

730 N FRANKLIN CASE STUDY

**LOCATION**

Chicago, IL

SPACE TYPE

Office Space

SIZE

7,000-sf

ARCHITECTURE FIRM

EWP Architects

**REAL ESTATE AND
DEVELOPMENT FIRM**

R2

MANUFACTURING PARTNERS

AIS, BluDot, CB2, Laura Davidson, MPS Acoustics, Rove Concepts, SitOnIt, and West Elm

THE STORY

OBJECTIVE

R2 set out to furnish a spec suite within a River North timber loft, aiming to strike a balance between elevated design and practical functionality. The goal was to create a warm, inviting environment that felt more residential than corporate—while still supporting the flexibility and collaboration essential to today's hybrid work needs.

DESIGN SOLUTION

The team embraced a blend of mid-century modern and industrial aesthetics, using natural textures and warm tones to soften the timber loft's architectural features. Height-adjustable desks were integrated throughout the suite to promote ergonomic comfort, while built-in storage and flexible breakout areas encouraged both focus and collaboration. Every element—from the furniture finishes to the spatial layout—was chosen to reinforce a residential, approachable atmosphere that would appeal to a wide range of tenants exploring the spec suite.

DESIRED OUTCOME

The finished space offers a dynamic balance of style and function, with an aesthetic that reflects River North's creative energy while delivering a high-performance workspace. Delivered on time and tailored to support modern workstyles, the suite positions R2 to attract tenants seeking a distinctive, move-in ready environment that feels anything but typical.

