

# Outstanding Evanston Location

847 Main Street

Evanston, IL 60202



**OFFICE SPACE FOR LEASE**

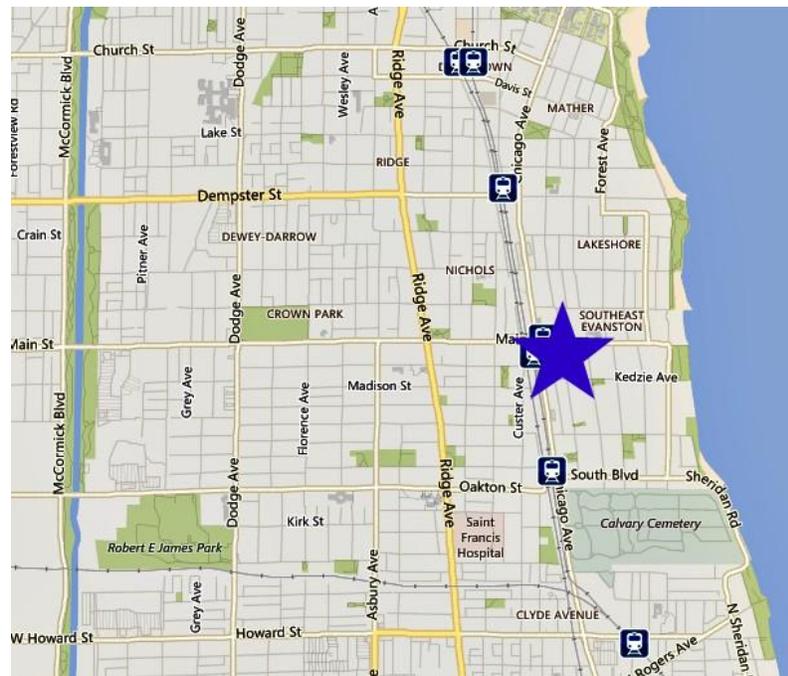
**\$19 Per Square Foot NNN**

## Space Highlights

- 2,180 square feet of efficient, beautifully constructed office space
- Access to high-speed fiber connectivity, enhanced electrical capacity
- Available use of outdoor terrace, fitness center, conference/event room
- Oversize bathrooms with showers
- Indoor & outdoor parking available
- Bike storage and car charging stations
- Corner space with 7' windows facing north
- Secure 24-hour key card system

## Area Amenities

- Transit-oriented location with Metra & CTA stations directly across the street
- Within the Main-Dempster Mile Commercial Business District
- Restaurants within walking distance; surrounded by diverse mix of shops, services



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*Farnsworth-Hill, Inc. is an agent of the owner.*

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# Salient Facts and Features

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This newly constructed, multi-use building provides second floor office space with outstanding technology offerings and amenities with an optimal location. At the corner of Chicago and Main, this Class-A building is located in the Chicago/Main Business District, surrounded by unique shopping and dining and a pleasant residential neighborhood. Designed for today's technology needs: high-speed fiber connectivity, enhanced electrical capacity and LEED Certified. Access to fitness center, multi-purpose event/ conference room, outdoor terrace and oversize bathrooms with showers. Space is located on the Main/ Chicago corner of the building and has 7' floor-to-ceiling windows that face east, west and north, and has direct access to the terrace. Secure 24-hour key card access with indoor and outdoor parking options. Garage parking has electric car charging stations and bike storage.

Transit-oriented location with Metra & CTA stops directly across the street, walk to 20+ restaurants. Very convenient to many unique shopping and dining options; diverse retail mix of national and independent businesses. Walk to Lake Michigan. One mile south of Northwestern University.

Built	2016
PIN#	11-19-401-021-0000
Space SF	2,180, Minimum divisible: 400
Construction	New
Property Type	Mixed Use: Office, Retail, Residential
Total Bldg. SF	189,000
Zoning	CIa Commercial Mixed Use District
Ceiling Height	9'
Windows	Three walls of 7' windows: east, west and north
HVAC	Heat, AC: Electric
Technology	True high speed fiber connectivity; AT&T and Comcast
Parking	Available indoor garage spaces \$165 each, with electric car charging stations Outdoor lot at 945 Chicago Ave. \$90 each
Security	24-hour key card access
Elevator	Key card
Storage	Bike storage in garage
Drive-In Doors	3
Loading Docks	2
Amenities Outside	Direct access to landscaped terrace: 7,000 SF with grill area, seating, fire pit, bocce ball
Amenities Inside	Second Floor: Fitness Center: 700 SF, multi-use/event/conference room with wet bar, flat screen: 900 SF; oversize bathrooms with showers
Green Features	Silver LEED Certified

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# Photos

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# Photos

847 Main Street | Evanston, IL 60202



Circa 1940



Circa 1985

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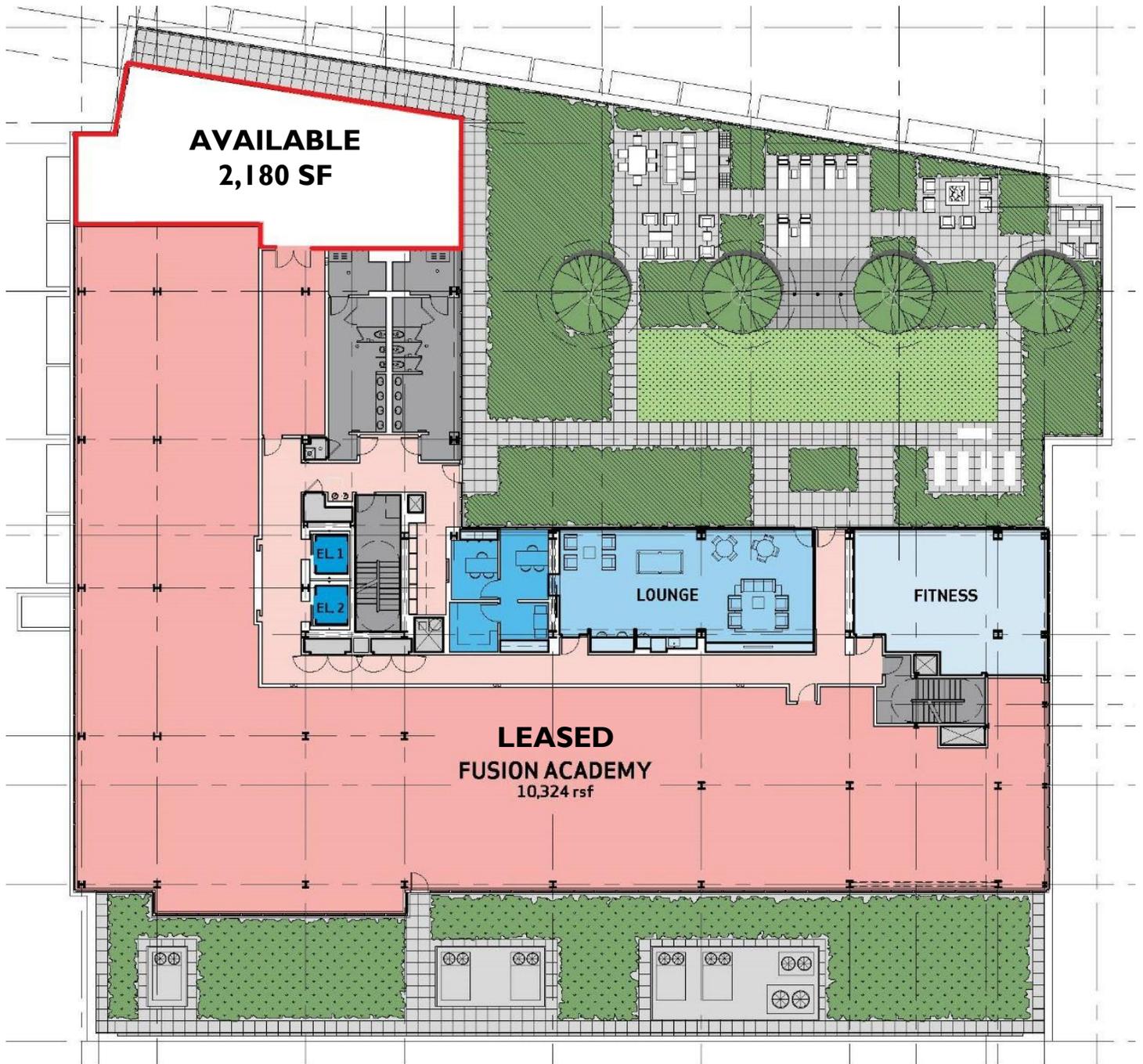
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# Floor Plan - Second Floor

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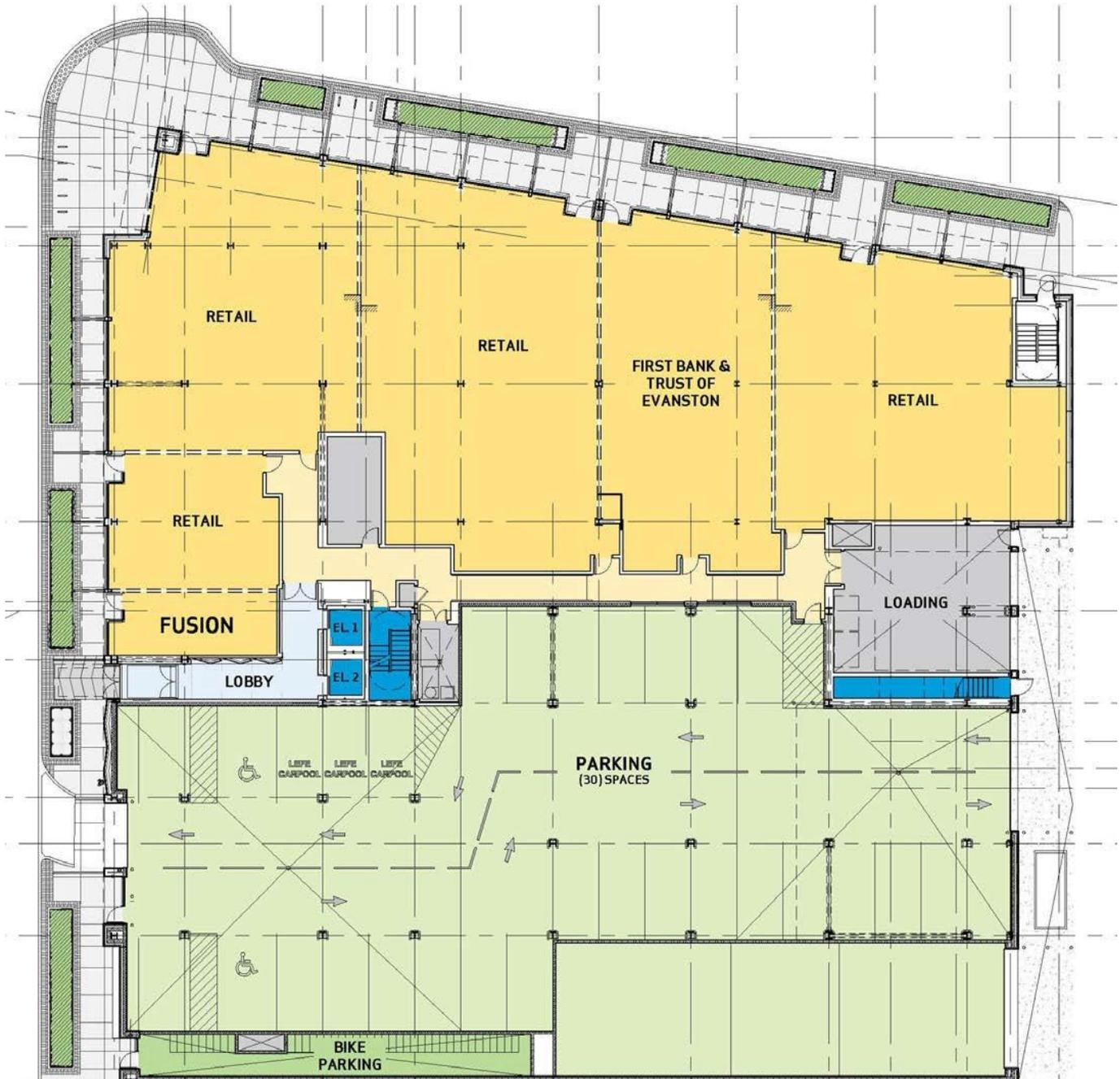
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# Floor Plan - Ground Floor

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