



RIVERVIEW

at Roscoe

A New Current in Office

Riverview at Roscoe delivers a mosaic of exceptional experiences, designed spaces and business opportunities in a sweeping campus environment.



BAUM REVISION
real estate development



2718 W. Roscoe & 3401 N. California



SWEEPING RIVERSIDE LOCATION

Riverview brings water, light and air together in a wellness oriented, LEED® Platinum workplace environment. This rare ecosystem sits boldly on the Chicago River with inspirational design that provides abundant daylight and endless outdoor gathering spaces.

Riverview provides the fundamental ingredients to well-being and productivity in an inspired urban district that helps businesses and employees thrive.



RIVERVIEW HIGHLIGHTS:

- Ideal campus setting
- Flexible floor plates
- 435 surface parking spaces (2/1,000)
- Picturesque Chicago River location
- Amenitized environment

CAMPUS AMENITIES:



Auditorium



Conference Room



Basketball Court



Fitness Center



Café



Outdoor Terrace



Collaboration
Spaces



River Front
Outdoor Spaces



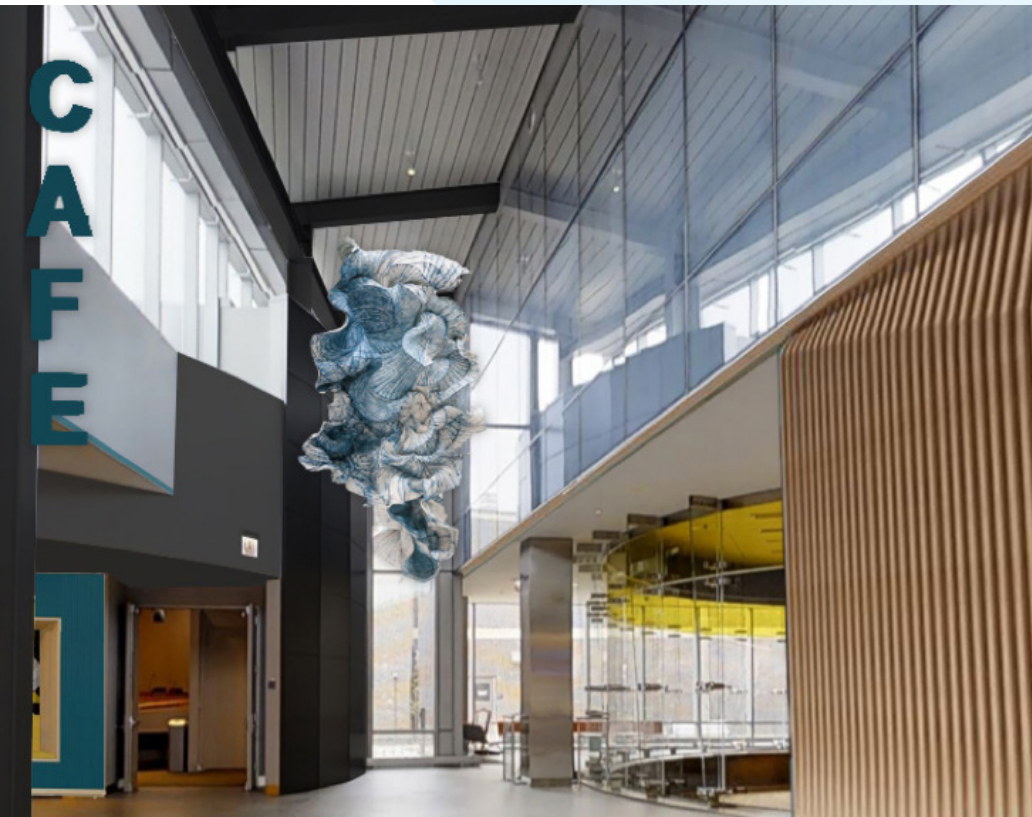
312 River Trail
Access



Outdoor
Basketball Court

TRANSFORMATIONAL EXPERIENCES

Nestled on the banks of the Chicago River, Riverview is the ideal corporate campus location, with options for corporate suites or creative offices. Improvements underway transform the asset, enhancing the campus experience and connecting the environment with modern finishes centered on health and wellness.





EXPERIENCE IMPROVEMENTS

Atrium Experience

Café Enhancements & Seating

Entry Arrival

Live Vertical Greens

Niche Seating

Shared Corridor Workspace

AN AMENITY RICH COMMUNITY

Riverview is ideally located adjacent to Roscoe Village and in close proximity to Logan Square on Chicago's north side. With its campus environment and access to rich area amenities, recreational activities, public transit and the Kennedy Expressway, Riverview sets the new business standard.

Welcome to a new current in office.

RESTAURANTS

Alex's Hotdogs
Beat Kitchen
Blue Light
Borinquen Lounge
Buffet Castle
Burger King
Café Beograd
Café Tola
Chicago Joes
Chipotle
Christina's Place
Dappers Restaurant East
Eat First
Fat Rice
Fat Willy's Rib Shack
Golden Nugget Pancake House
Honey Butter Fried Chicken
IHOP
Kaze Sushi
KFC
Kitsch'n On Roscoe
Kuma's Corner
Lee's Chop Suey
Little Bucharest Bistro
Lo's China Chef
McDonald's
Mic Duck's Drive in
Mirabella Italian Cuisine

New China 2
Nikos Gyros
Olive Garden
Parachute
Pete's Pizza
Popeyes Louisiana Kitchen
Reclaimed Bar & Restaurant
Riverview Tavern
Serbian Village Restaurant
Starbucks
Sticky Rice
Subway
Taqueria Traspazada
Thai Room
Turquoise Restaurant
Volo Restaurant Wine Bar
Wendy's
Wing Stop

SERVICE PROVIDERS

Fed Ex Copy & Print
Firestone
McFetridge Sports Center
Regal City North Cinema
Stay Dog Hotel
Waveland Bowl
X-Sports Fitness

RETAILERS & SHOPPING AREAS

7-eleven
Addison Mall
Alley
Beverage Flavors Intl
Carter's
Cinnamon Boutique
Costco
Dollar Tree
Euphonia
Five Below
Home Depot
Initial Greetings
Jewel Osco
Kenneth Ludwig Chicago
Lake Front Supply
Marino's
Mimi's Mart
Mutual Sales Corp
Party City
Riverpoint Center
Roscoe Square
Target
Trader Joes
Walgreens





45

Restaurants



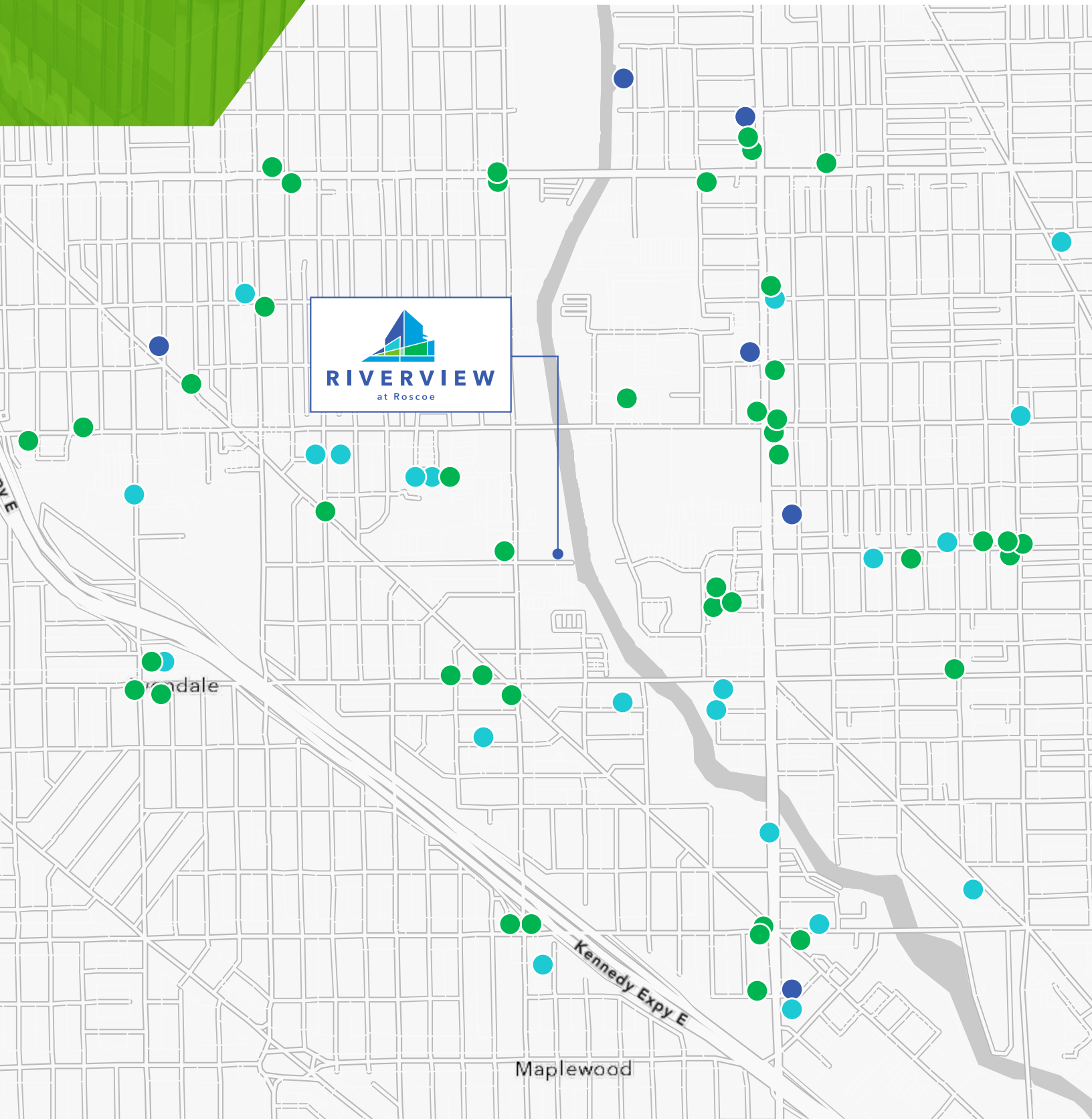
23

Retailers &
Shopping Areas



7

Service
Providers



AVAILABLE SPACES

Riverview Campus

CORRIDOR
SEATING

LIBRARY

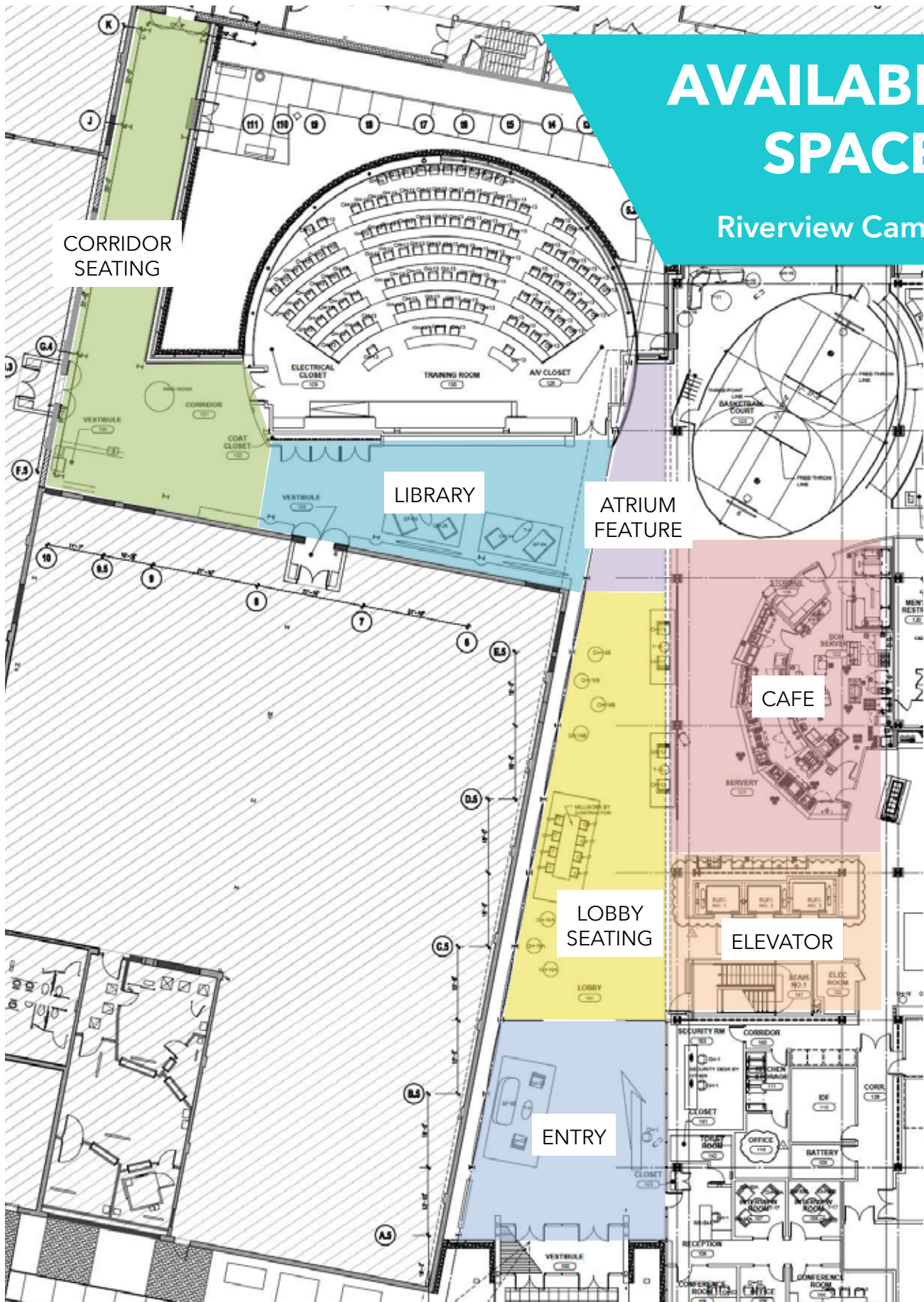
ATRIUM
FEATURE

CAFE

LOBBY
SEATING

ELEVATOR

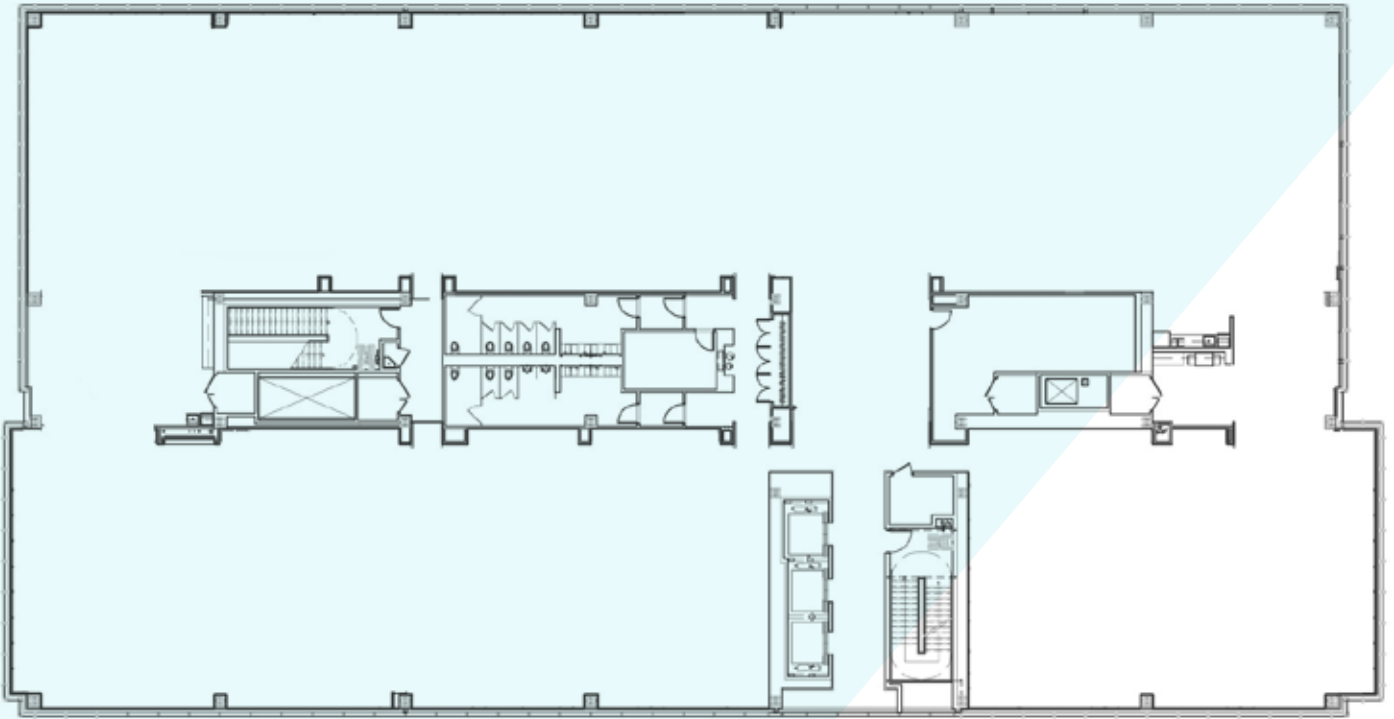
ENTRY



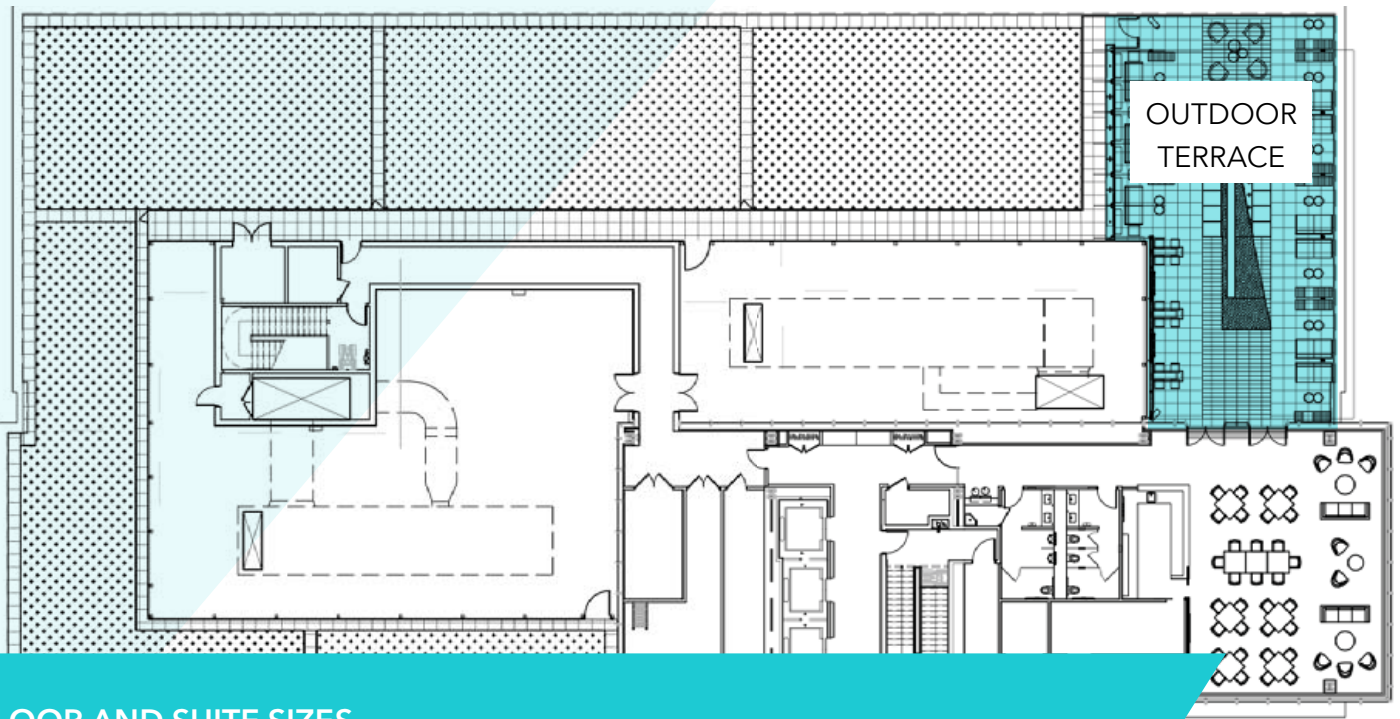
2718 W Roscoe

121,666 SF

TYPICAL FLOOR PLAN



FIFTH FLOOR

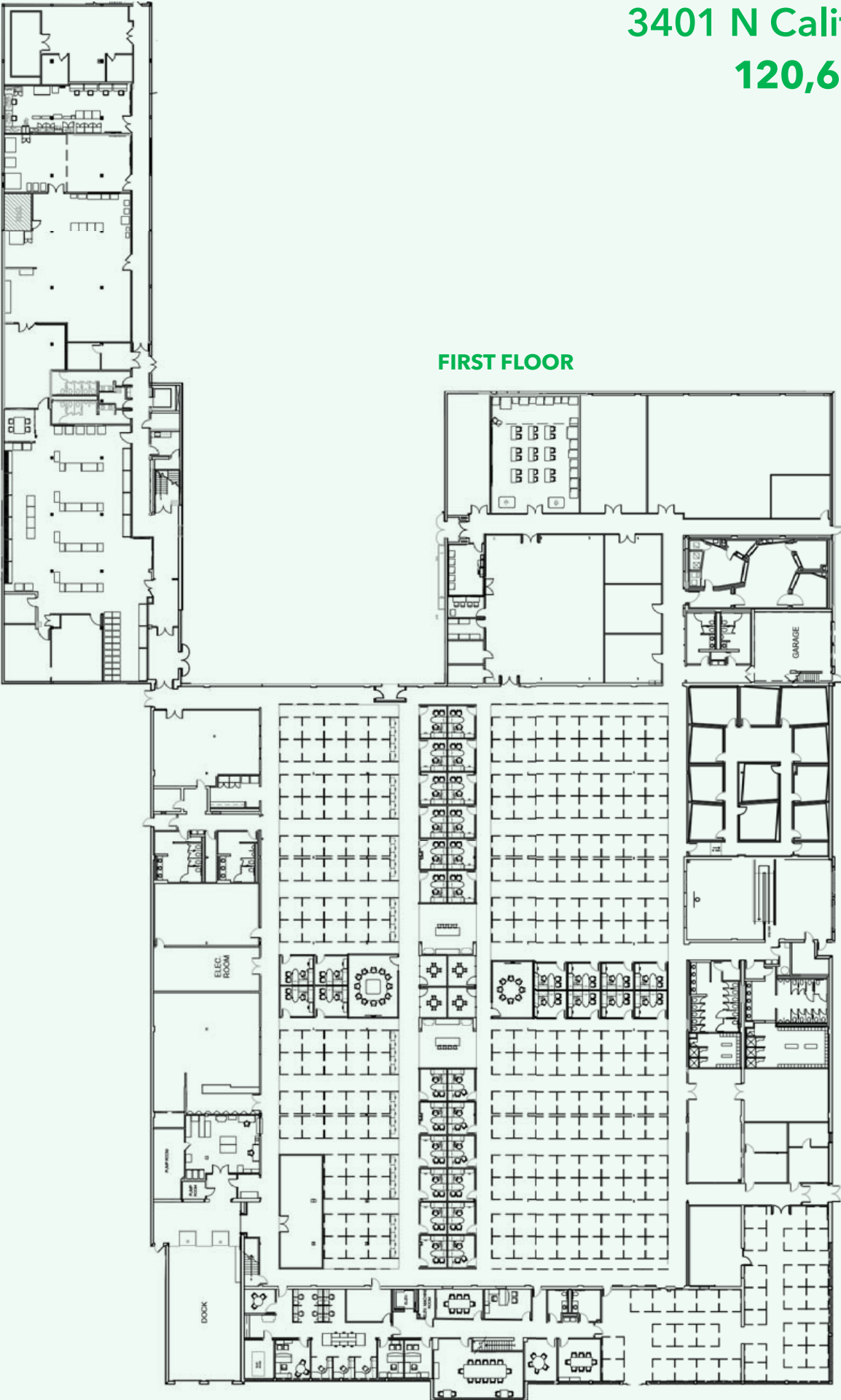


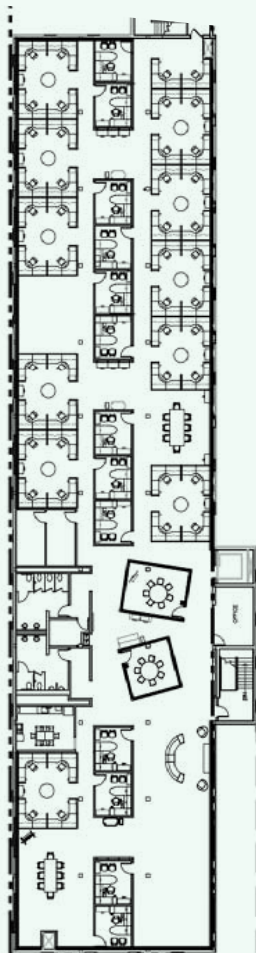
FLOOR AND SUITE SIZES

23,572 RSF	26,112 RSF	26,141 RSF	26,164 RSF	7,334 RSF
1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor

3401 N California
120,657 SF

FIRST FLOOR





SECOND FLOOR



FLOOR AND SUITE SIZES

96,282 SF
1st Floor

24,376 SF
2nd Floor





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