



**LEASE**

# Downtown Evanston Offices for Lease

**1316-1322 SHERMAN AVE**

Evanston, IL 60201

**PRESENTED BY:**

**KAREN KULCZYCKI, CCIM,  
SIOR**

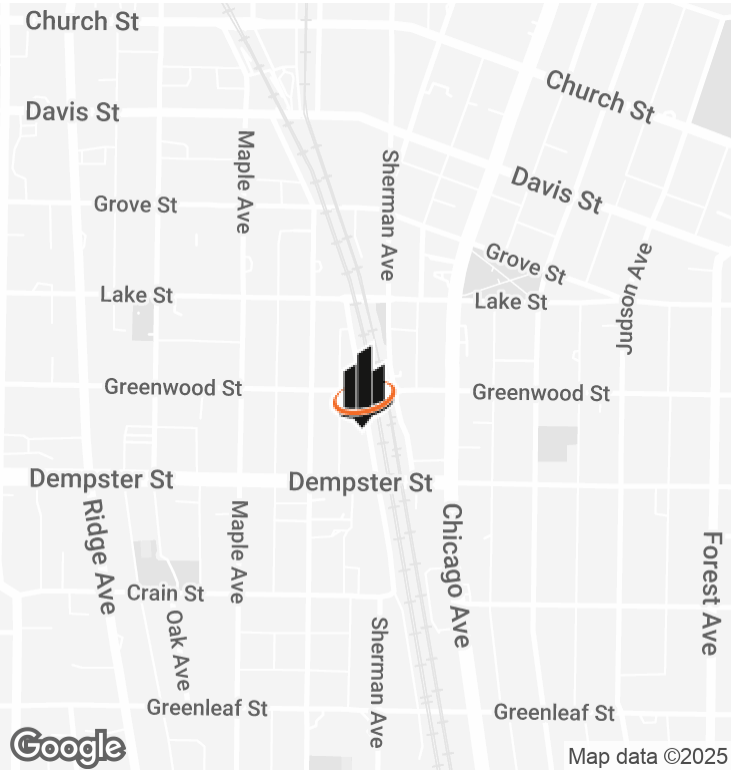
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PROPERTY SUMMARY



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  $\pm 425$  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

- $\pm 425$  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

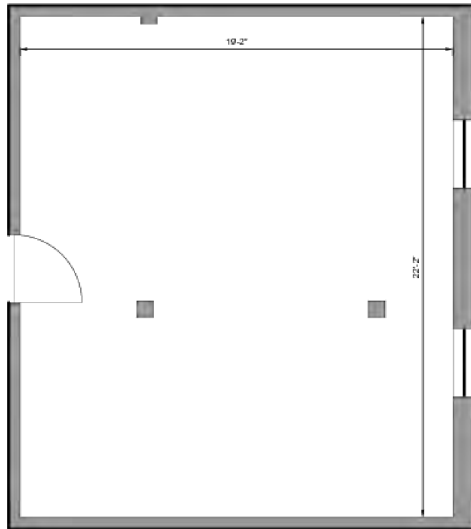
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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



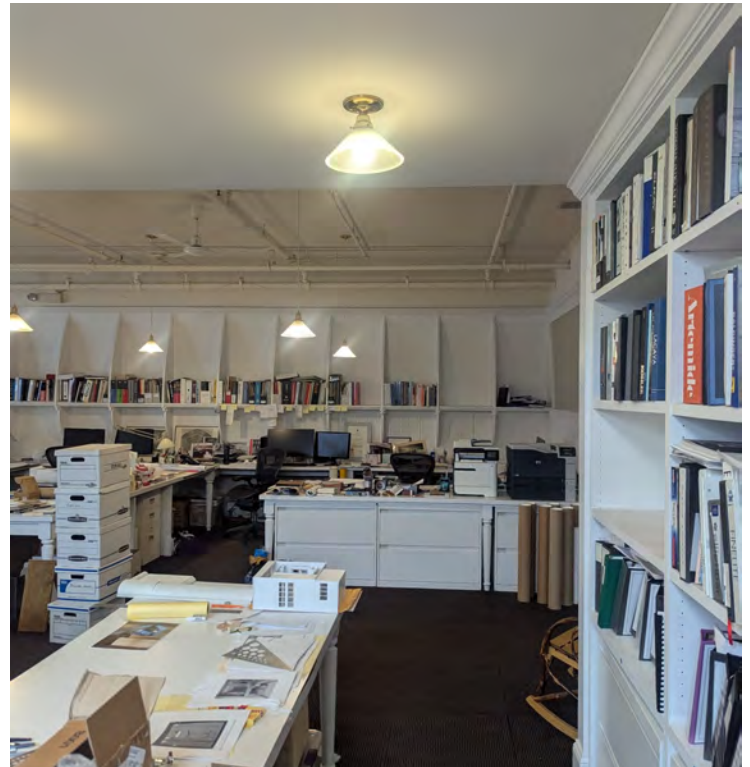
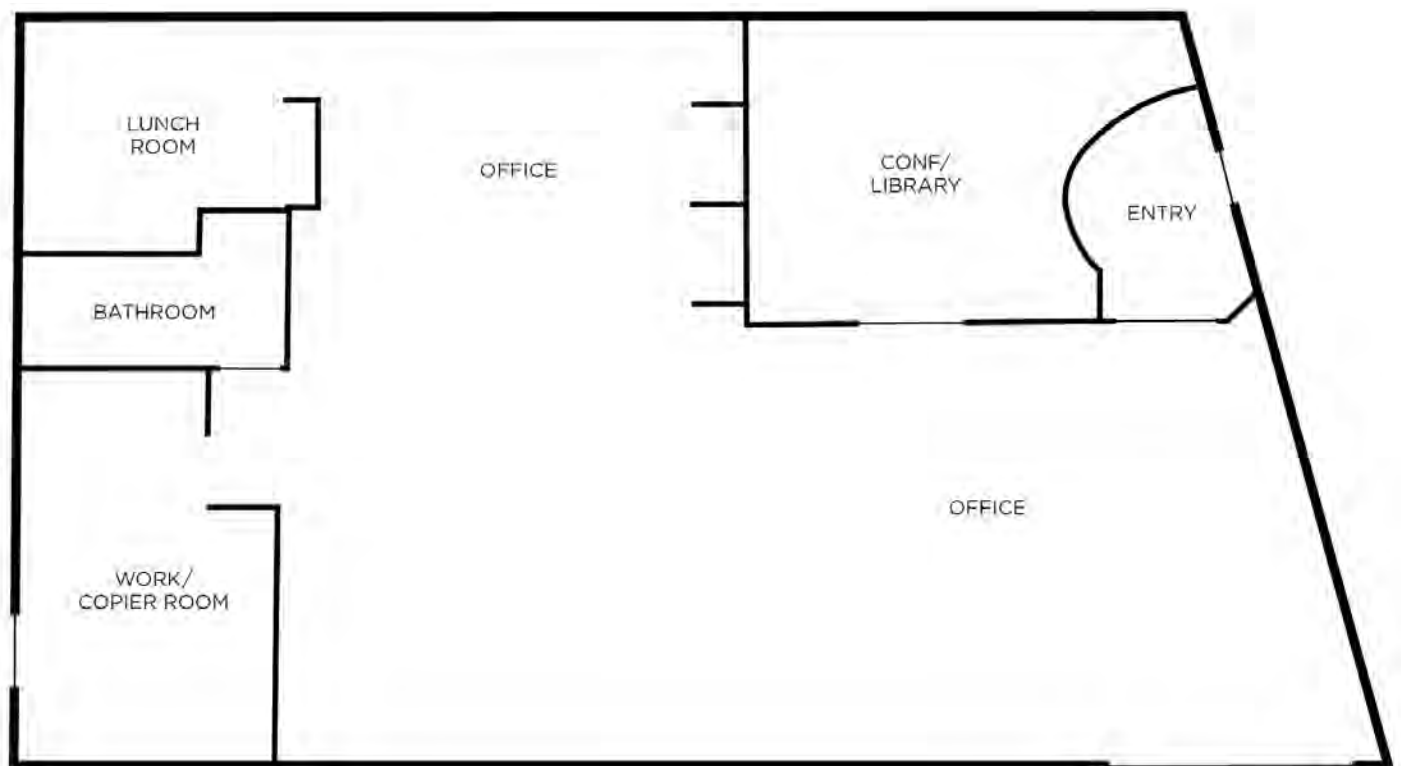
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## 1322 SHERMAN +/- 2,240 SF



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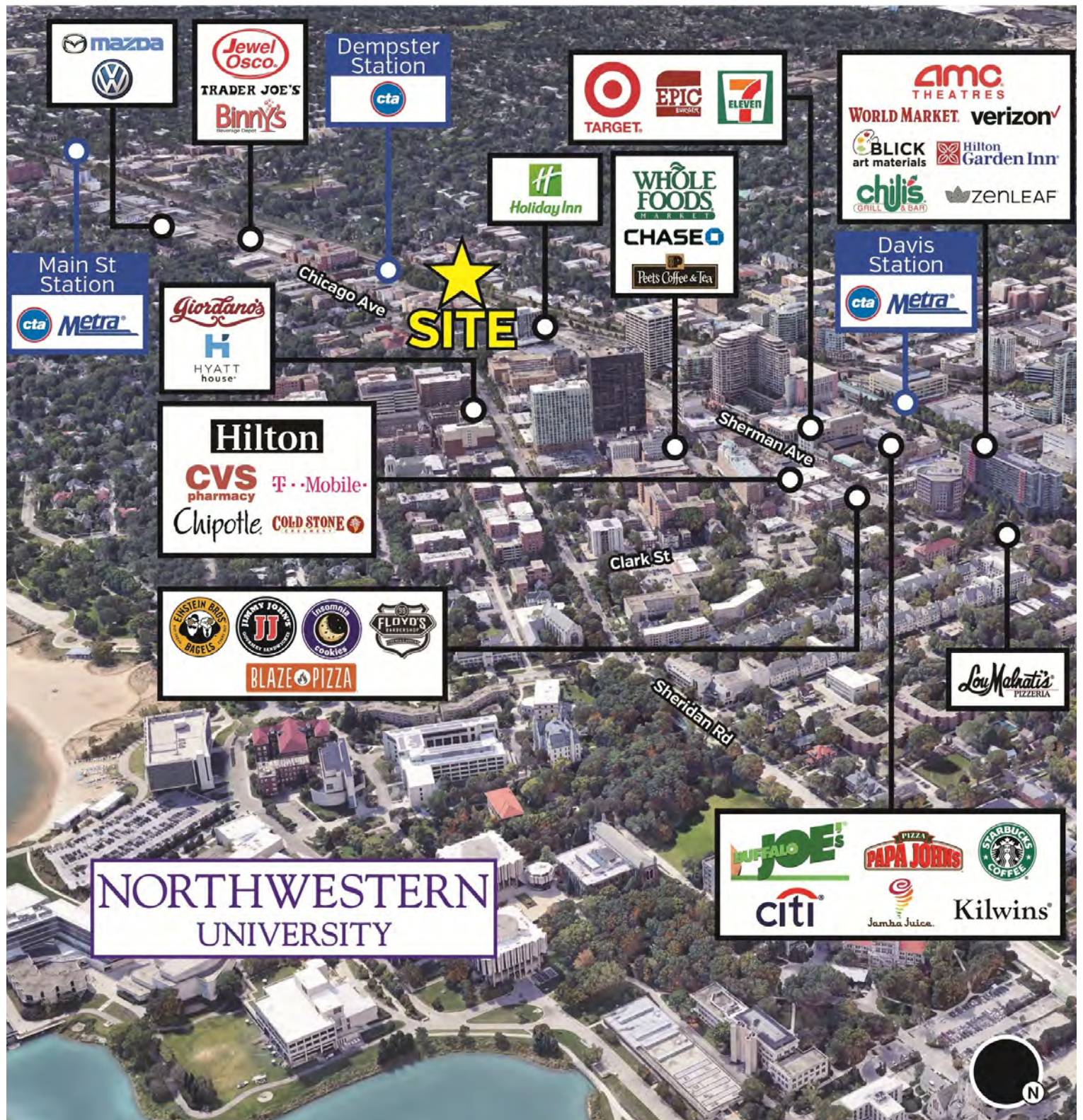
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## AREA RETAILERS



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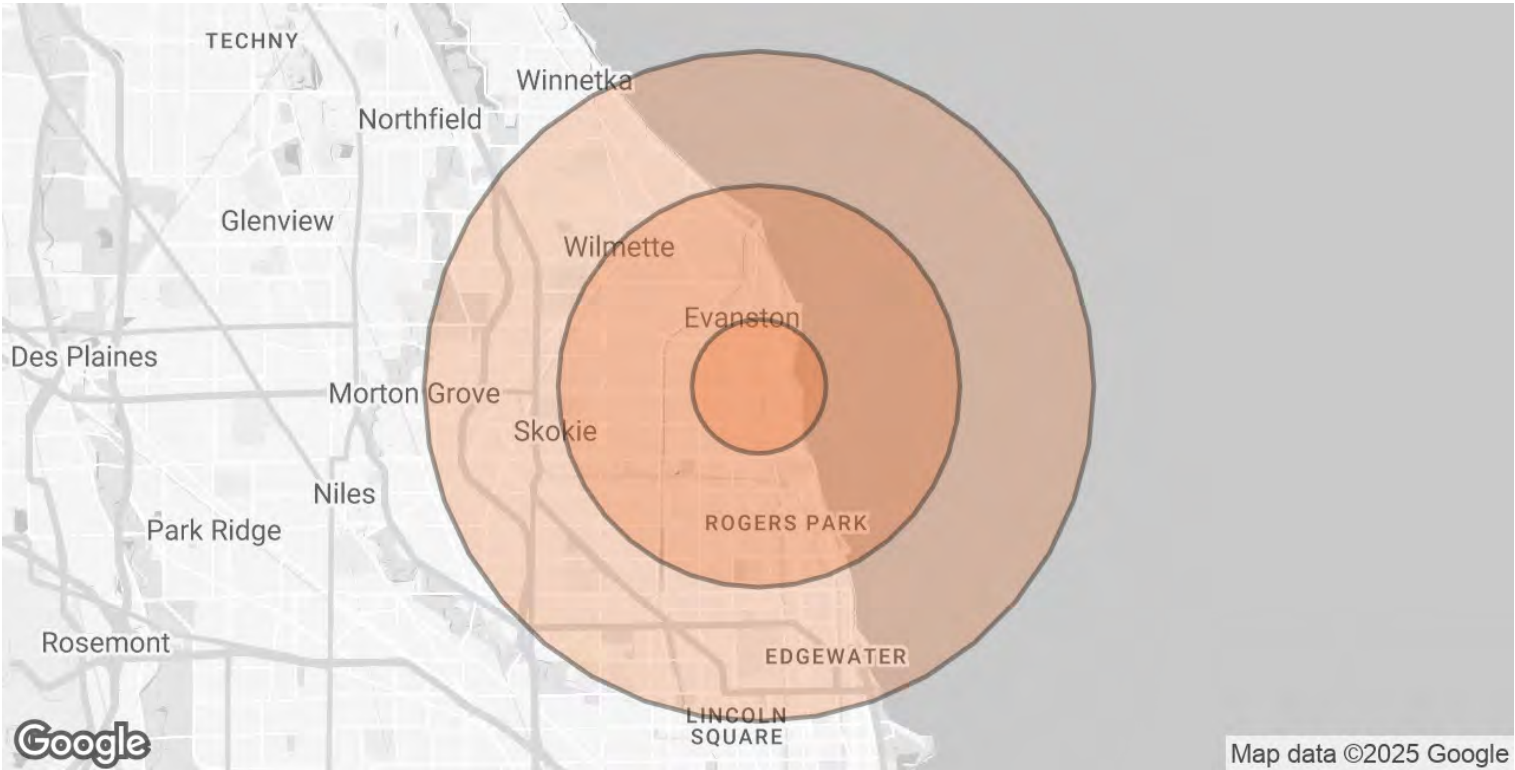
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DEMOGRAPHICS MAP & REPORT



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

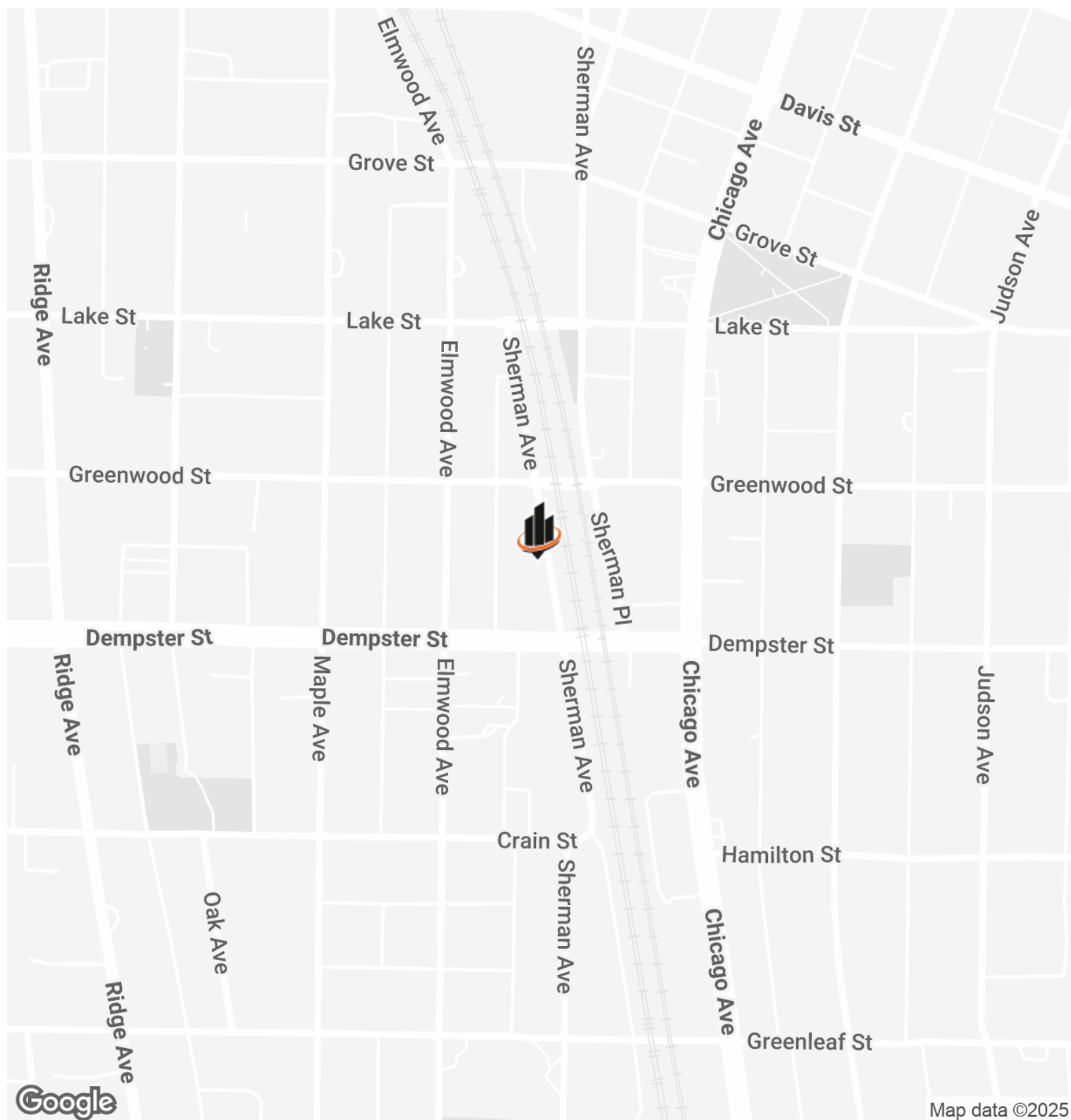
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	15,575	78,540	171,471
# OF PERSONS PER HH	2.3	2.5	2.5
AVERAGE HH INCOME	\$134,345	\$128,566	\$126,088
AVERAGE HOUSE VALUE	\$610,560	\$511,368	\$516,424

Demographics data derived from AlphaMap

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## LOCATION MAP



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