



LEASE

Downtown Evanston Offices for Lease

1316-1322 SHERMAN AVE

Evanston, IL 60201

PRESENTED BY:

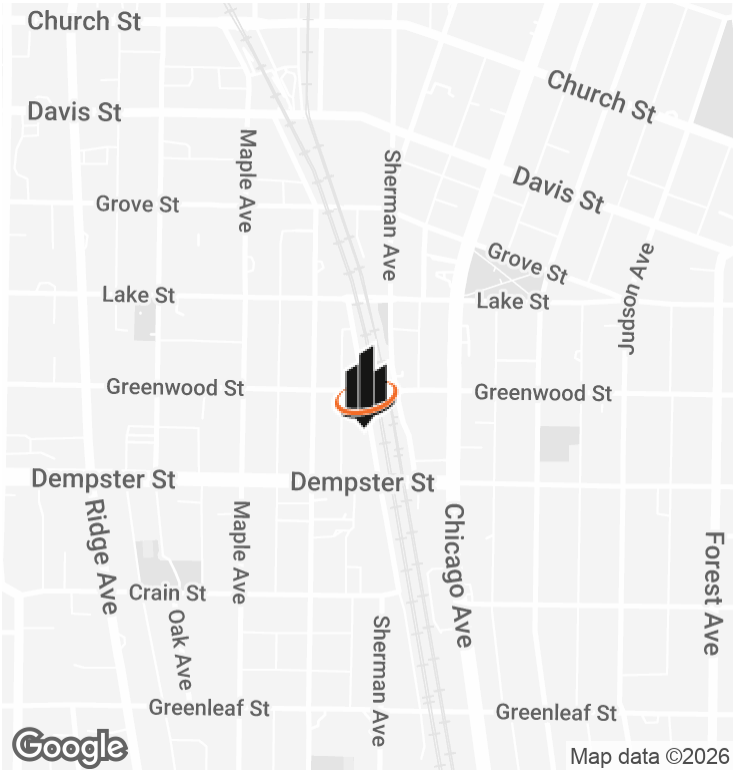
**KAREN KULCZYCKI, CCIM,
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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Office Second Floor \$22.50 FS
	Ground Floor \$21.00 SF/yr (modified net)
UNITS AVAILABLE:	2
AVAILABLE SF:	+/- 425 - 2,240 SF
BUILDING SIZE:	20,662 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 1316-1322 Sherman Avenue, a two-story office located in downtown Evanston, Illinois. The multi-tenant professional building has ± 425 SF open-concept second-floor office available or $\pm 2,240$ SF private entry, ground-floor office. Newly renovated common areas, exterior signage, open concept, steps away from CTA Purple line and Metra trains. The tenant is responsible for separately metered utilities.

PROPERTY HIGHLIGHTS

- ± 425 SF Second Floor Office
- $\pm 2,240$ SF Ground Floor Office with Private Entry
- Multi-tenant Professional Building
- Open Concept | Renovated Common Areas
- Signage | Steps from CTA Purple Line
- Rent includes Water and Heat

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NN; Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	425 - 2,240 SF	LEASE RATE:	\$21.00 - \$22.50 SF/yr

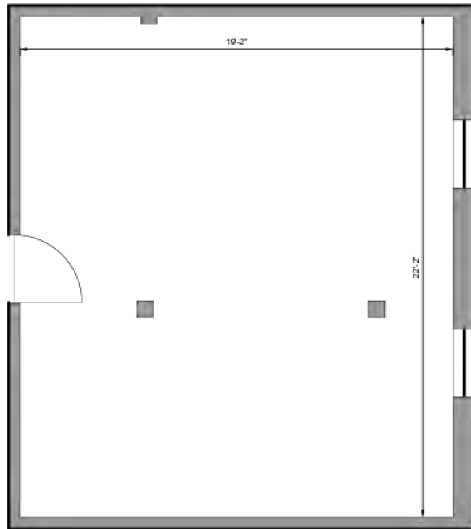
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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1322	Available	2,240 SF	Modified Net	\$21.00 SF/yr	Private Entry Open Concept Restroom Reception Private Conference Storage Kitchenette
1316 Unit 208	Available	425 SF	Full Service	\$22.50 SF/yr	Open Concept Windows Utilities Included

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1316 SHERMAN UNIT 208 +/- 425 SF



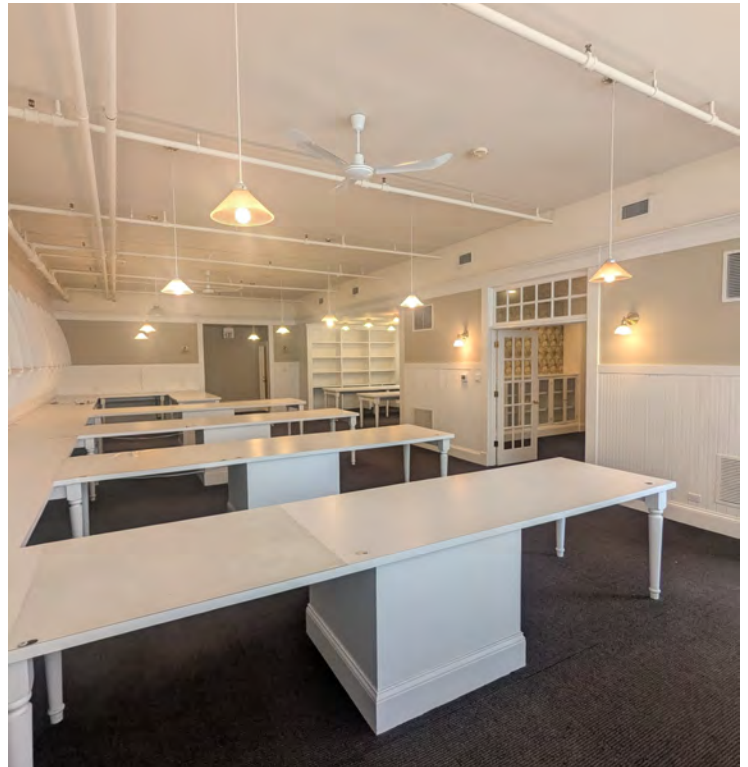
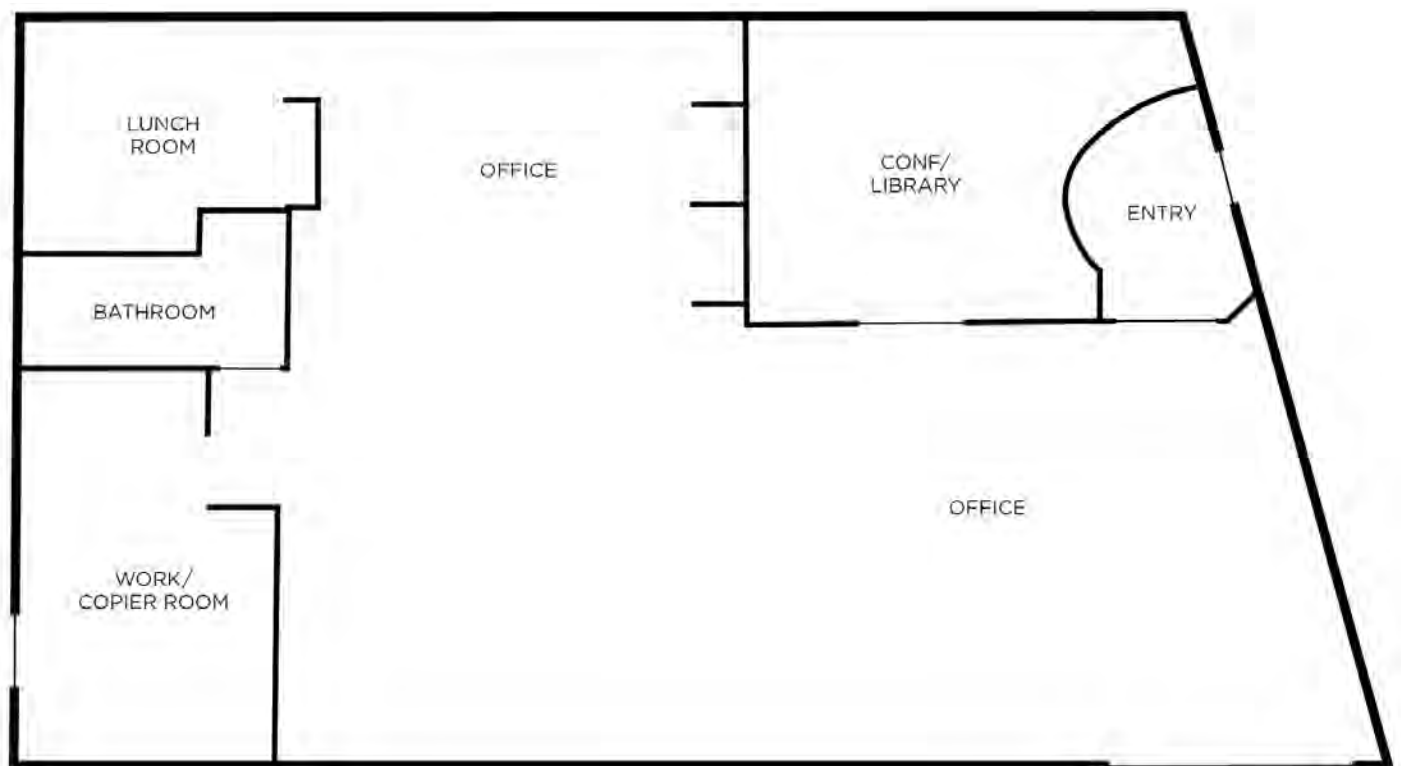
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1322 SHERMAN +/- 2,240 SF



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1322 SHERMAN +/-2,240 SF



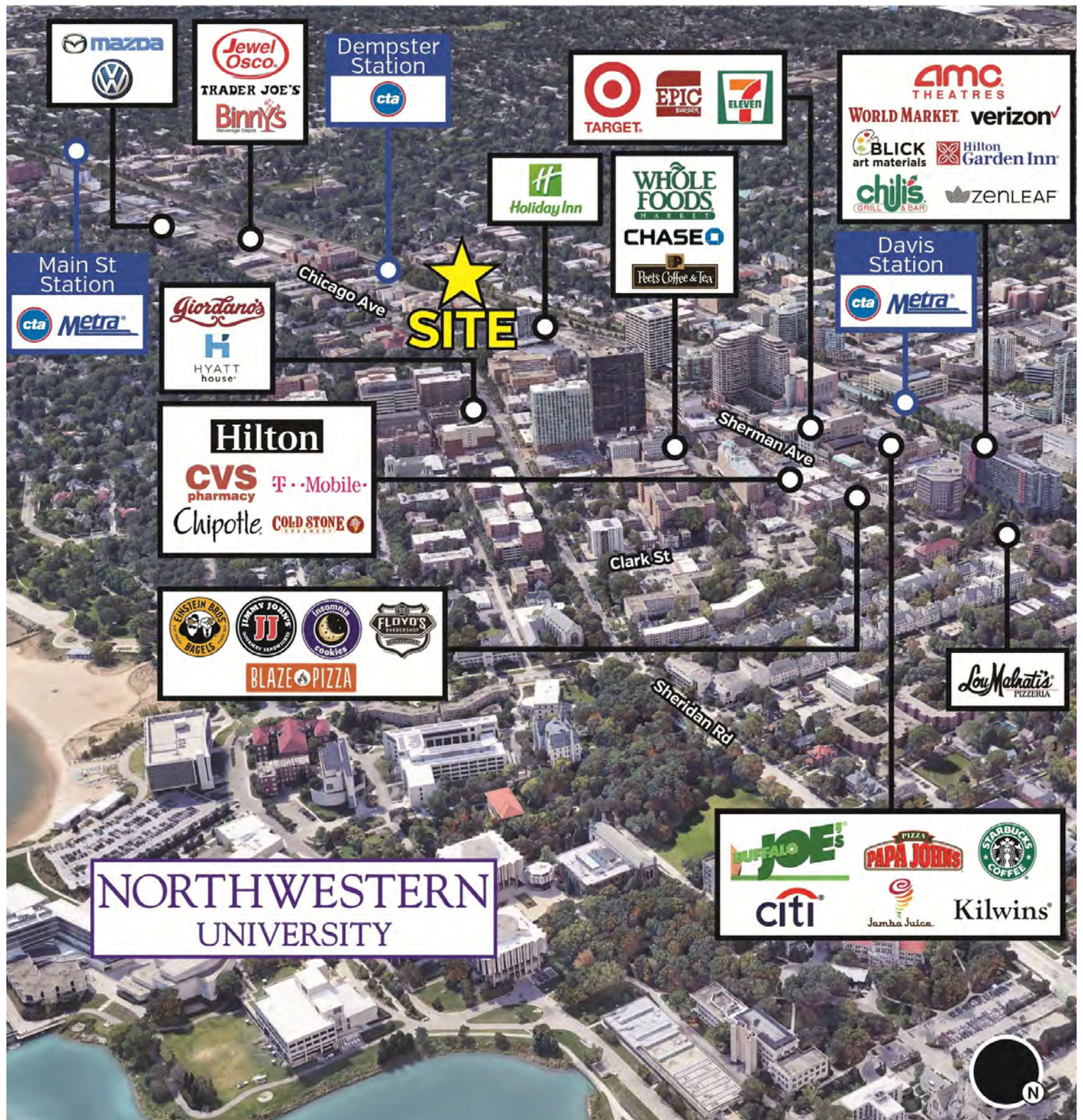
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AREA RETAILERS



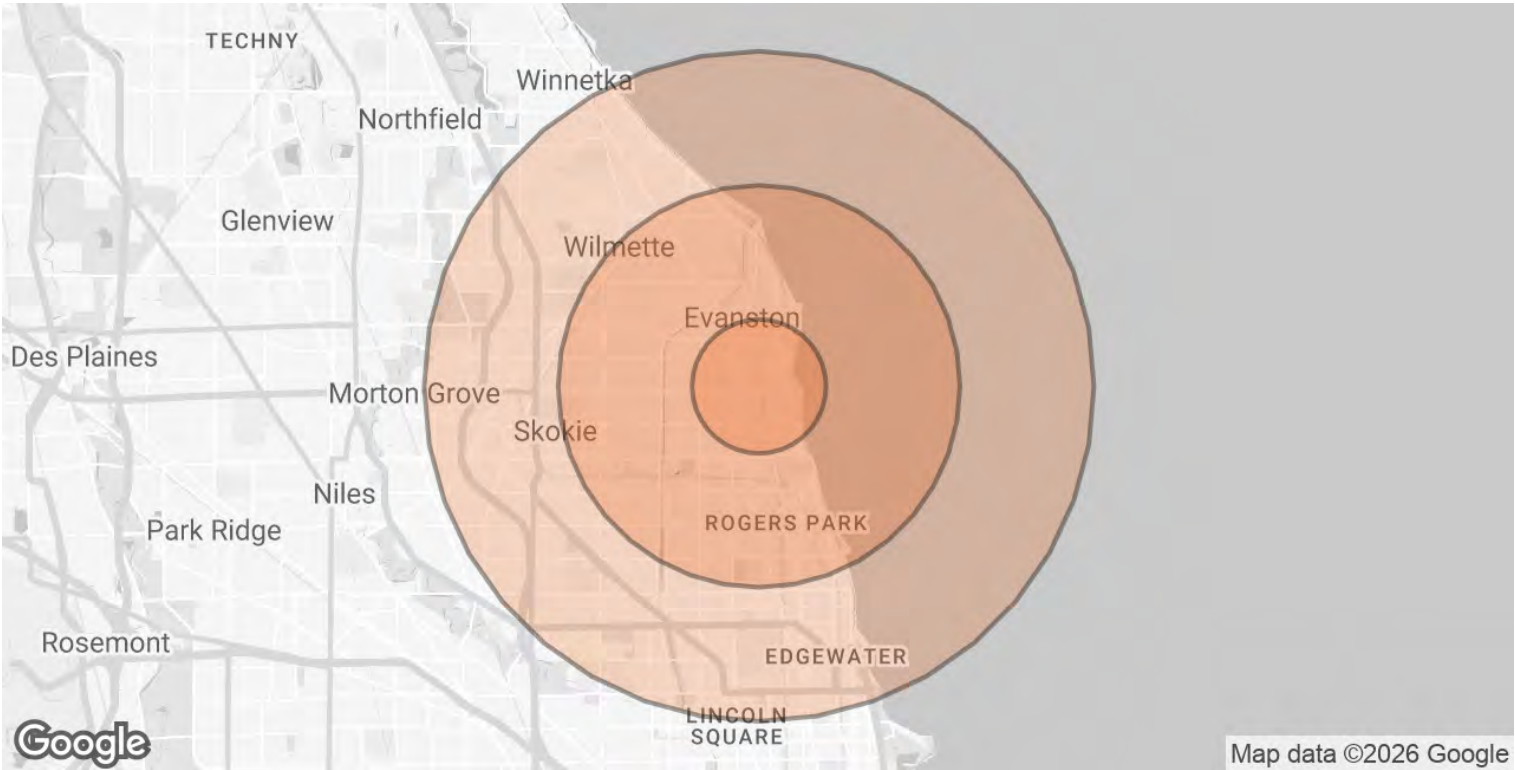
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DEMOGRAPHICS MAP & REPORT



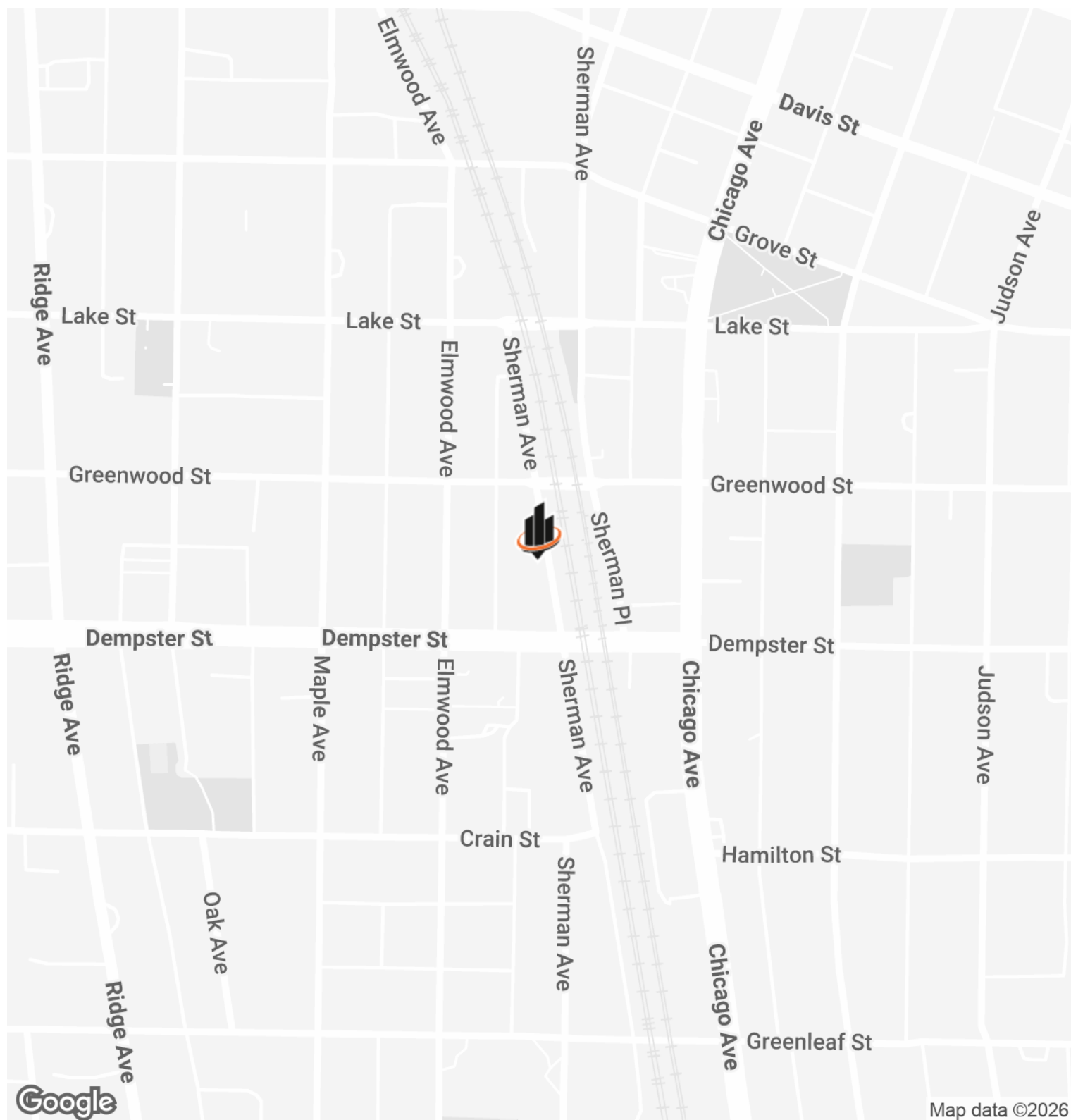
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	35,092	196,078	423,120
AVERAGE AGE	40	40	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	15,575	78,540	171,471
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$134,345	\$128,566	\$126,088
AVERAGE HOUSE VALUE	\$610,560	\$511,368	\$516,424

Demographics data derived from AlphaMap

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LOCATION MAP



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