



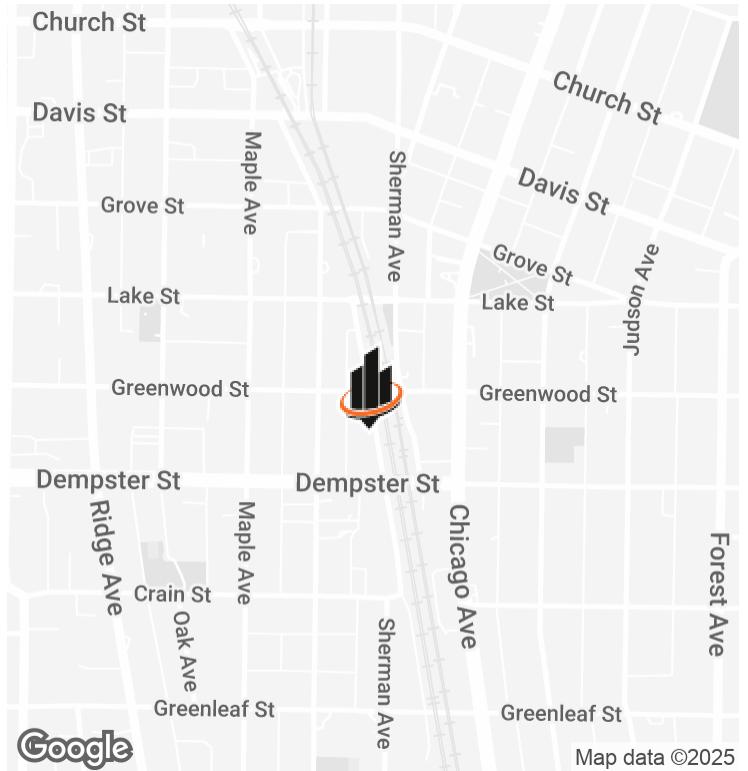
**LEASE**  
**Downtown Evanston**  
**Offices for Lease**

**1316-1322 SHERMAN AVE**  
Evanston, IL 60201

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

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

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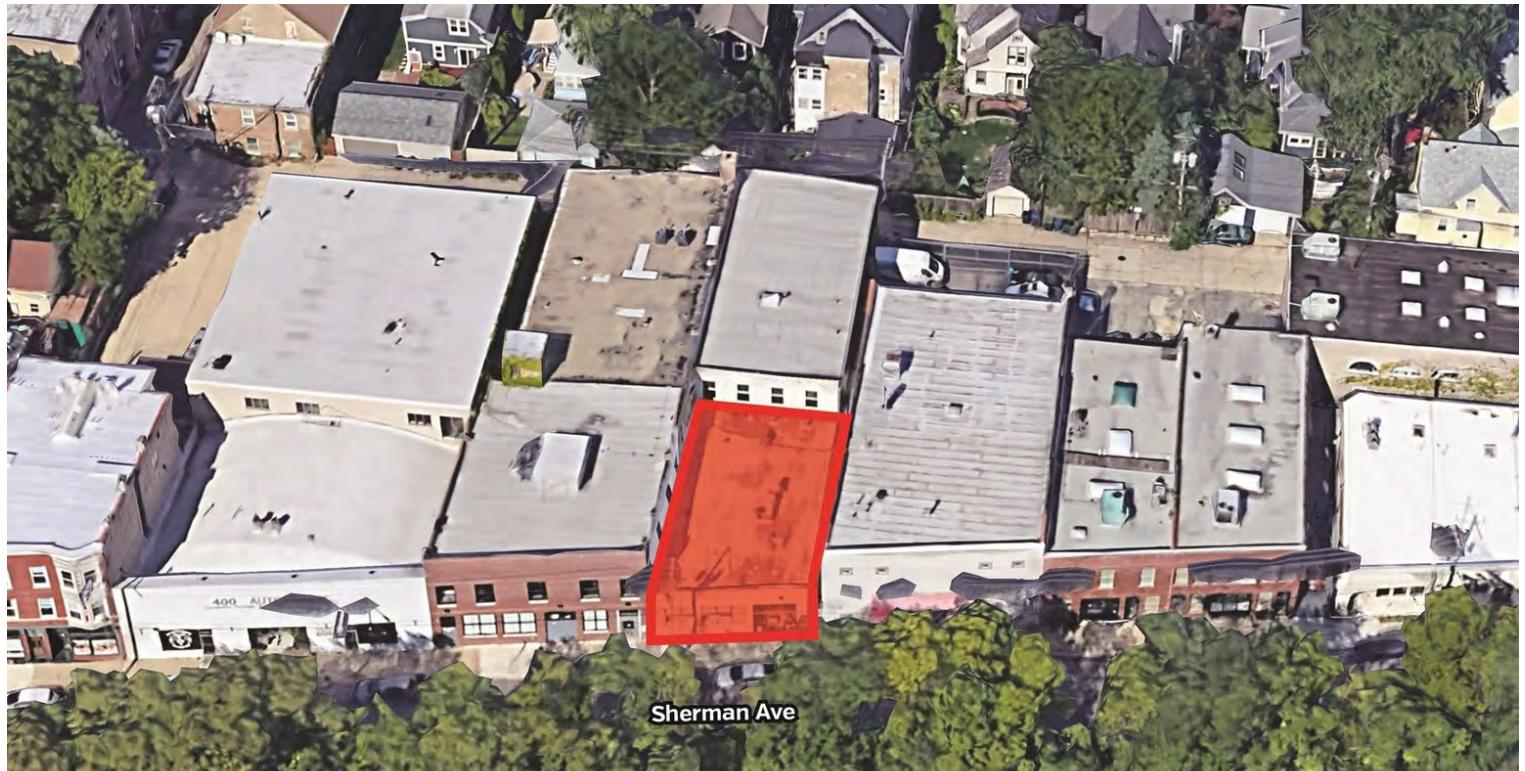
## PROPERTY DESCRIPTION

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

## LEASE SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NN; Full Service	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	425 - 2,240 SF	<b>LEASE RATE:</b>	\$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

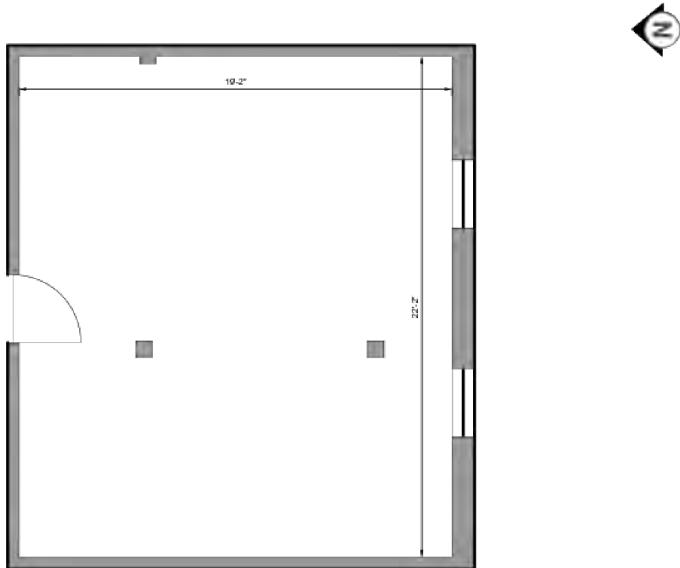
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# 1316 SHERMAN UNIT 208 +/- 425 SF



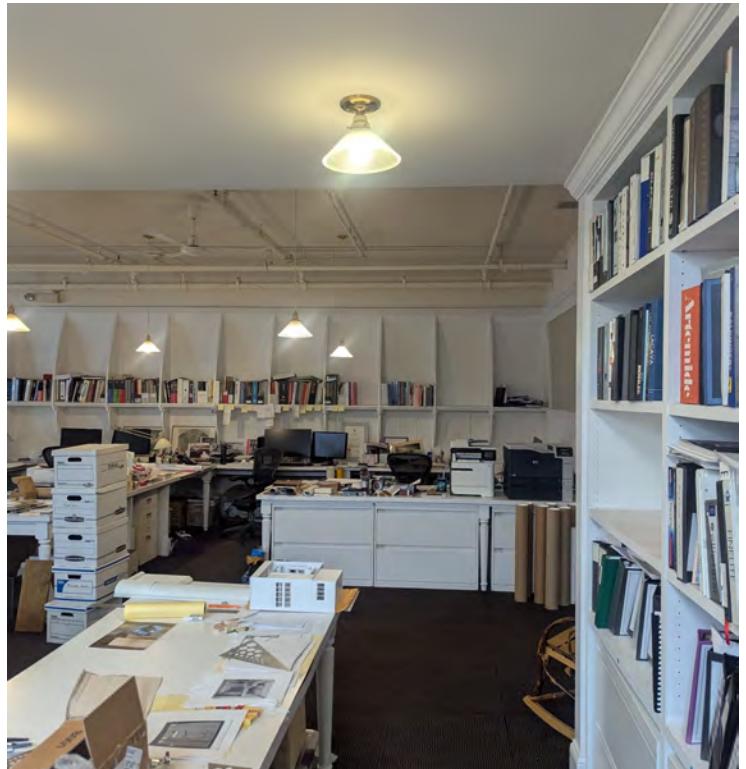
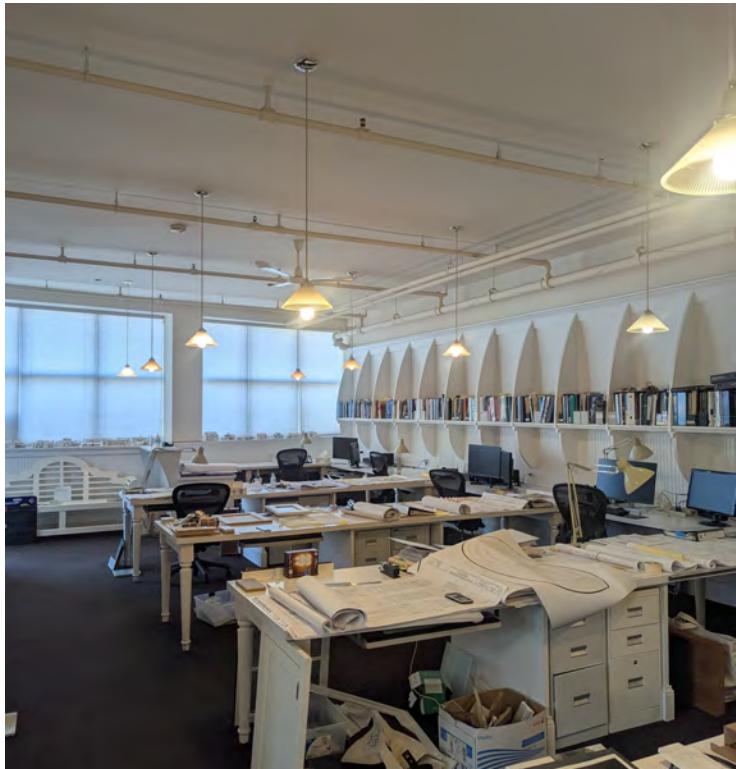
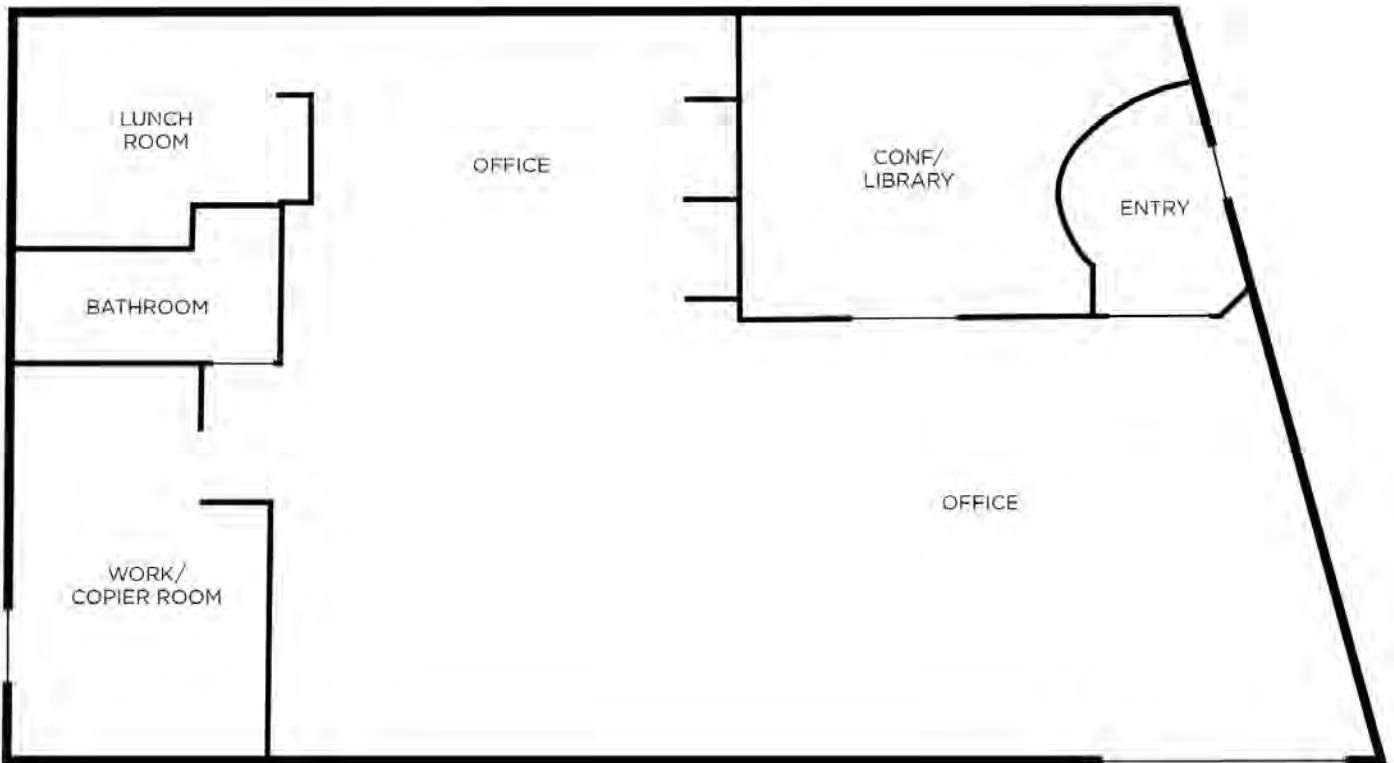
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1322 SHERMAN +/- 2,240 SF



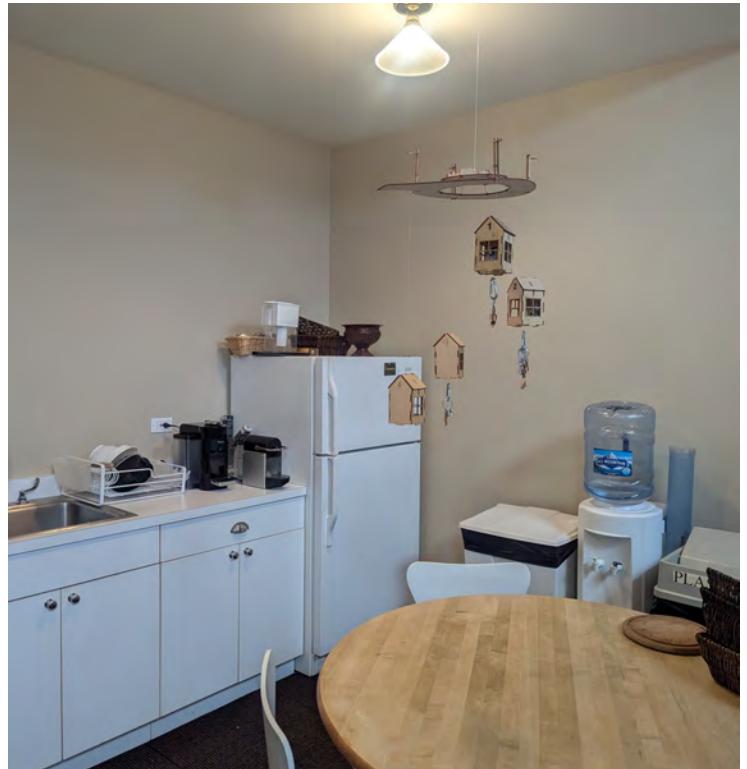
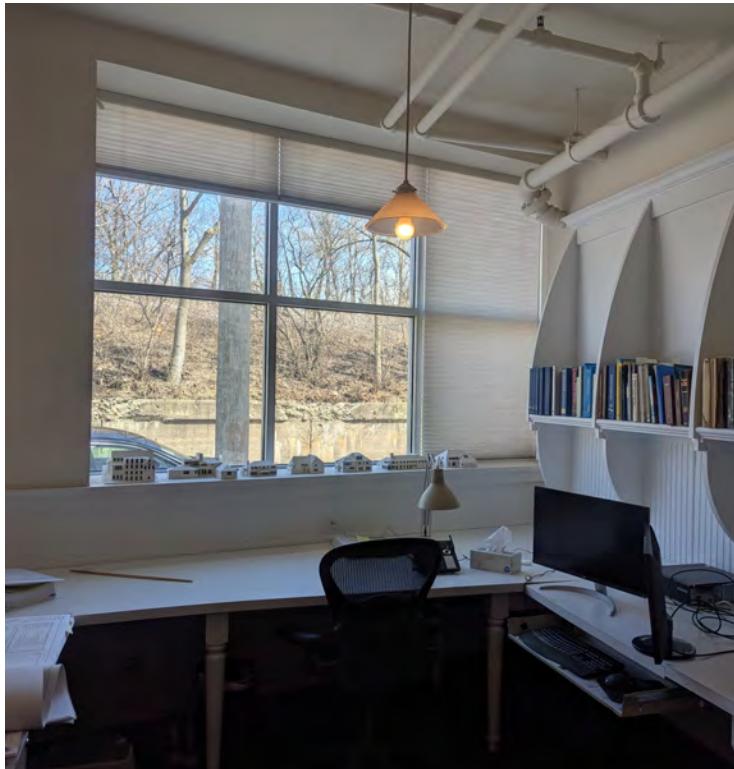
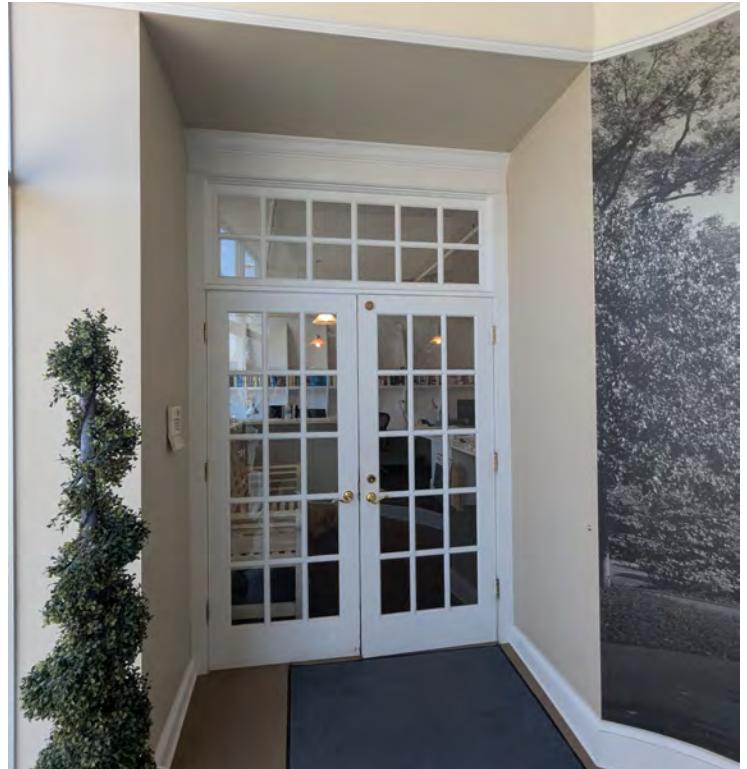
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## 1322 SHERMAN +/-2,240 SF



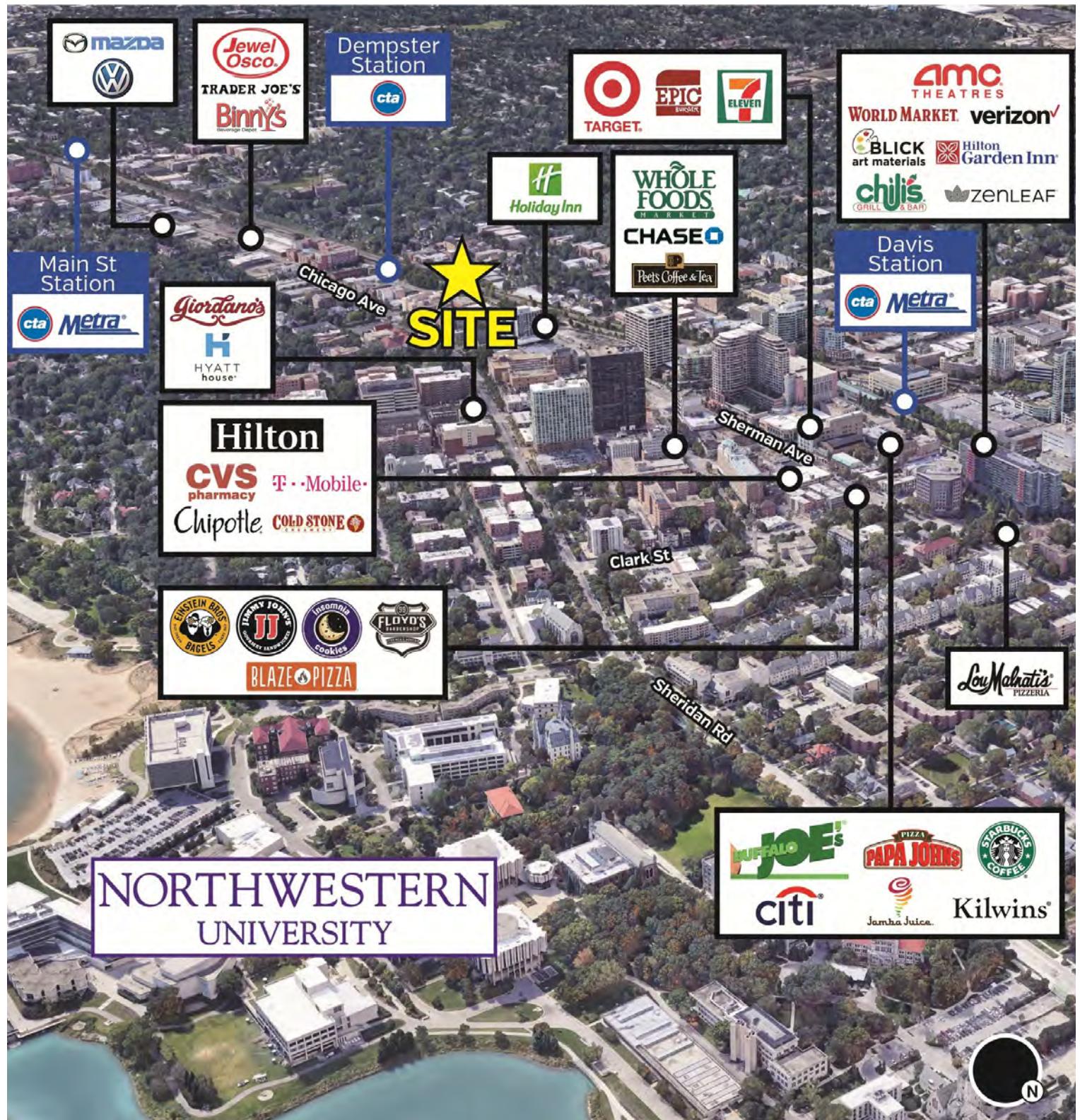
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## AREA RETAILERS



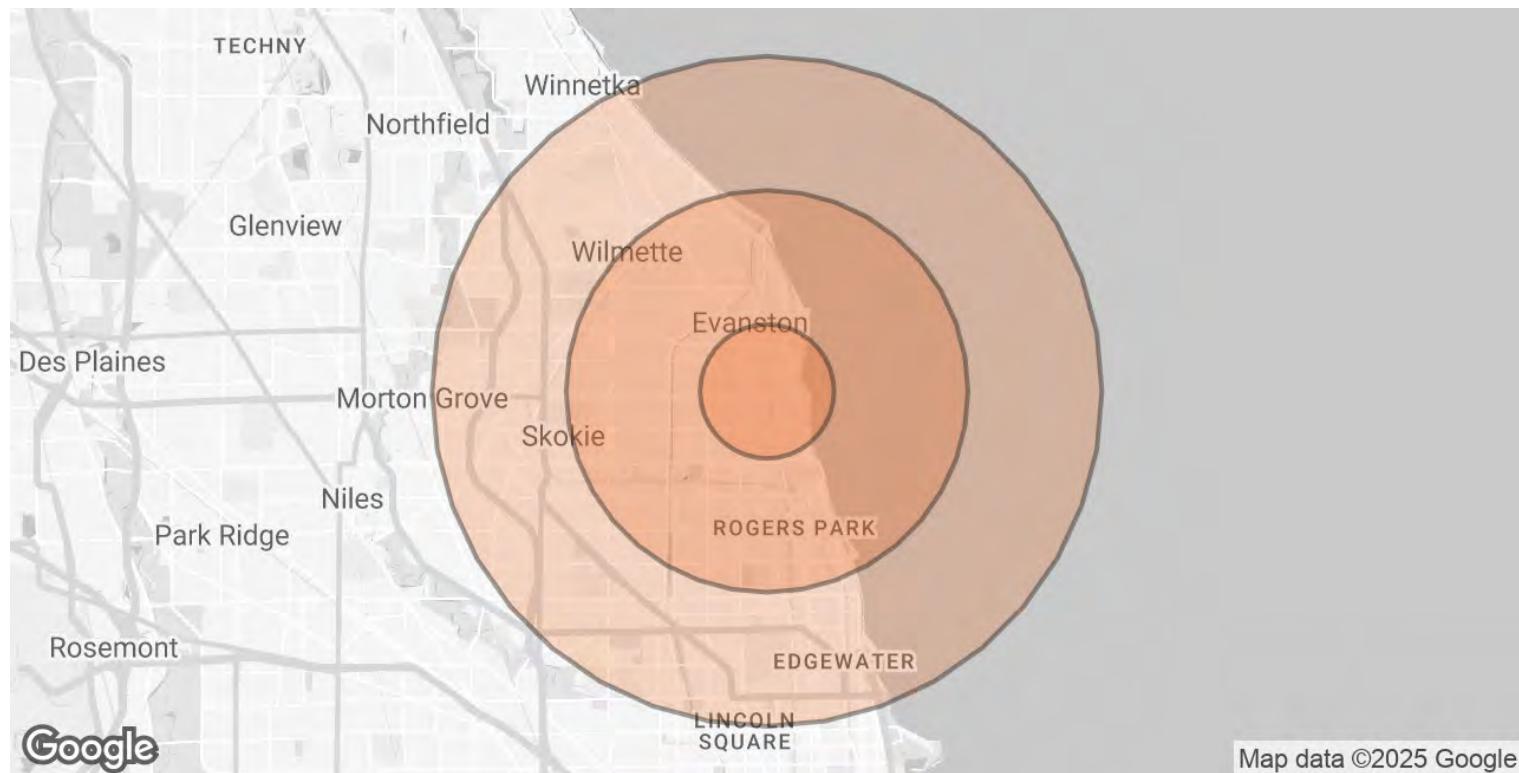
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	35,092	196,078	423,120
<b>AVERAGE AGE</b>	40	40	41
<b>AVERAGE AGE (MALE)</b>	39	39	40
<b>AVERAGE AGE (FEMALE)</b>	41	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	15,575	78,540	171,471
<b># OF PERSONS PER HH</b>	2.3	2.5	2.5
<b>AVERAGE HH INCOME</b>	\$134,345	\$128,566	\$126,088
<b>AVERAGE HOUSE VALUE</b>	\$610,560	\$511,368	\$516,424

Demographics data derived from AlphaMap

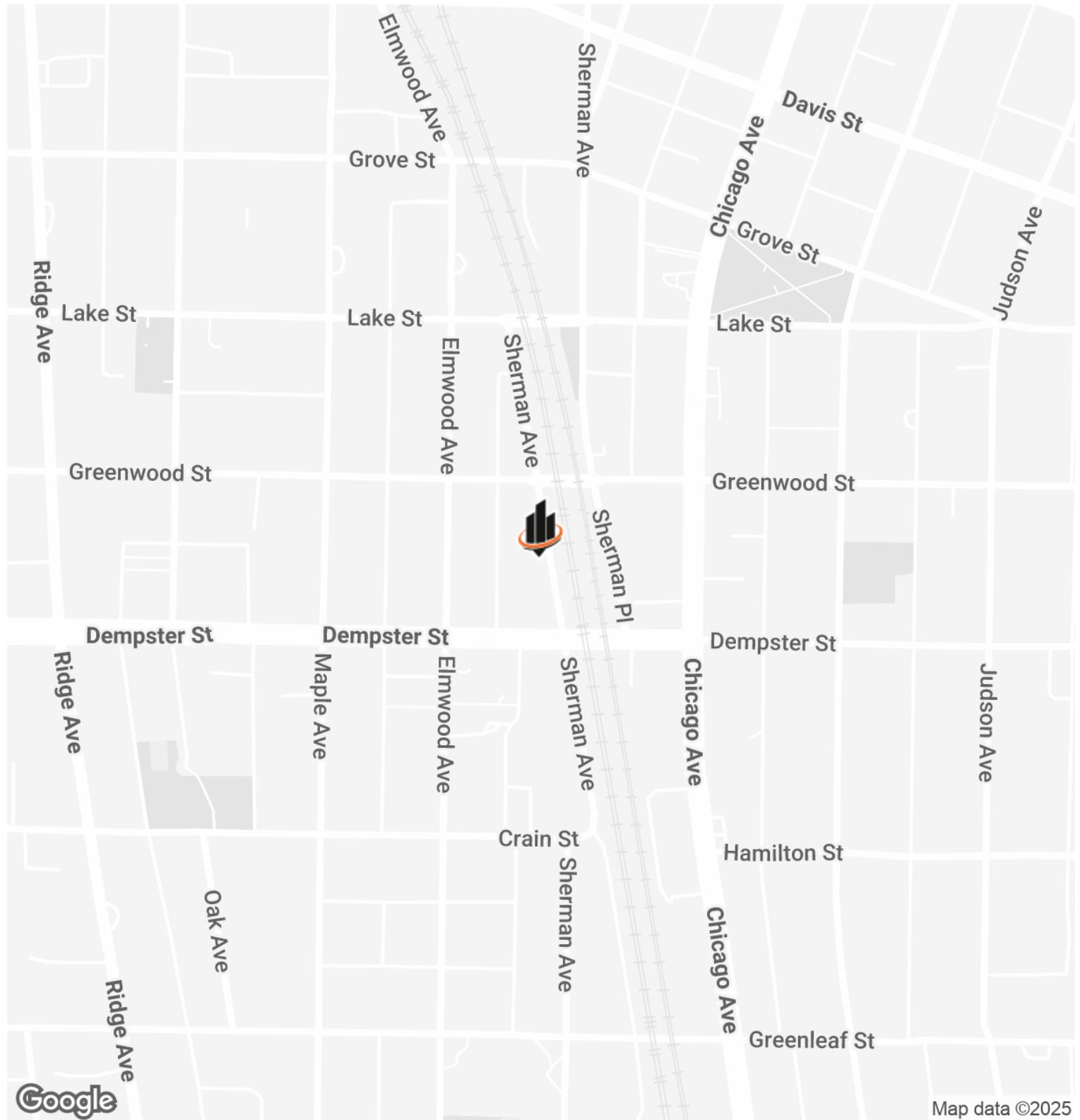
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## LOCATION MAP



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