

2718 W. Roscoe Street & 3401 N. California Avenue // Chicago, IL 60618



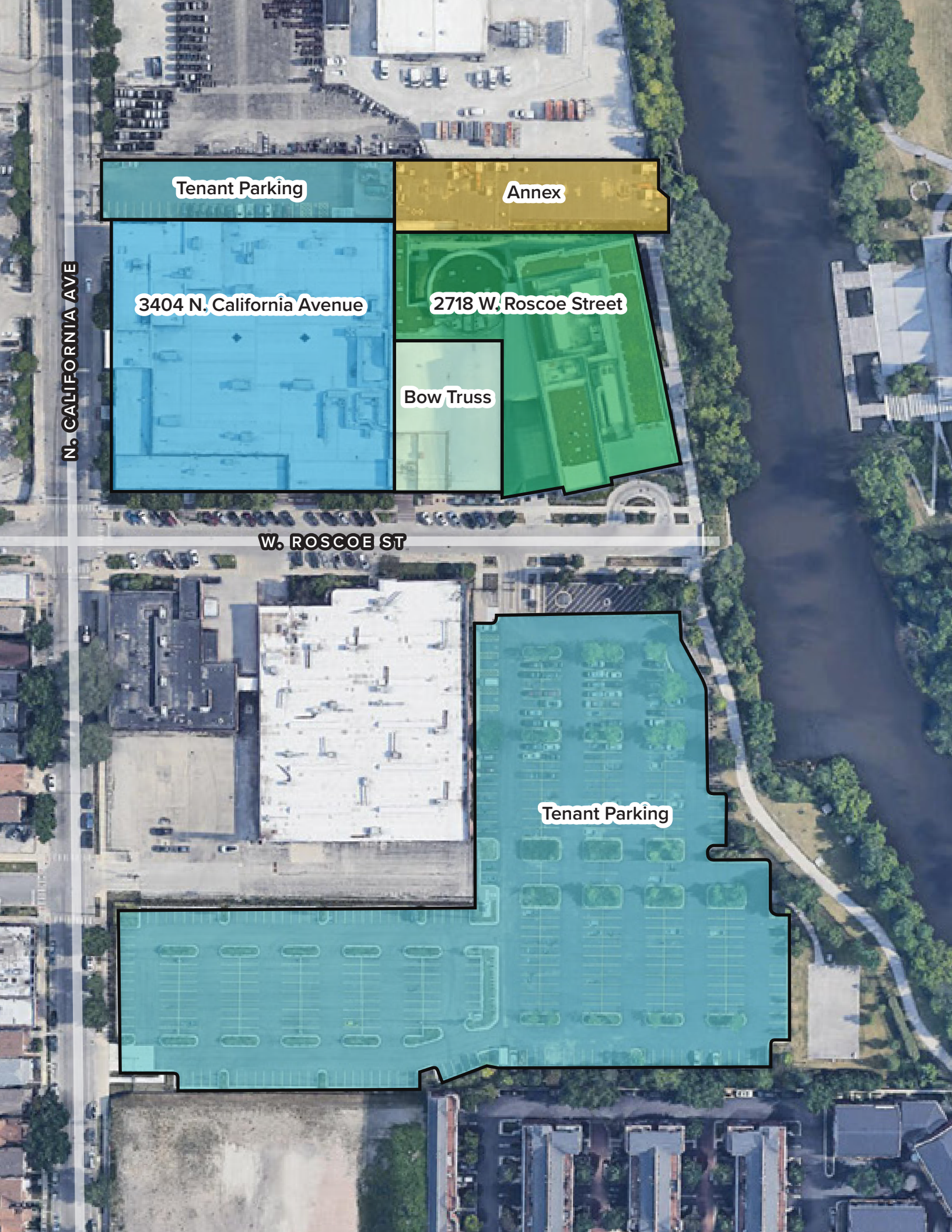
RIVERFRONT CAMPUS . OFFICE SPACE AVAILABLE FOR LEASE



RIVERVIEW

at Roscoe





Tenant Parking

Annex

N. CALIFORNIA AVE

3404 N. California Avenue

2718 W. Roscoe Street

Bow Truss

W. ROSCOE ST

Tenant Parking



Welcome to the Community

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



Mixed-use campus environment with great tenancy, diversity, ample amenities, and picturesque Chicago River location

Ideal corporate campus location

Riverview brings water, light, and air together in a wellness-oriented, LEED Platinum workplace environment with options for corporate suites or creative offices.






This rare ecosystem sits boldly on the Chicago River with inspirational design to provide abundant daylight and a outdoor gathering spaces. Riverview provides the fundamental ingredients to well-being and productivity in an inspired urban district that helps businesses and employees thrive.



Flexible Floorplates

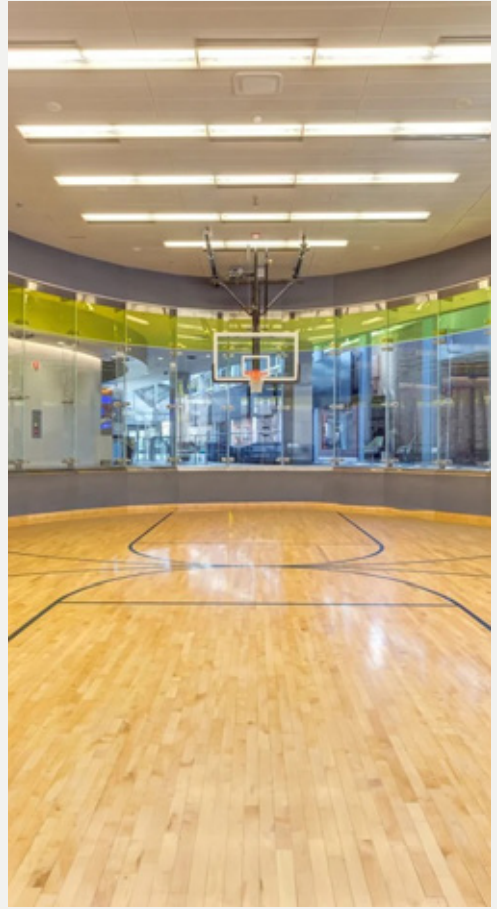
Large, dedicated parking lot with 435 spaces

Campus Amenities

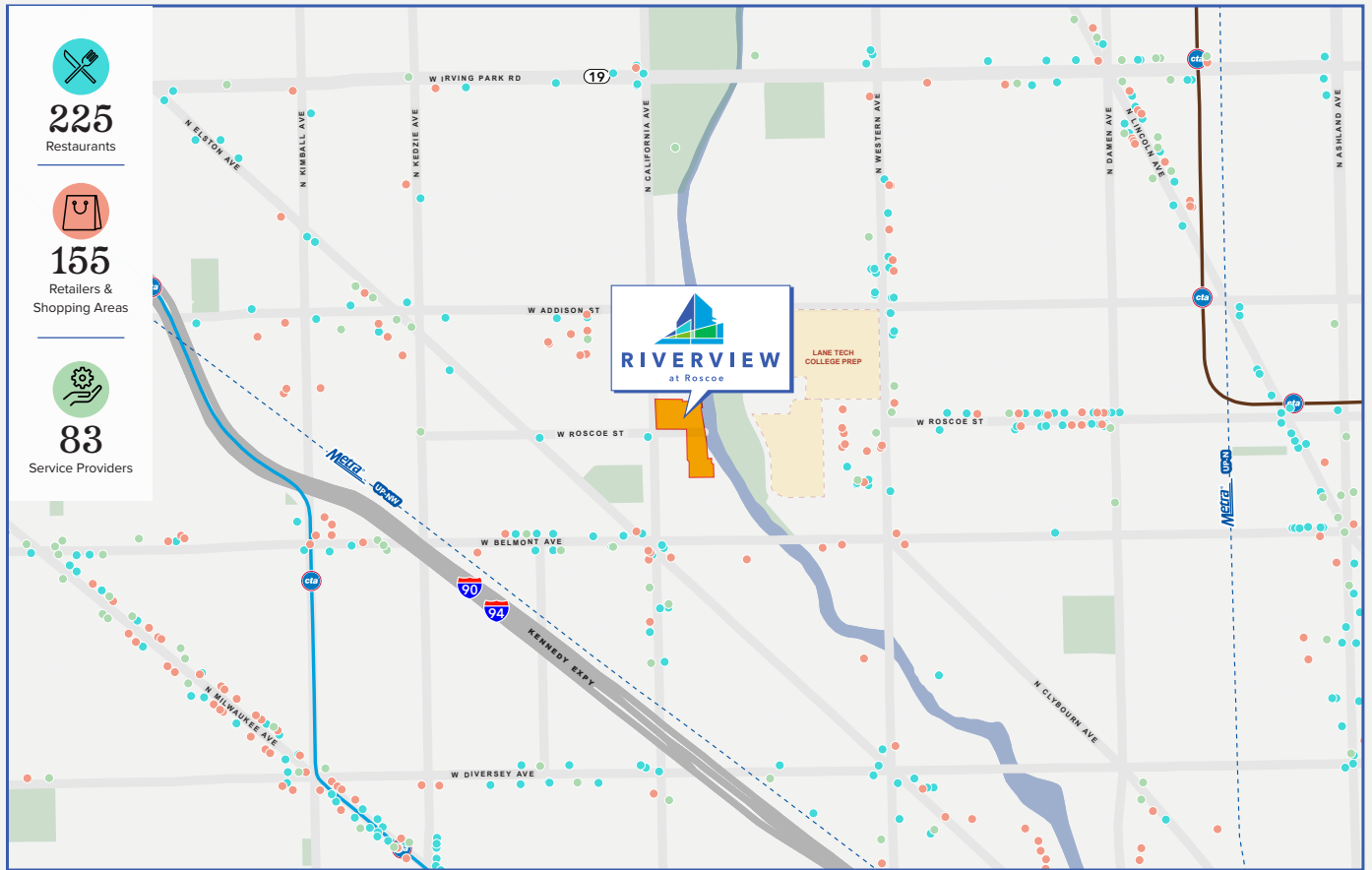
-  Café
-  Day Care Services
-  Collaboration Spaces
-  Riverfront outdoor spaces
-  312 River Trail access







Inspired Urban District



RIVERVIEW AT ROSCOE



Ideal Avondale Neighborhood Location

Riverview is ideally located in Chicago's Avondale neighborhood. Ranked one of the "Coolest Neighborhoods in the World" by TimeOut Magazine in 2022, Avondale is adjacent to Roscoe Village and Logan Square on Chicago's north side.



Nestled on the banks of the Chicago River, Riverview is ideally located on Chicago's north side.

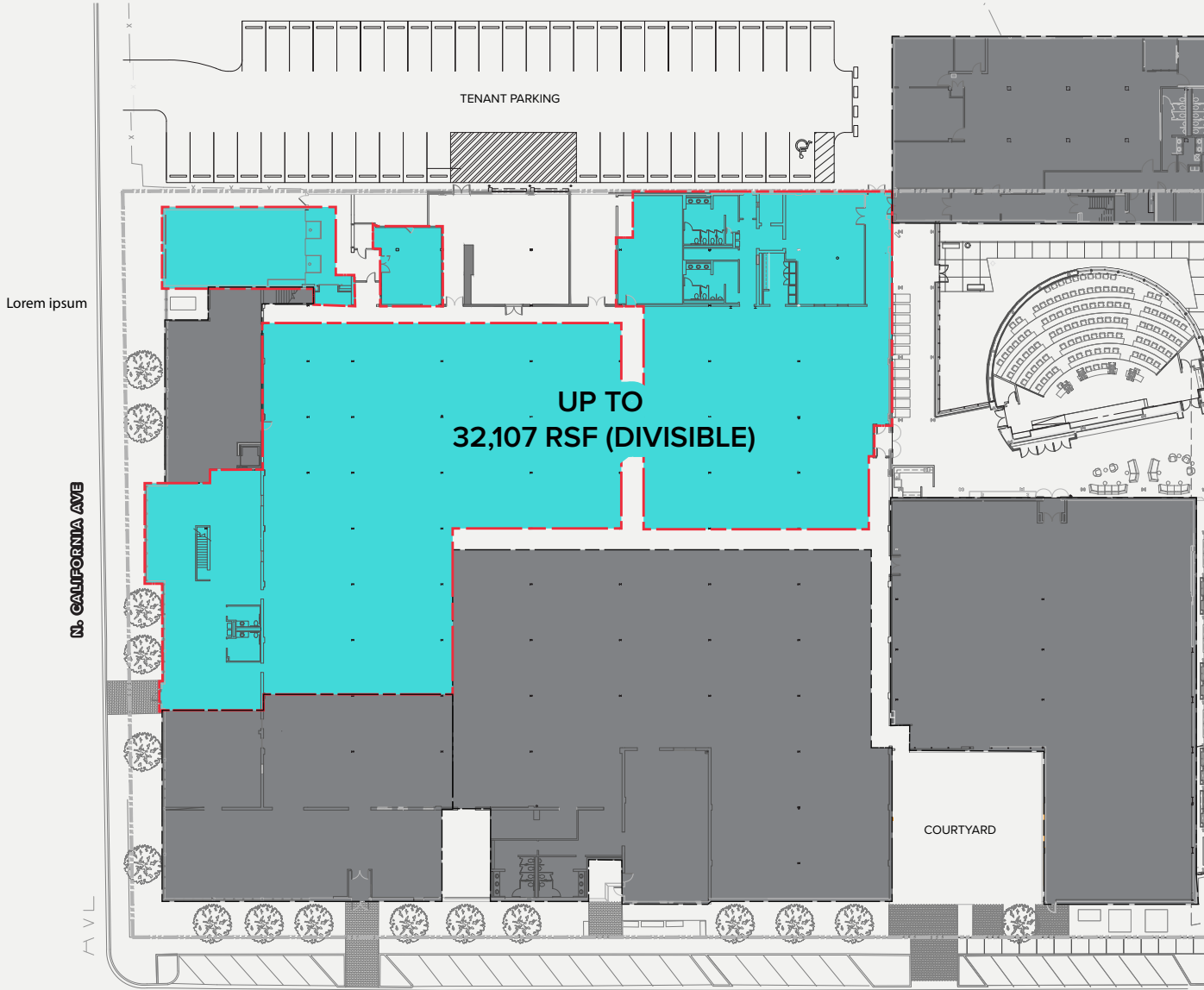
With its campus environment and access to rich amenities, recreational activities, public transit, and the Kennedy Expressway, Riverview sets the new business standard.



NOTABLE NEIGHBORS INCLUDE:

			<small>On Riverview campus</small>	
<small>(Parachute Restaurant)</small>				

AND MANY MORE...

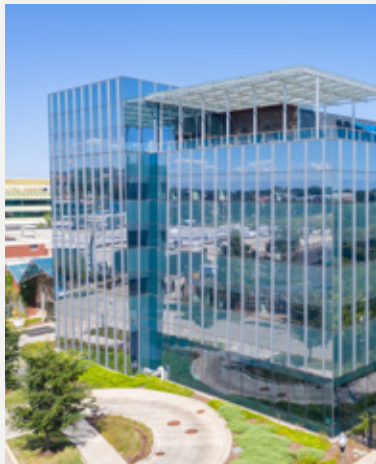
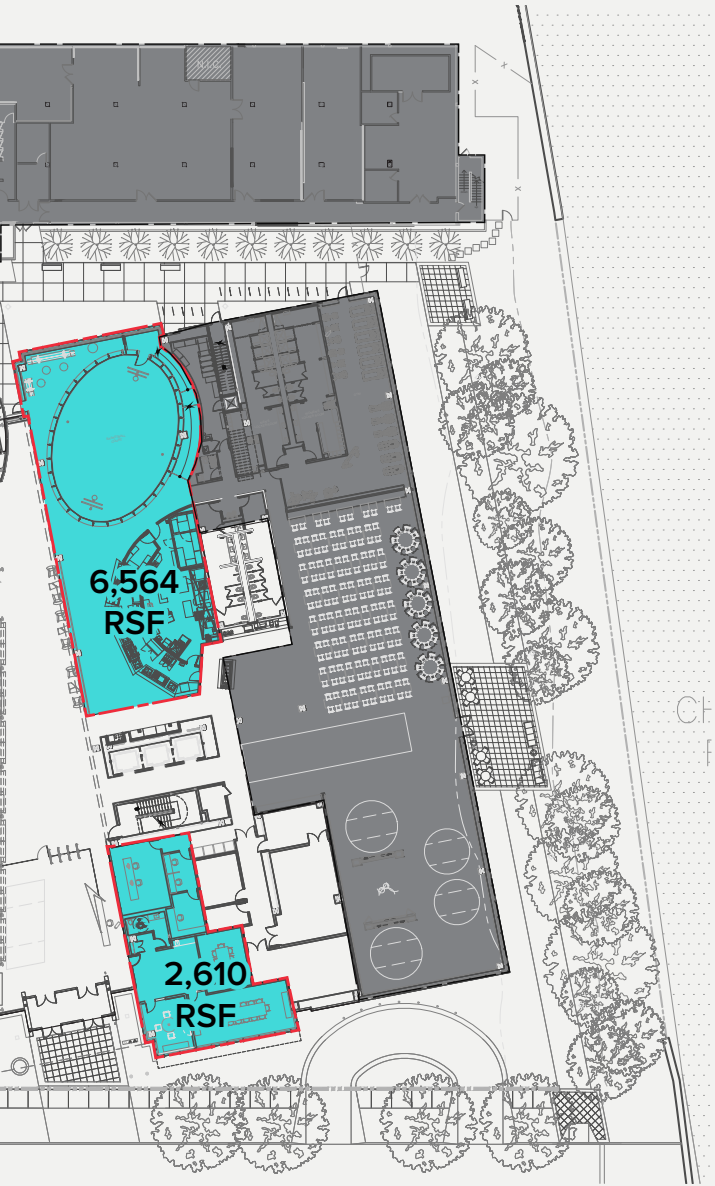


Join us at Riverview

AVAILABLE SPACE	
3401 N. California Avenue	32,107 RSF
2718 W. Roscoe Street	9,174 RSF



W. ROSCOE ST

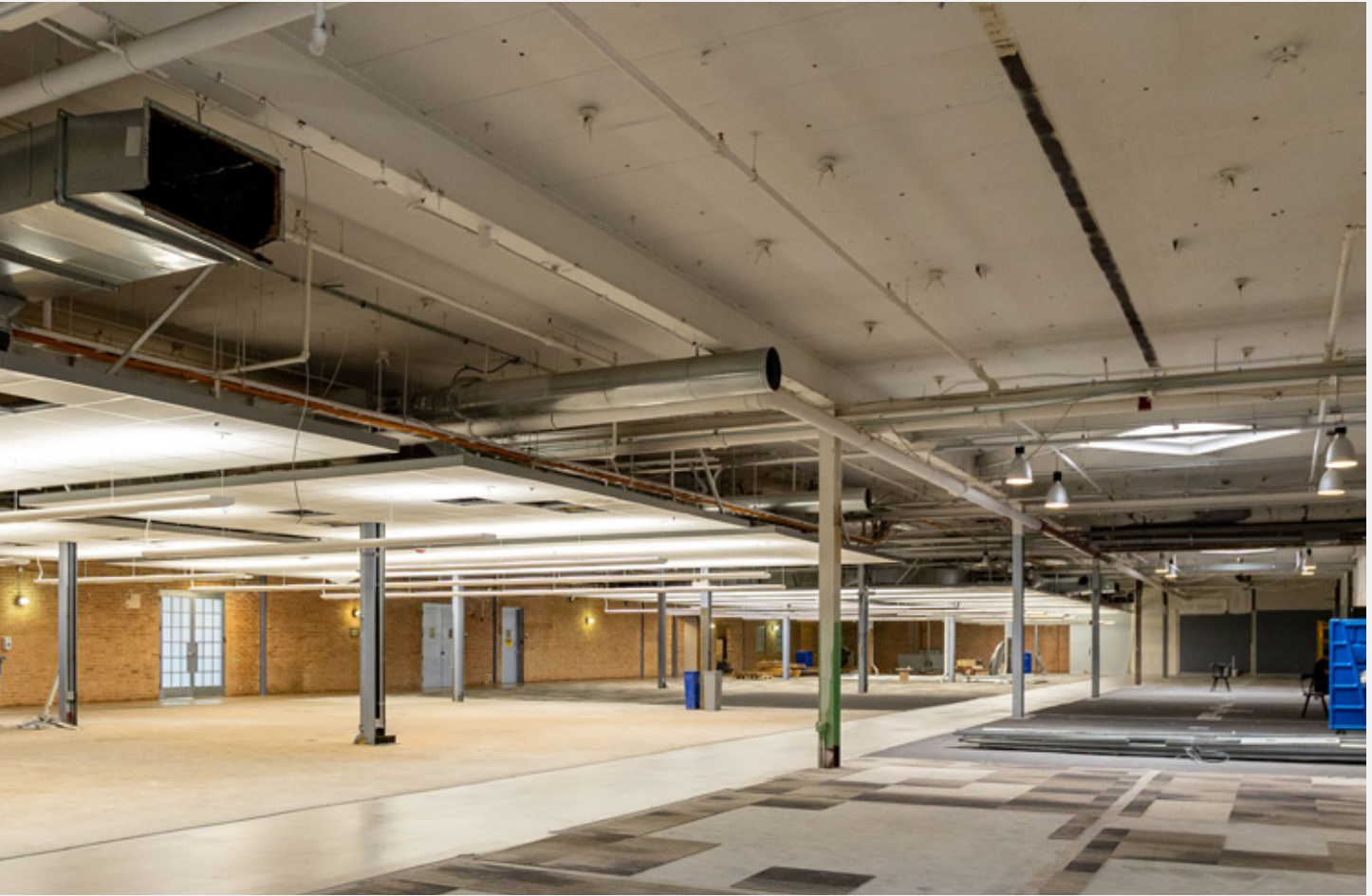


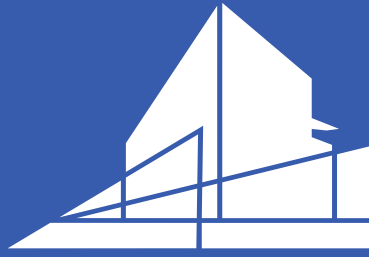


THIS PAGE:
2,610 SF available space
at 2718 W. Roscoe Street

OPPOSITE PAGE:
32,017 RSF available space
at 3404 N. California Avenue







RIVERVIEW

at Roscoe



We'd love to partner with you. Contact us today to schedule a tour.

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BROKER OWNED PROPERTY



BAUM REVISION

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