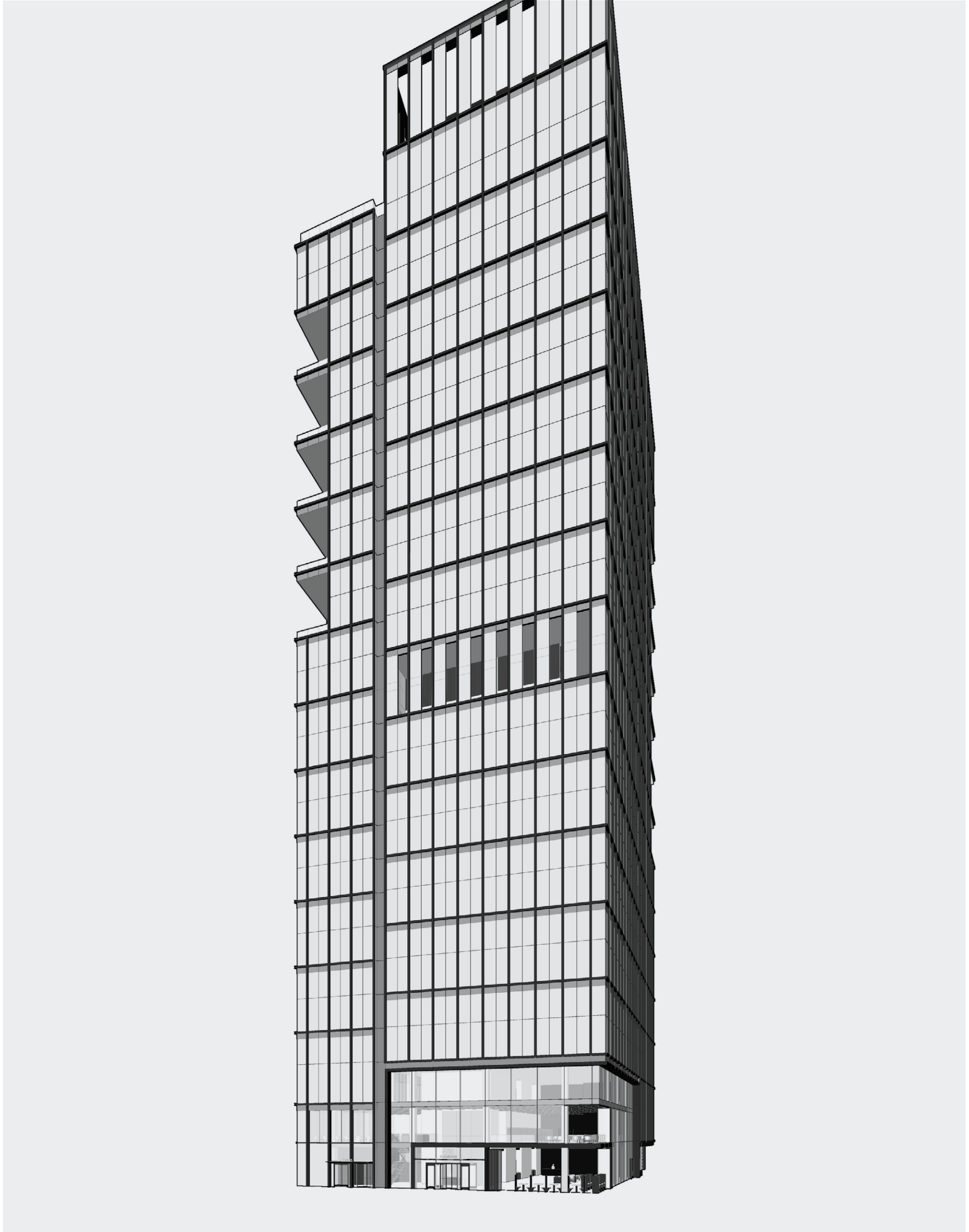
Telecommunications Redundancy



Cellular Distributed Antennae System



Fully Integrated Building App



Tenant Experience

TENANT
EXPERIENCE

FLOOR 1

Streetscape

Corner of Illinois & Dearborn

RIVER



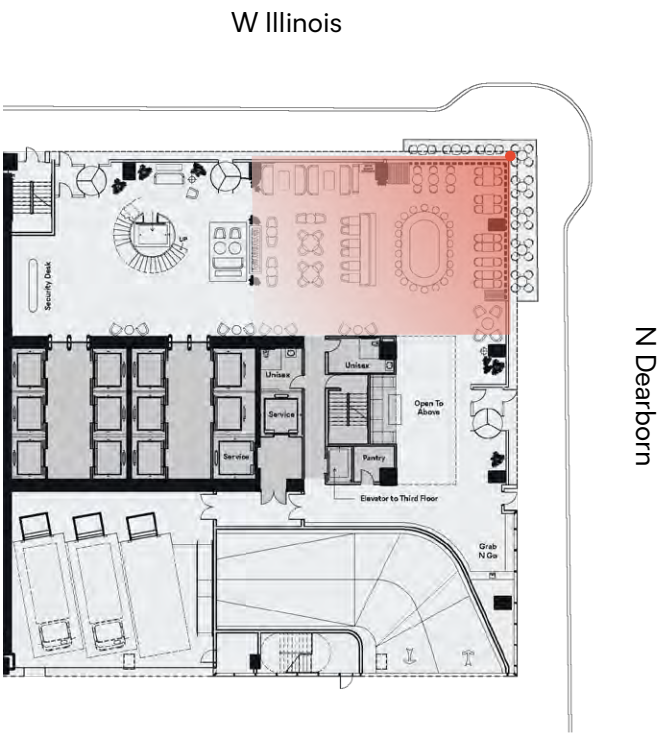
FLOOR 1

Dearborn
Entrance & Lobby



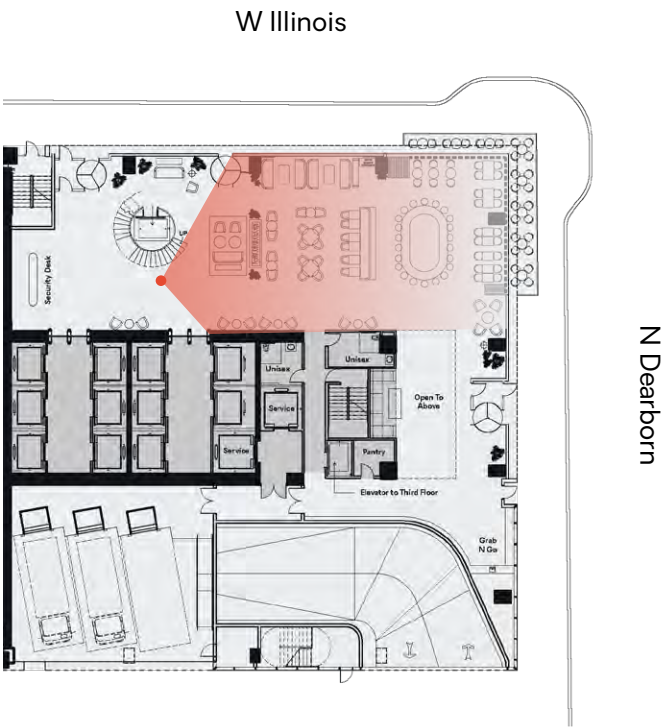
FLOOR 1

Bar & Restaurant



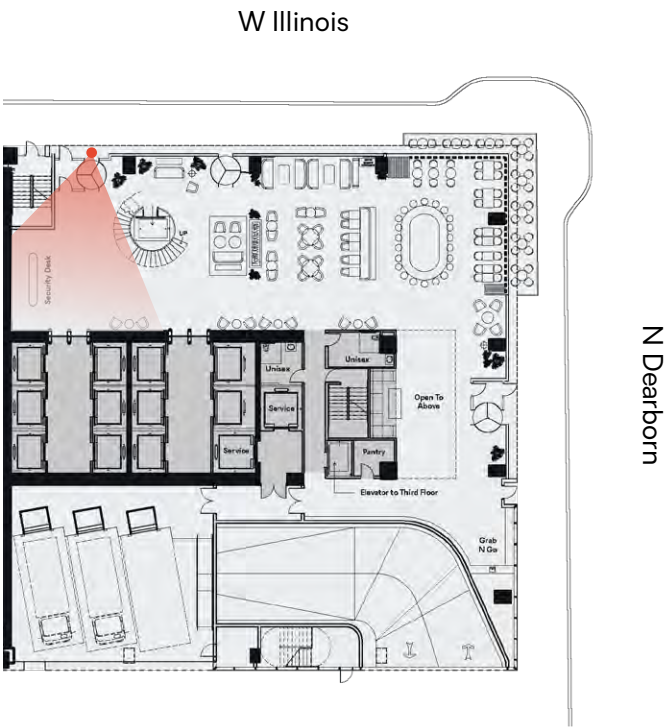
FLOOR 1

Illinois Entrance
& Lobby



FLOOR 1

Security Desk
& Elevator
Corridor



FLOOR 2

Bar & Restaurant



FLOOR 3

Conference Center



FLOOR 14

SkyGarden

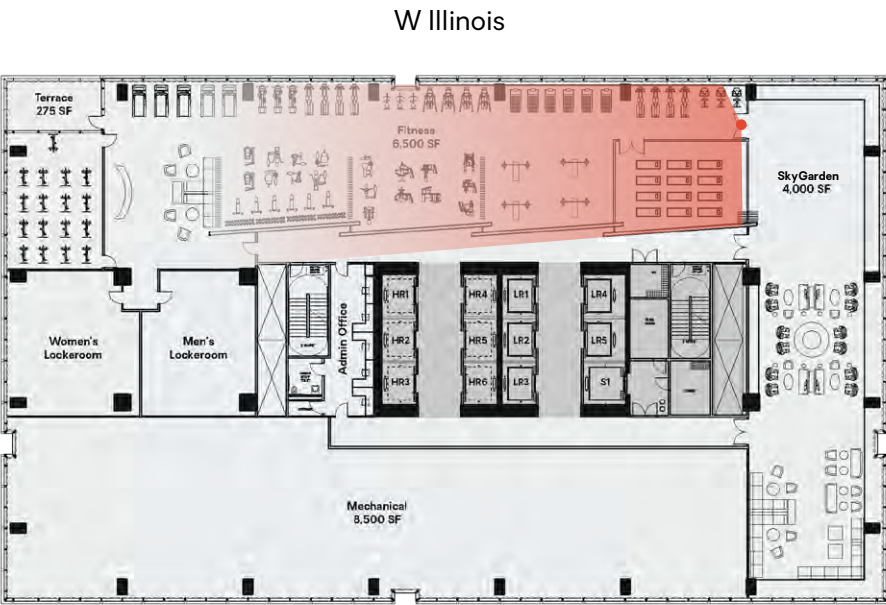


N Dearborn



FLOOR 14

Fitness Center

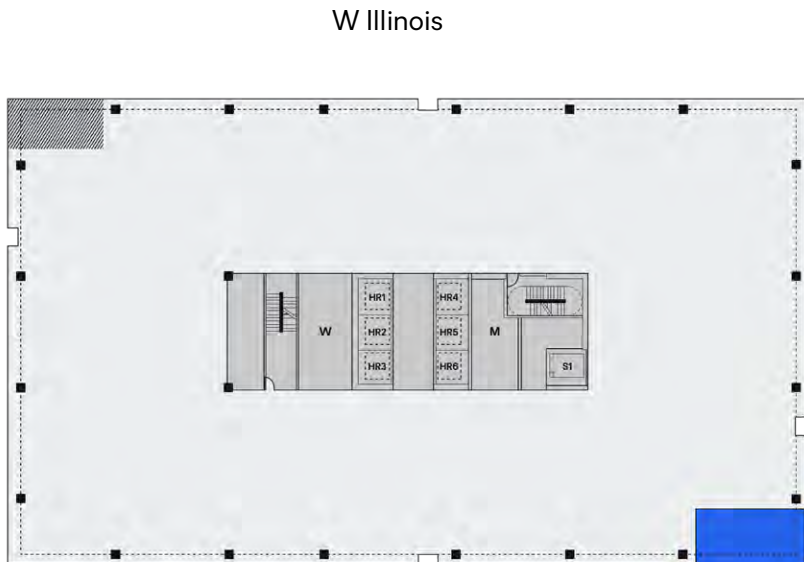


N Dearborn



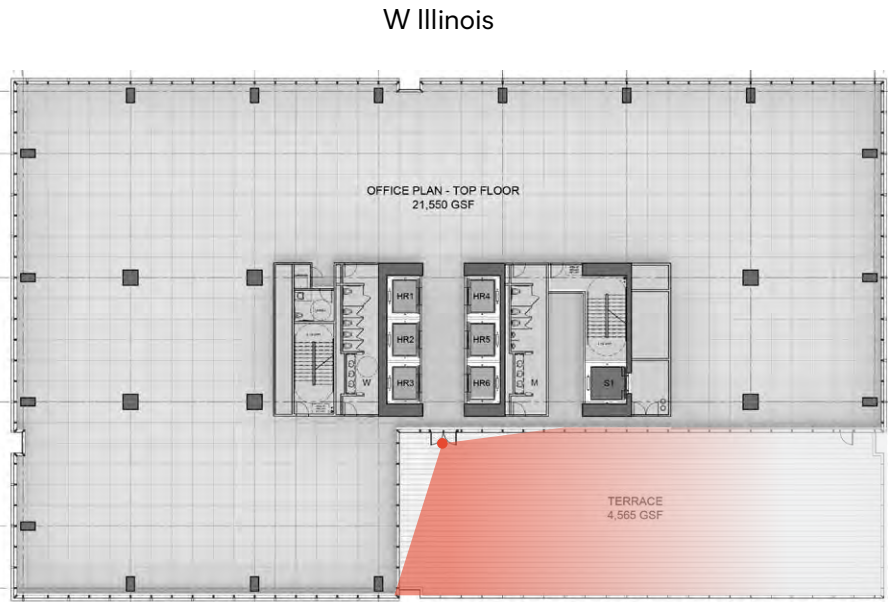
FLOORS 16-24

Private Office
Terraces



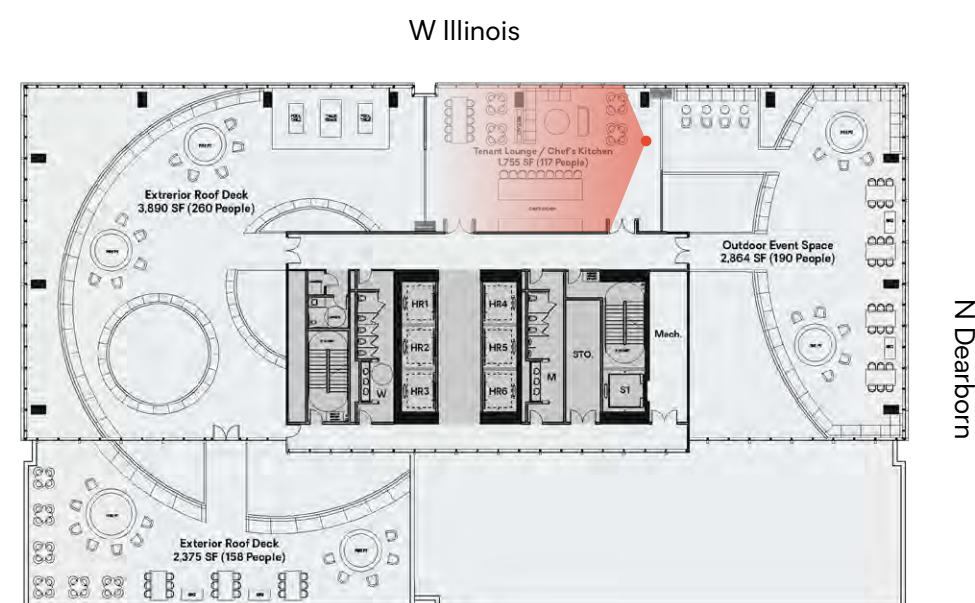
FLOOR 27

Tenant Exclusive Terrace



FLOOR 28

Rooftop All Seasons Lounge



FLOOR 28

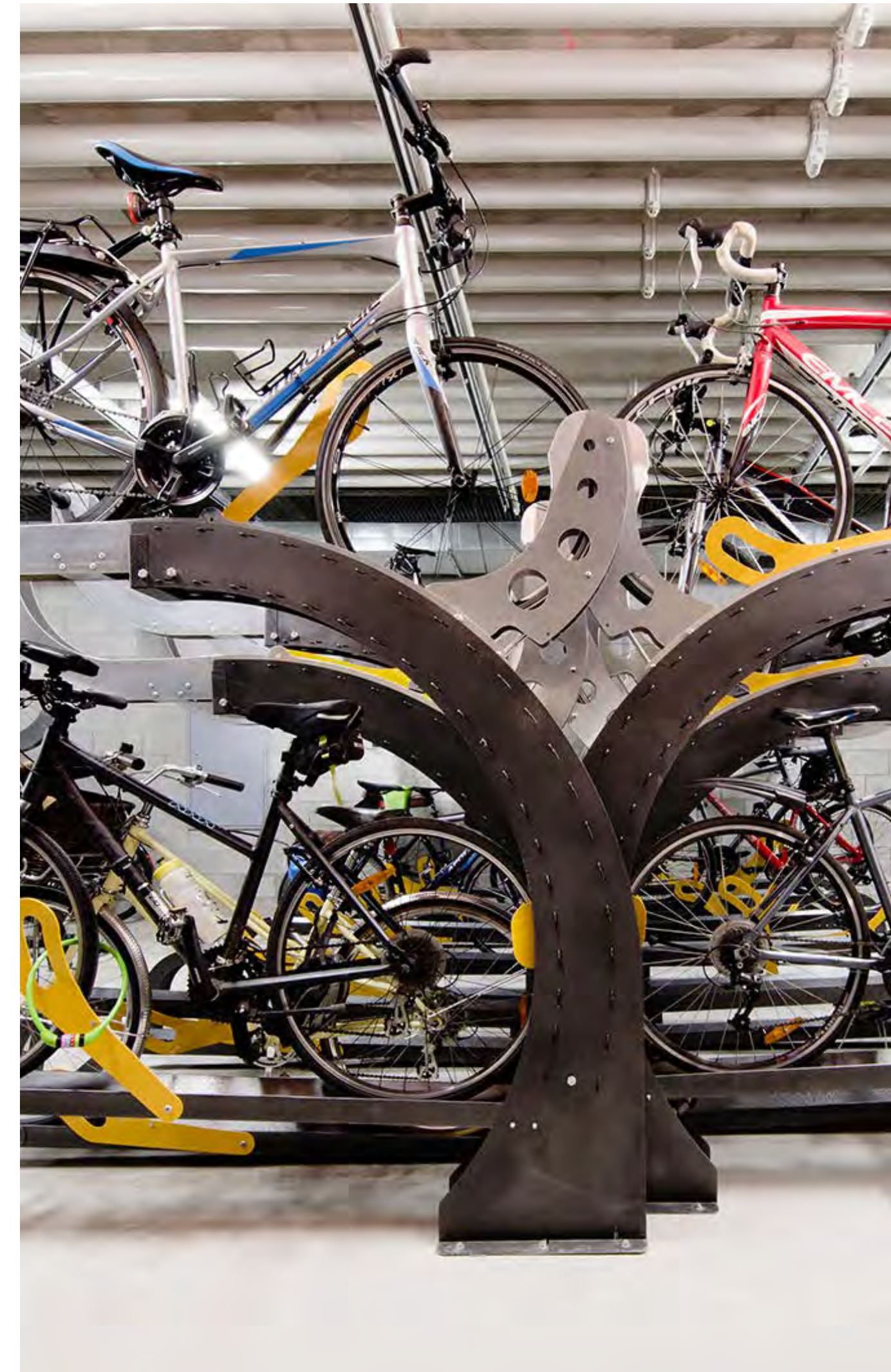
Rooftop Deck



LOWER LEVEL

Parking & Bike Room

Including 20 indoor parking spaces
and 40 bike storage spots.



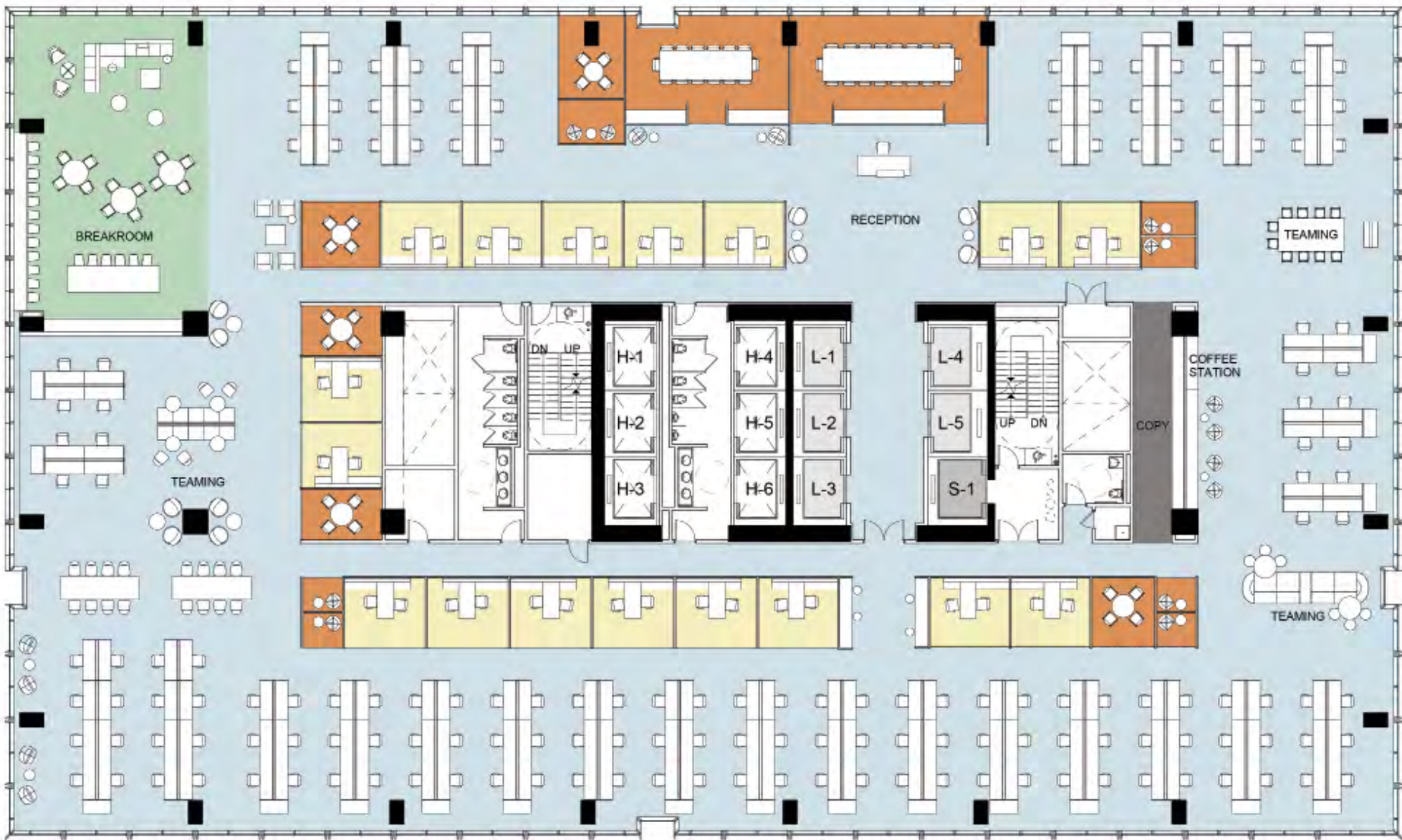
1.5 BLOCKS FROM RIVIERE WITH 760 SPOTS

Programming

PROGRAMMING (LOW-RISE)

Option A | Floors 6-13

162 Workstations | 17 Private Offices | 144 SF/Person



Option B | Floors 6-13

104 Workstations | 39 Private Offices | 180 SF/Person



PROGRAMMING (HIGH-RISE)

Floors 20, 22, 24

156 Workstations | 17 Private Offices | 149 SF/Person



PROGRAMMING (HIGH-RISE)

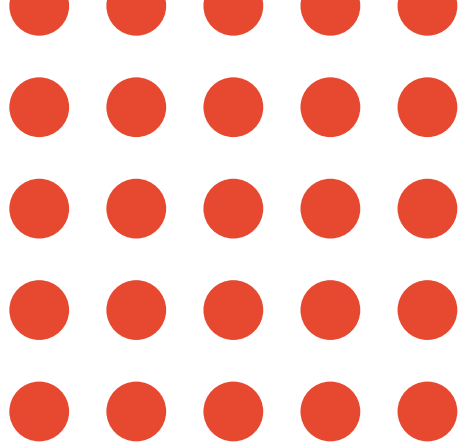
Floors 20, 22, 24

104 Workstations | 37 Private Offices | 183 SF/Person



Views

BUILDING VIEWS



NORTH



SOUTH



RIVER



EAST

14TH FLOOR



WEST

BUILDING VIEWS

NORTH



SOUTH



EAST

28TH
FLOOR



WEST

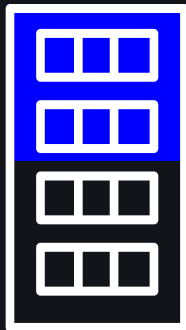
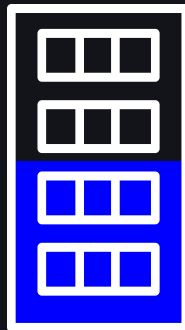
Timeline

TIMELINE

1

1 ✓

2



Q4 2020

Phase one construction begins.

Q4 2021

Phase one construction is completed.

Q1 2022

Phase two construction begins.

Q3 2023

Low Rise tenant turnover begins.

Q4 2023

High Rise tenant turnover begins.

Q2 2024

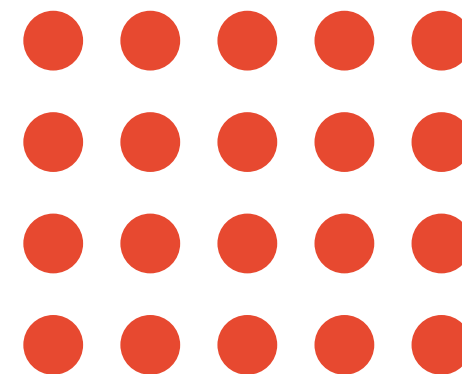
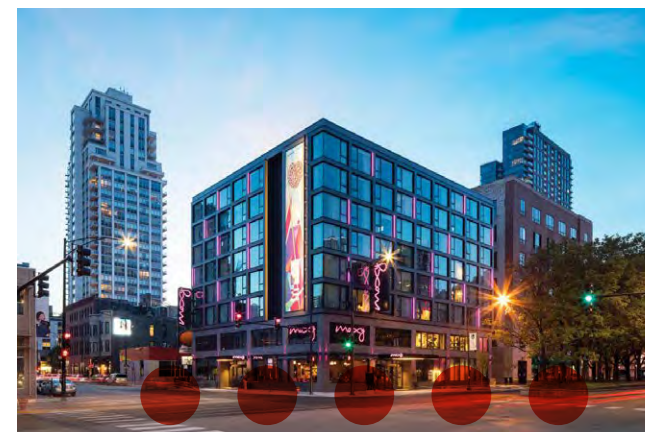
Project completed including Lobby, Roof Deck, Fitness, and SkyGarden.

Team

TEAM



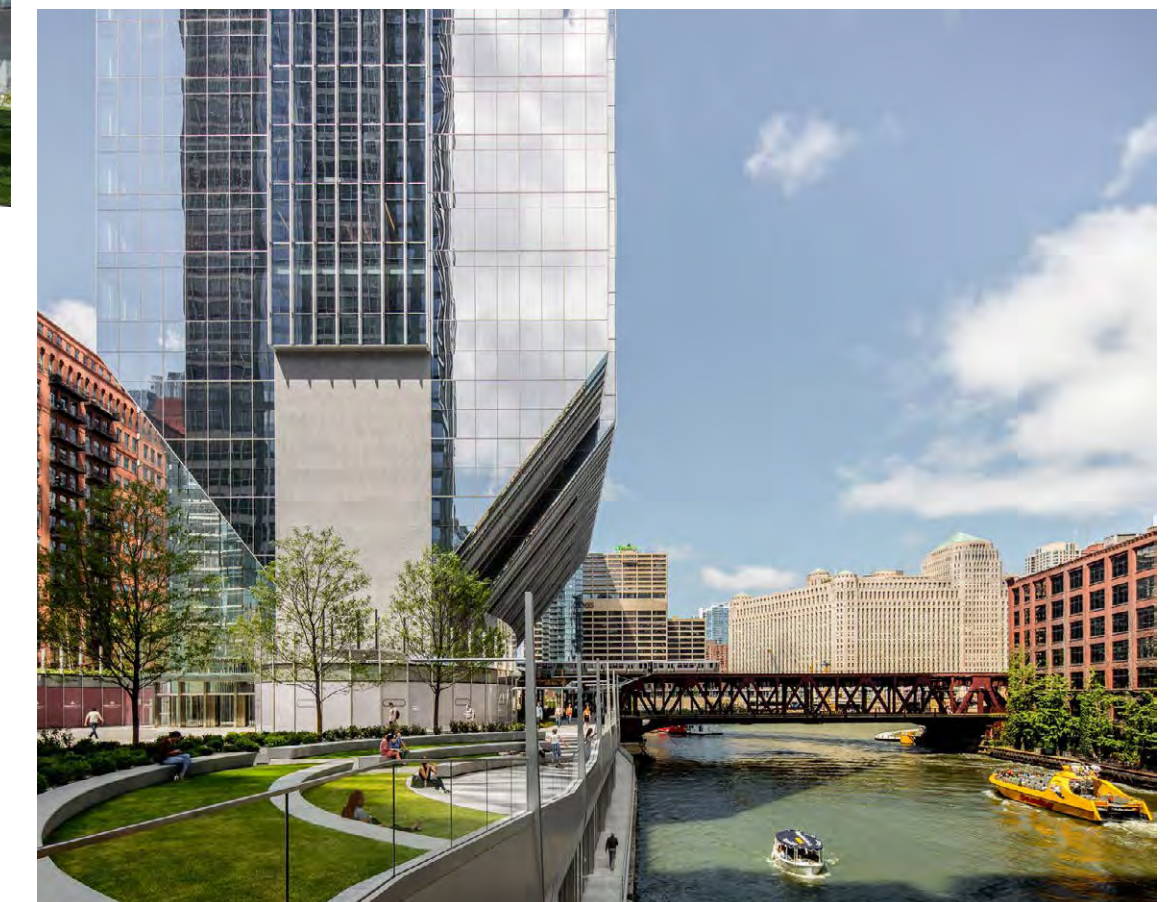
Friedman Properties develops, owns, leases and manages a portfolio of 50+ buildings totaling over 5 million square feet, including office, retail, residential, parking, event and hospitality space. Concentrated in Chicago's River North neighborhood, Friedman Properties' buildings are among the city's most storied landmarks. Since the 1970's, Friedman Properties has been a leader in redeveloping River North both through acclaimed historic rehabilitations & new developments. Friedman Properties has used historic preservation and adaptive re-use as a catalyst to transform River North. Once a neglected neighborhood, the area has transformed into the city's most desirable 24-hour live/work/play destination.



TEAM



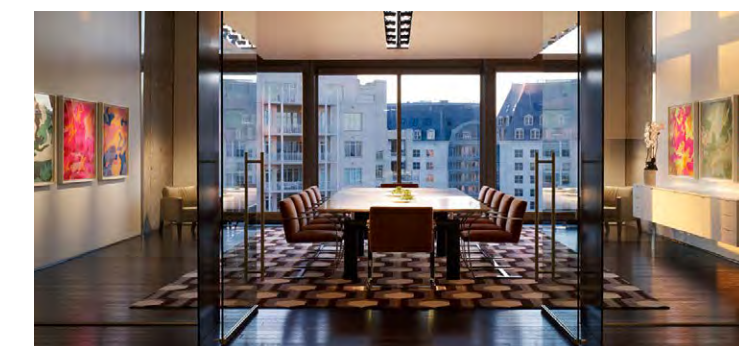
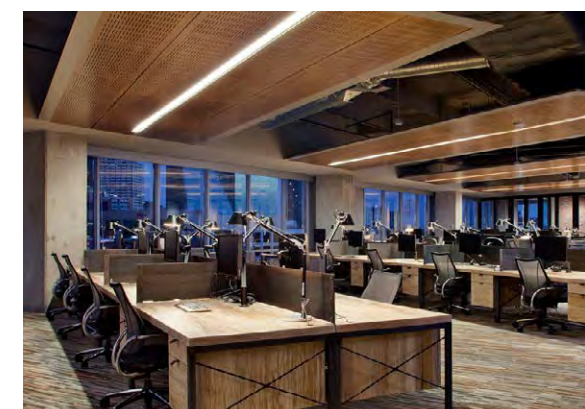
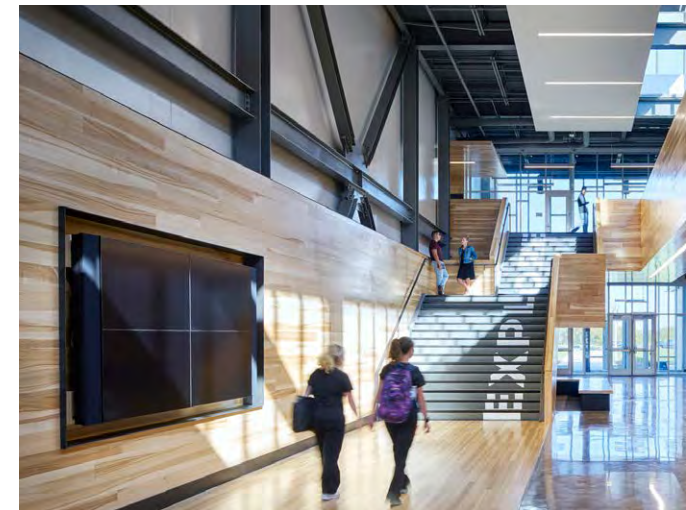
Goettsch Partners (GP) is an architecture firm with a global perspective. Based in Chicago, with additional offices in Shanghai and Abu Dhabi, the firm brings a singular approach to design that combines seasoned experience with a passion for exploration and innovation. Completed projects span five continents and represent a diverse range of types and sizes. Every project design begins with multiple concepts that are evaluated for intrinsic value, constructibility and environmental impact. GP projects share a consistent visual language of bold clarity that celebrates highly crafted technical solutions delivering optimal performance.





DLR Group is an integrated design firm. Our promise is to elevate the human experience through design. This inspires a culture of design and fuels the work we do around the world. We are 100 percent employee-owned and aspire to be the most creative enterprise on the planet.

With offices around the globe housing specialized design expertise, your integrated design team is backed by the more than 1,000+ design professionals and the resources of the entire firm. This enables DLR Group to scale teams to meet your challenge and deliver specialized expertise to any location whenever, and wherever, it may be needed.



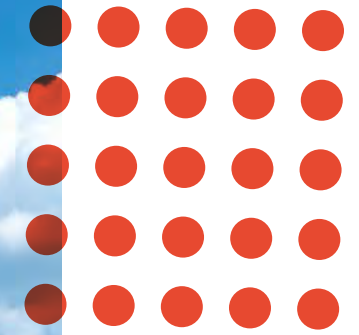
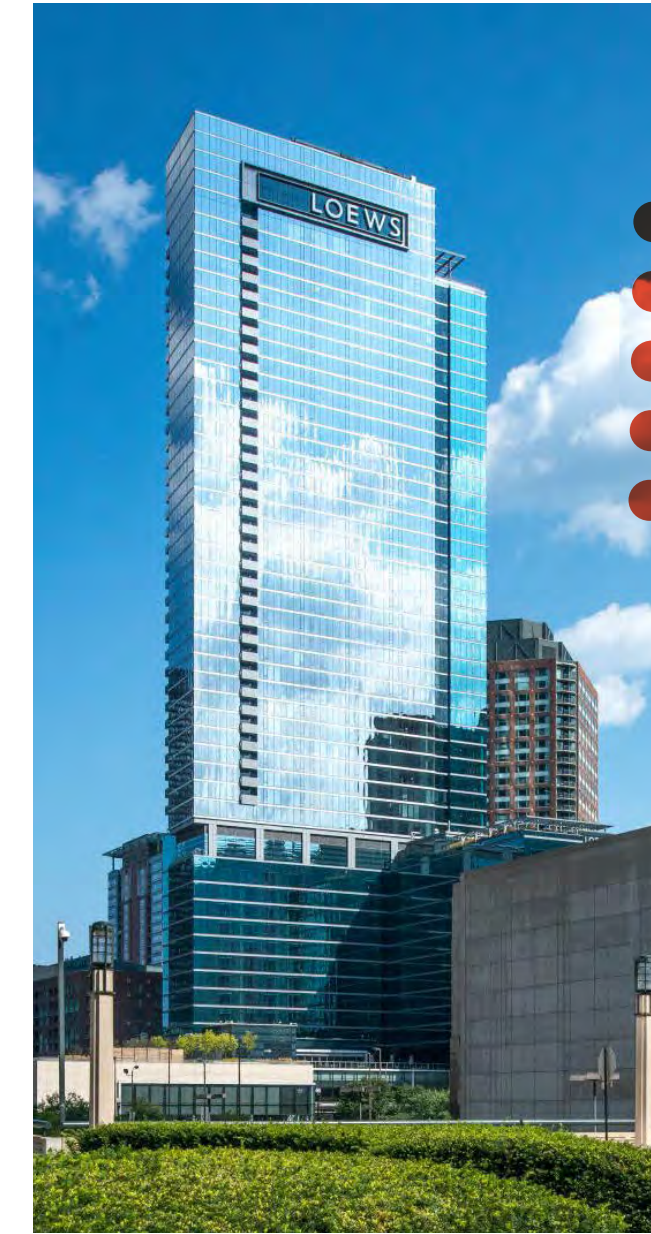
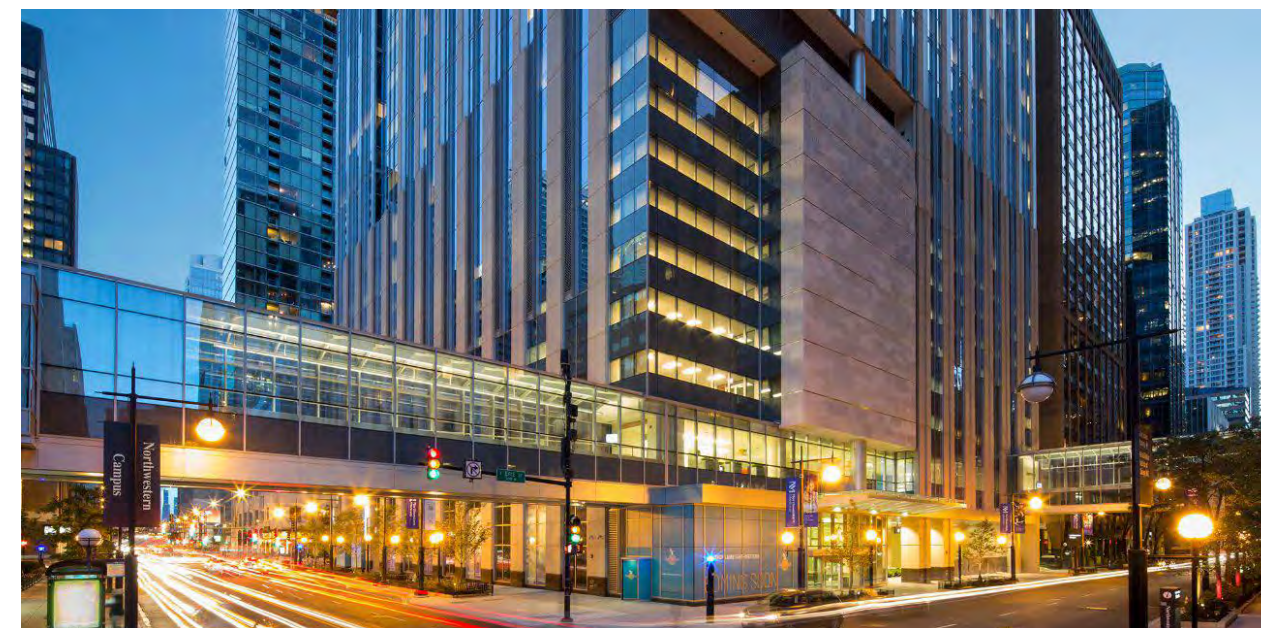
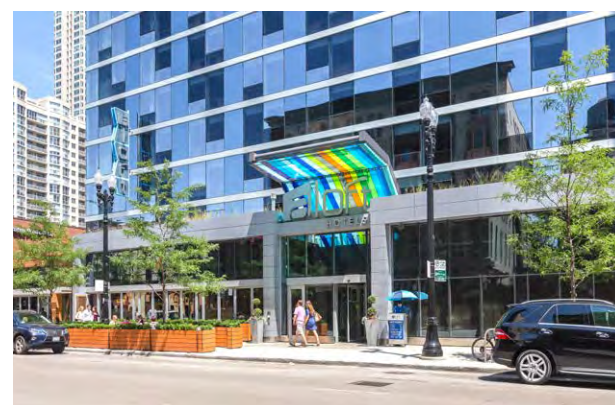
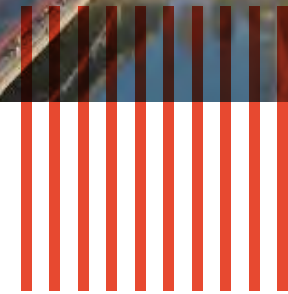
TEAM



Lendlease creates award-winning urban precincts, new communities for older people and young families just starting out, retail precincts, and work places to the highest sustainability standards. They are also privileged to create essential civic and social infrastructure including state-of-the-art hospitals, universities and stadiums around the world.

As Lendlease expands their experience and footprint, they aspire to continue creating places people want and care about, and providing value for security holders and the broader community.

Lendlease has proudly constructed 6 new developments with Friedman Properties over the last 20 years.

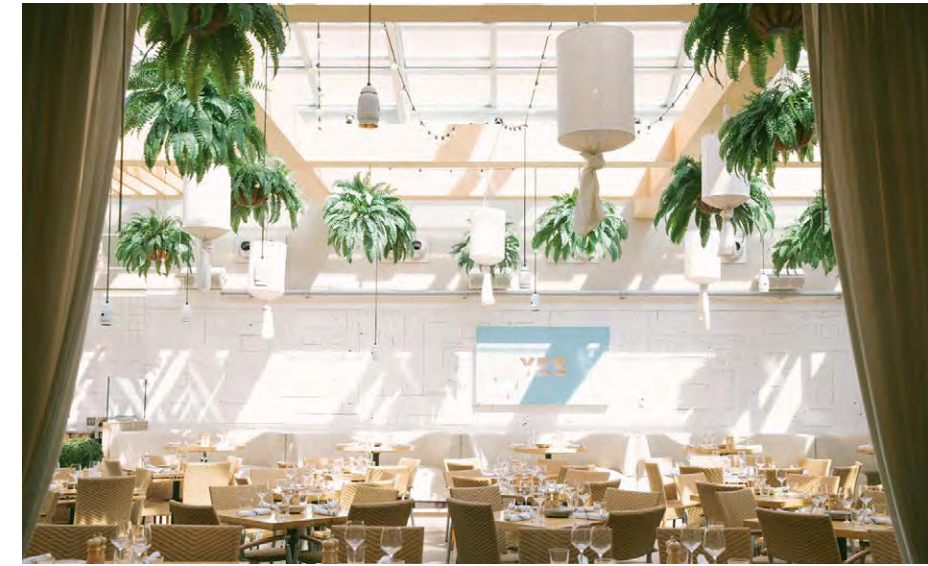


TEAM



Lettuce Entertain You Enterprises, Inc. (LEYE) is an independent, family-owned restaurant group based in Chicago that owns, manages and licenses more than 130 establishments in Illinois, Minnesota, Maryland, Nevada, California, Virginia and Washington D.C.

We were founded in June 1971 by Richard Melman and Jerry A. Orzoff with the opening of R.J. Grunts and today, thanks to the creativity of our partners, we proudly service guests at more than 60 concepts ranging from fast casual restaurants like M Burger to fine dining, Michelin-starred establishment, Everest.



Partnership

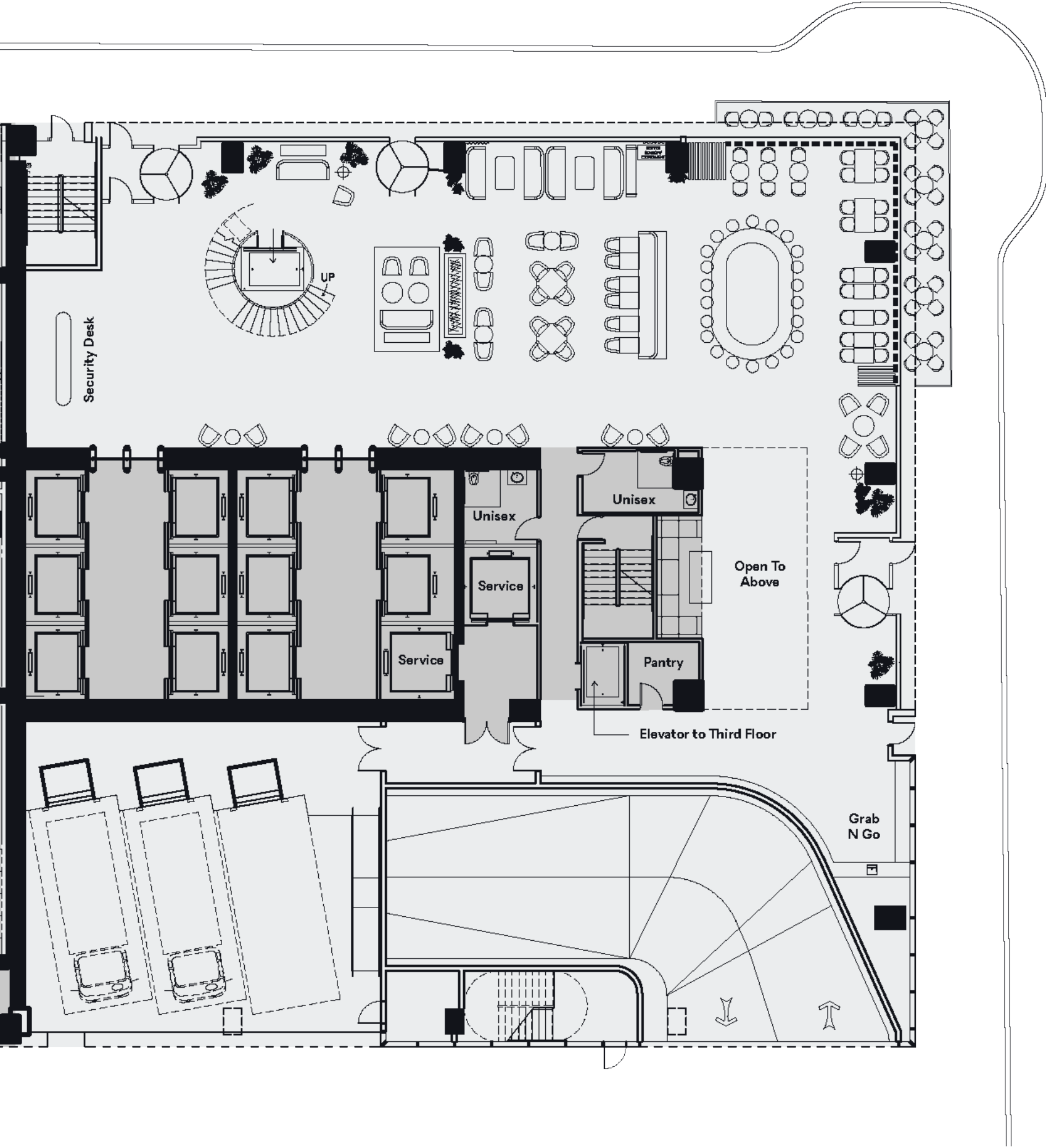


A PRIVATE-PUBLIC PARTNERSHIP WITH THE CITY OF CHICAGO

APPENDIX:

Floor Plans

FLOOR 1
Lobby & Retail



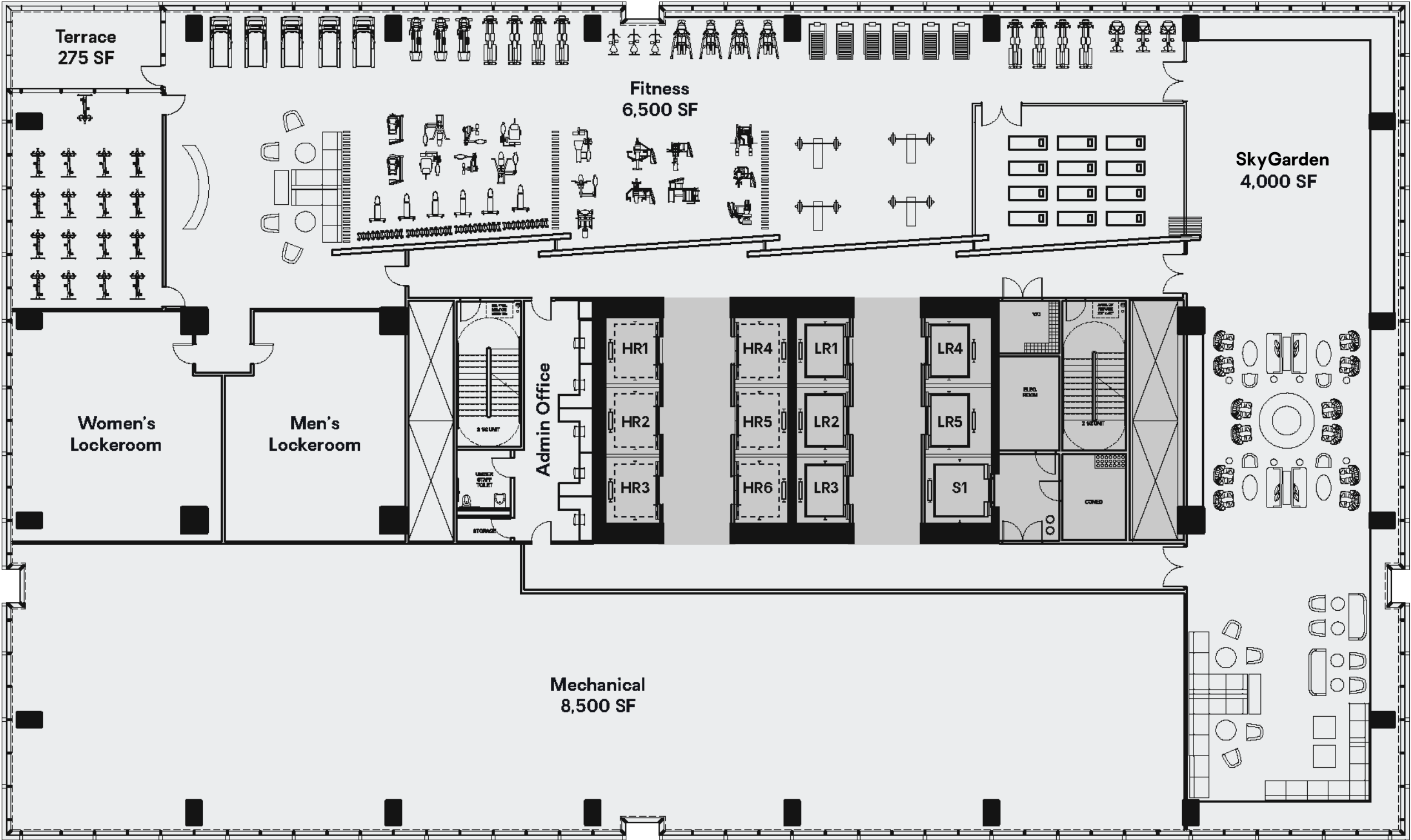
FLOOR 2
Restaurant



FLOOR 3
Conferencing

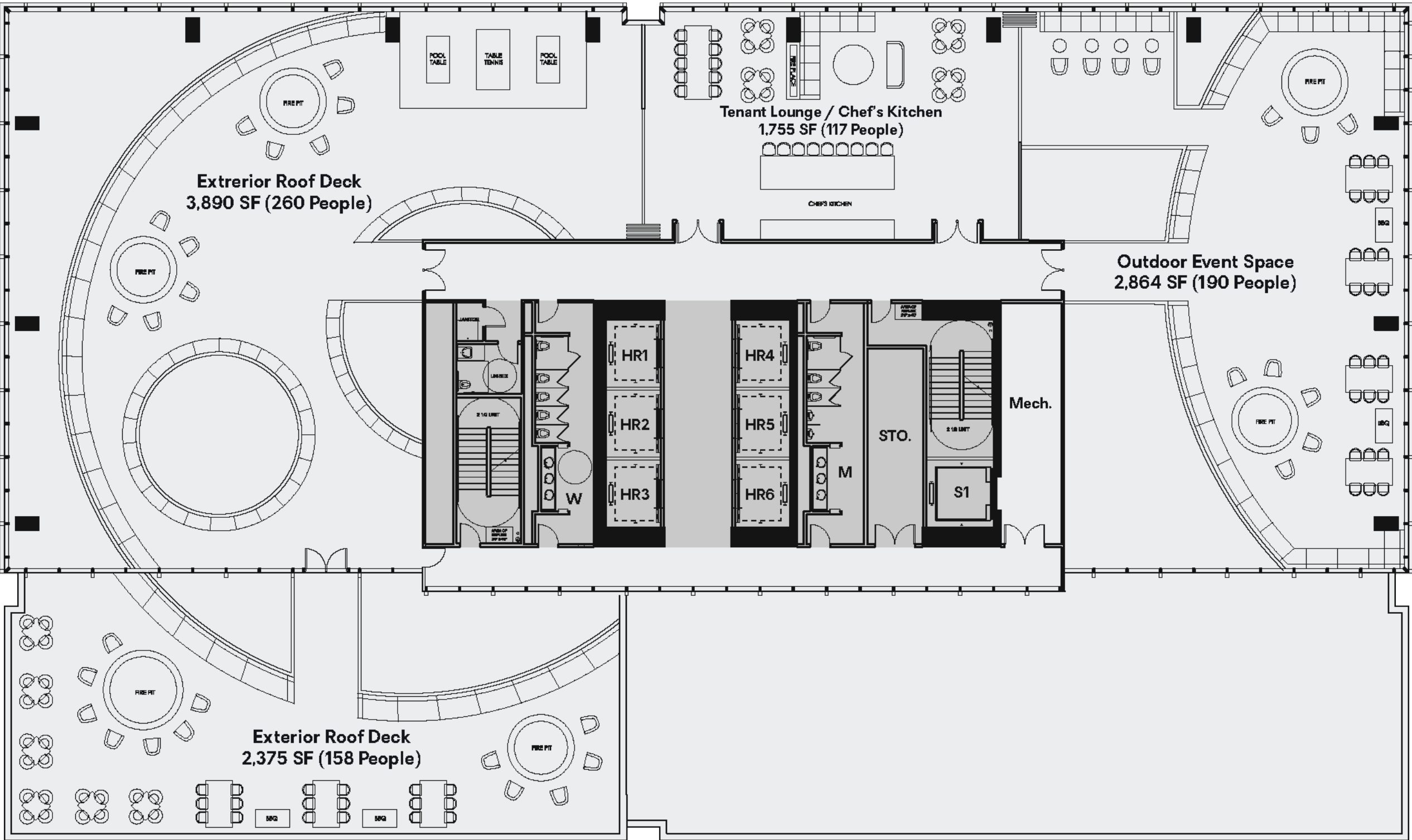


FLOOR 14
SkyGarden & Fitness

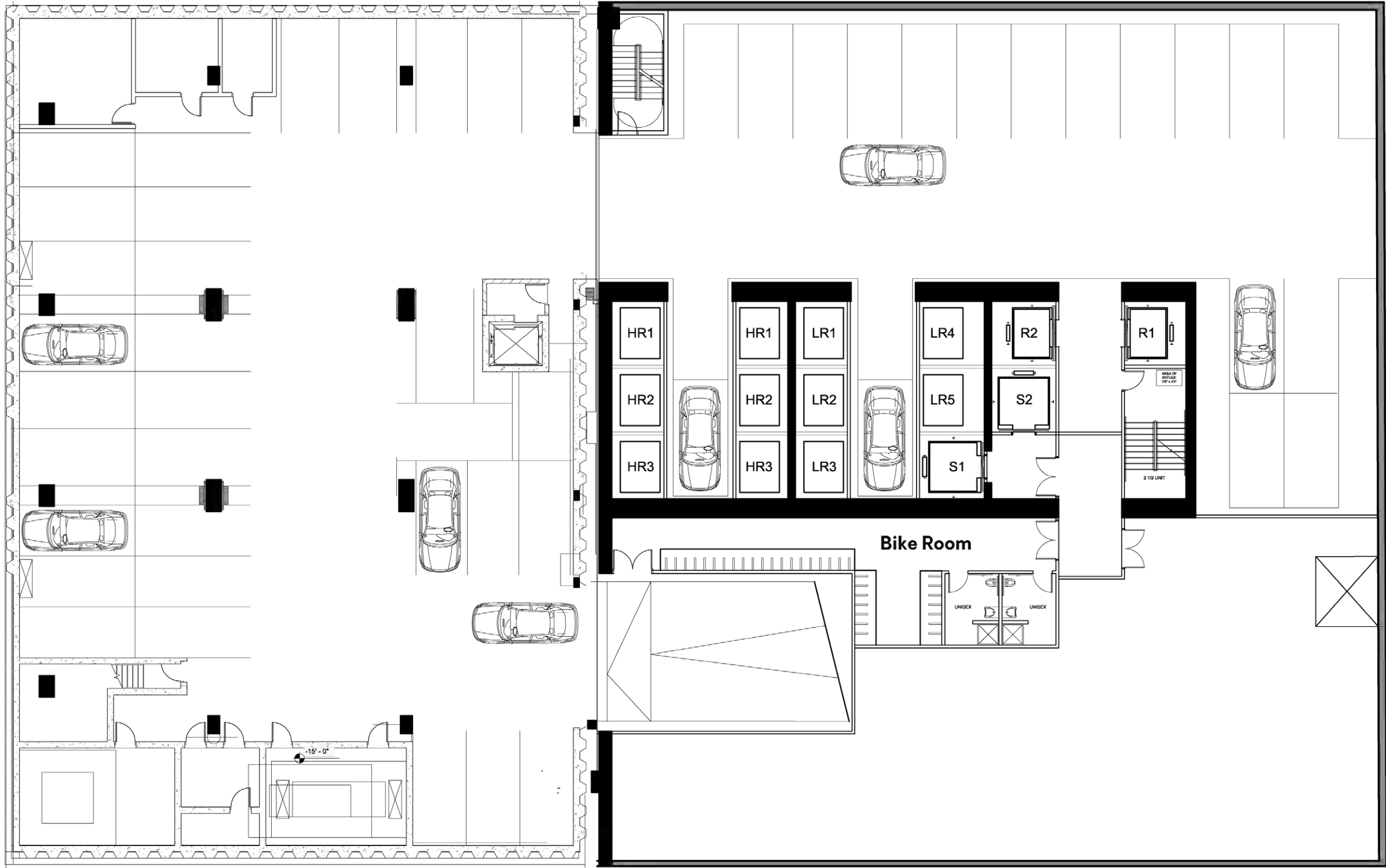


PENTHOUSE

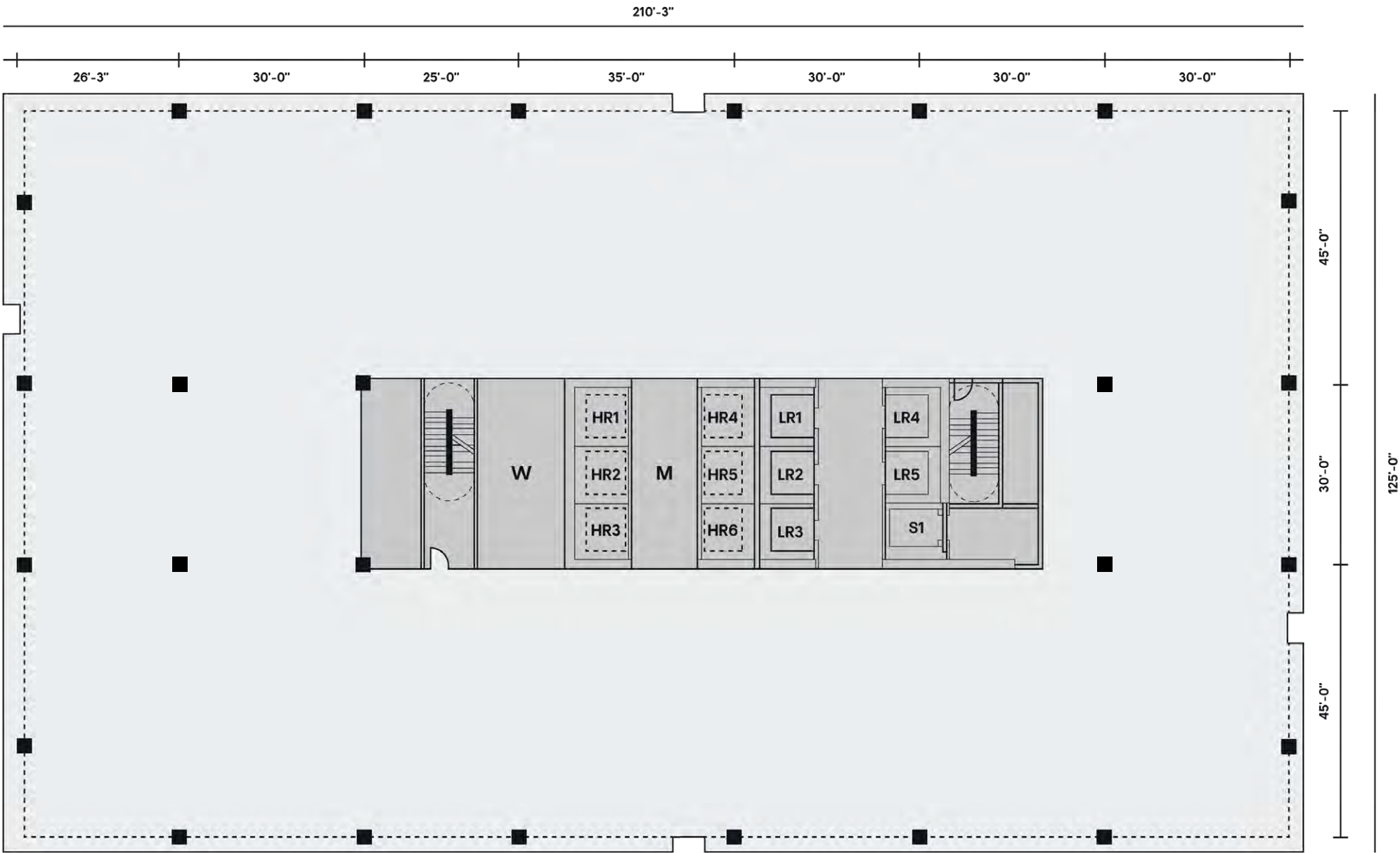
All Seasons Lounge
& Roof Deck



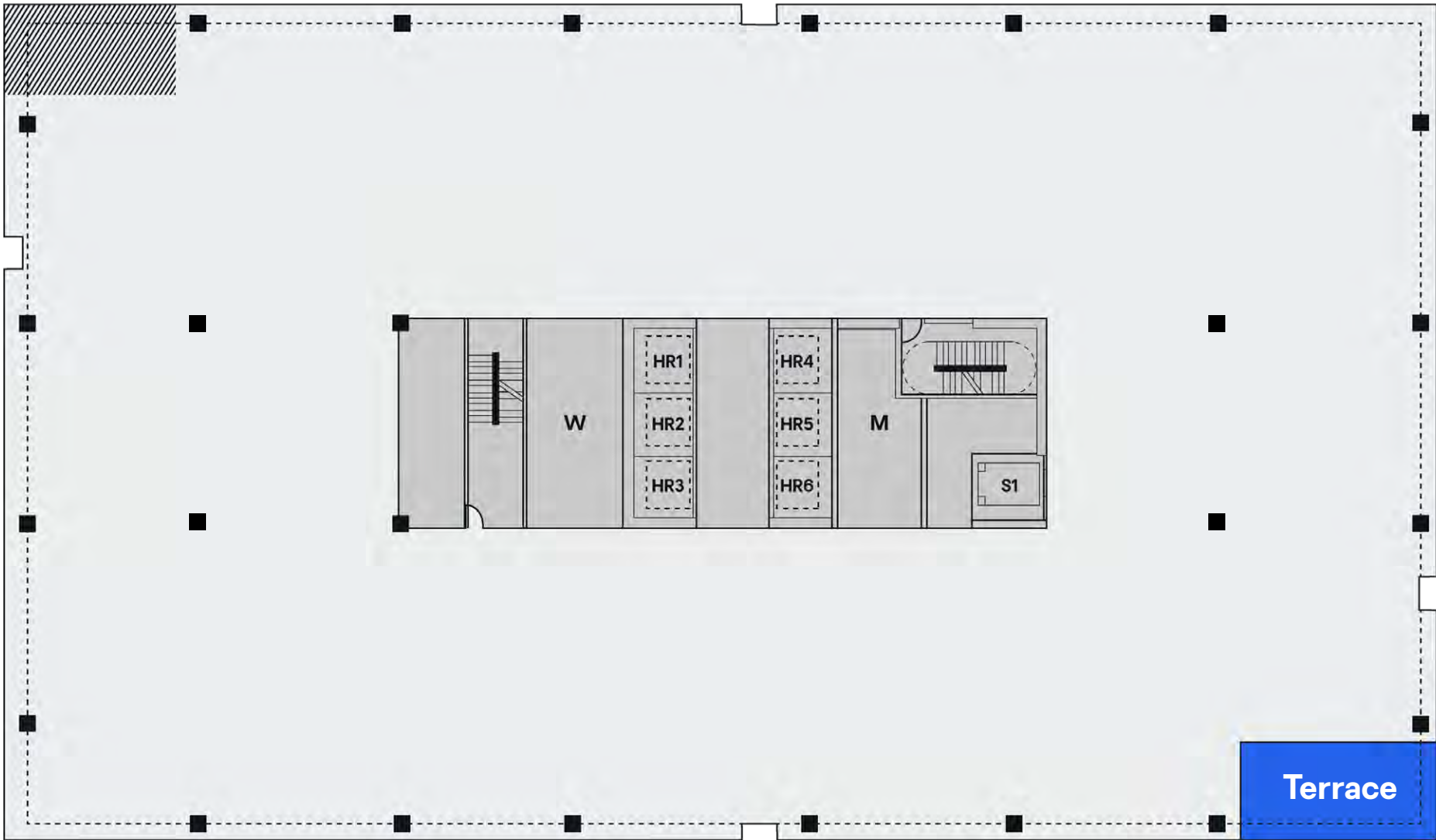
BIKE STORAGE
& PARKING



LOW-RISE



HI-RISE With Terrace



Let's Talk

Office Leasing

Jack McKinney, Jr.

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E jack.mckinneyjr@cushwake.com

Matt Lerner

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Mark J. Gunderson

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Retail Leasing

Anthony Campagni

T 847-651-8669
E ac@arcregroup.com

Elan Rasansky

T 414-380-1555
E elan@arcregroup.com

20
23

THANK
YOU



RIIVERE



In Partnership With

