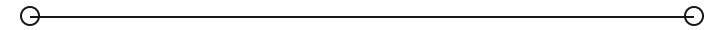


**FOR LEASE**

# Prime Evanston Retail / Office Space at Central Station

**1720 CENTRAL**

Evanston, IL 60201

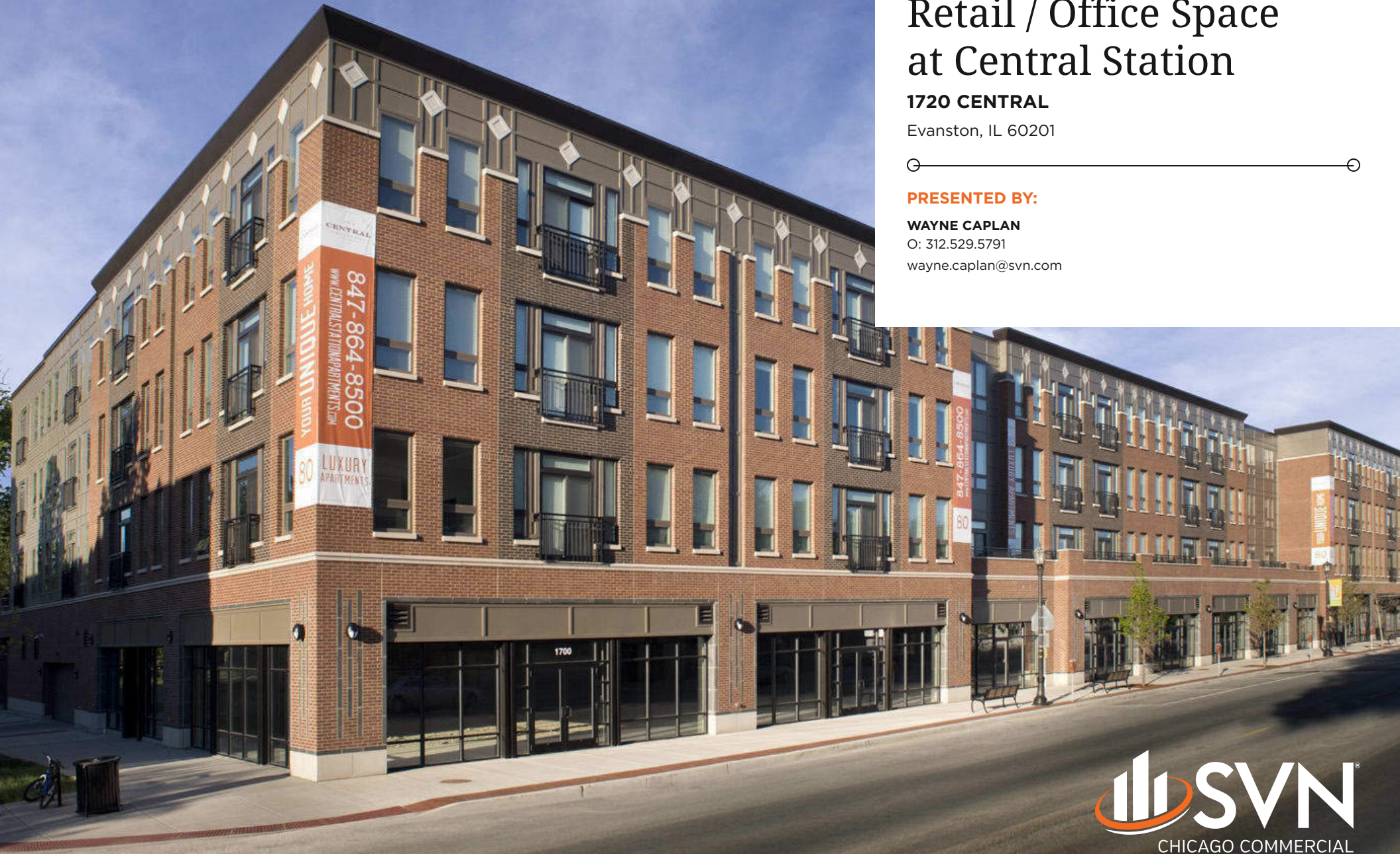


**PRESENTED BY:**

**WAYNE CAPLAN**

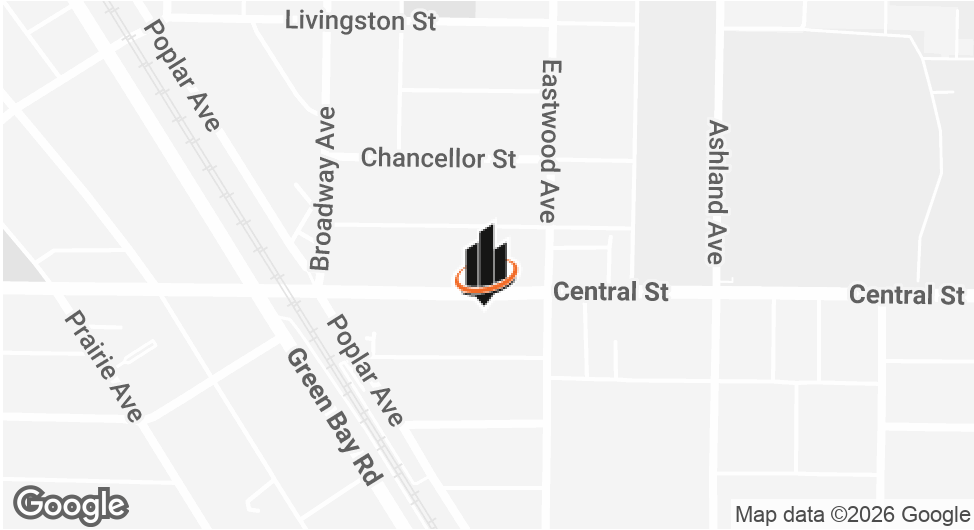
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$40.00 SF/yr (MG)
BUILDING SIZE:	10,731 SF
TOTAL AVAILABLE SF:	4199 SF
DEMISING OPTIONS	1215, 1247 & 1737 SF
YEAR BUILT:	2015
MARKET:	Chicago
SUBMARKET:	Evanston - North Shore
APN:	10-12-201-018-0000

PROPERTY OVERVIEW

Join Enclave and Ten Mile House restaurant at Central Station in Evanston. Located only one block from the Central St Metra commuter rail station, this 4,199 SF ground floor retail/office space has been the long-time home of Coldwell Banker and is ready to go for a new business. The space is fully built out with existing HVAC, electric, lights, bathrooms, kitchenette, reception, etc. Central station is an 80-unit luxury apartment development with ±10,700 SF of ground-floor retail. A rare opportunity to lease high-traffic retail space in a recently built transit-oriented development in one of Chicago’s most affluent and sought-after communities. The space is being offered at \$40/SF Modified Gross. It is also divisible into 1,215, 1,247 and 1,737 SF spaces.

LOCATION OVERVIEW

Evanston, IL, is a city unto itself. Located on the shores of Lake Michigan, immediately north of Chicago, Evanston is home to Northwestern University, Evanston Hospital, and as vibrant a suburban downtown as exists in the US. The property is located in the Central St. business district in Evanston, one block from the Central St Metra station and steps to many quality retailers and attractions including Northwestern University’s new state of the art Ryan Field football stadium, The Evanston Arts Center, Hewn Bakery, and is literally steps to many businesses, restaurants and shops including Chase, Starbucks, Bluestone, Backlot Coffee, Leonida’s, Mustard’s Last Stand, Evanston Hospital and the CTA Central St. train station.

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## PROPERTY HIGHLIGHTS



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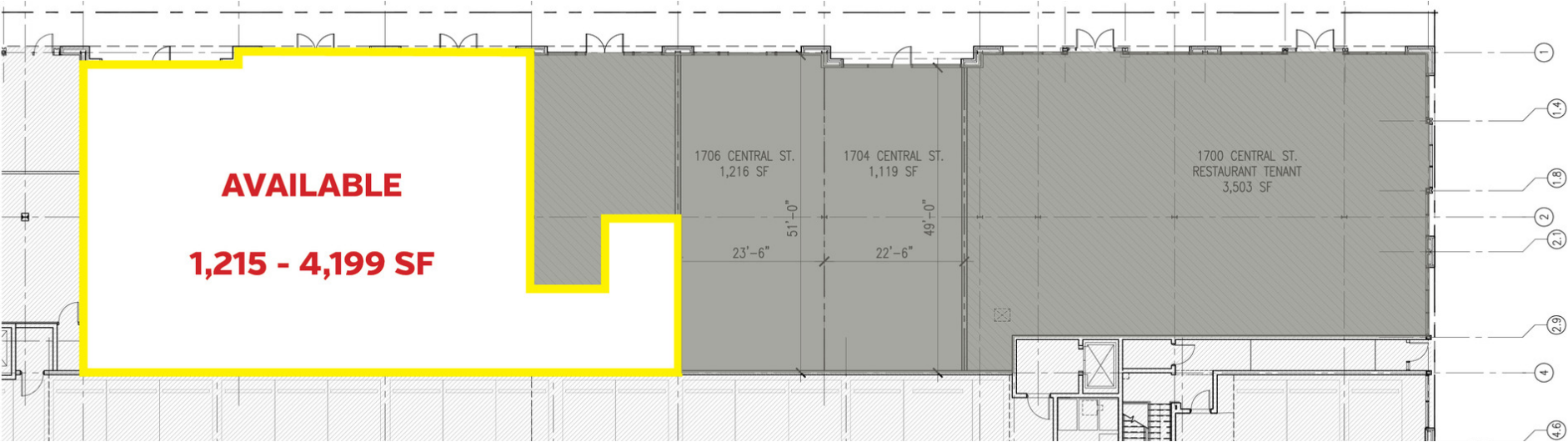
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## PROPERTY HIGHLIGHTS

- Join Enclave and Ten Mile House restaurant
- Luxury mixed-use development with 80 luxury apartments above the retail
- Approximately 4199 SF available with frontage on Central St.
- Divisible to 1215, 1247 & 1737 SF spaces
- 2nd generation space with existing HVAC, electrical, bathroom, etc.
- Former real estate office space - ready to go for a new tenant
- Premium location just steps from Metra, stores, restaurants, Northwestern's Ryan Field, and Evanston Hospital
- Affordable \$40/SF Modified Gross rent
- Immediate Availability

LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	1,215 - 4,199 SF	LEASE RATE:	\$40.00 SF/yr

AVAILABLE SPACES

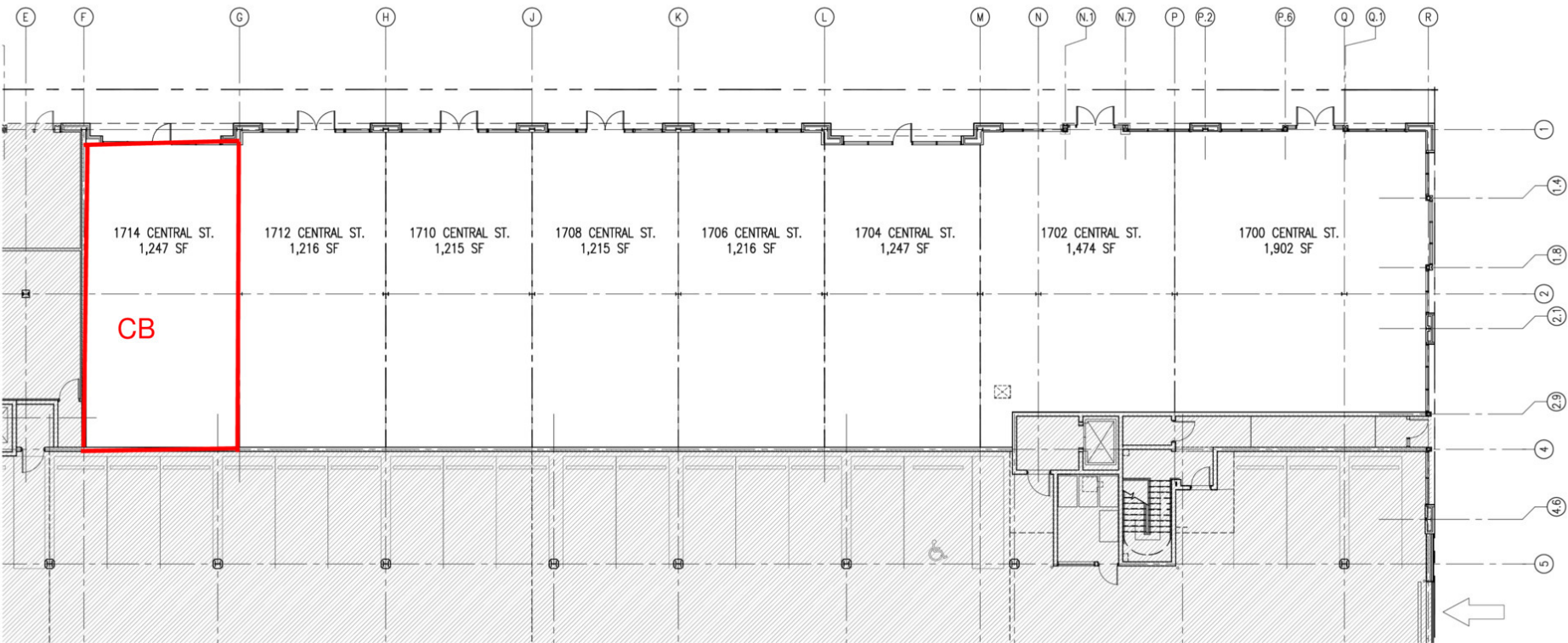
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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1706 Central Street	Available	1,215 - 4,199 SF	Modified Gross	\$40.00 SF/yr	1215 - 4199 SF space with substantial frontage on Central St 2nd Gen real estate office space with substantial infrastructure Divisible to 1215, 1247 & 1737 SF spaces
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OVERALL SPACE PLAN



GROUND FLOOR  
SCALE: 1/16" = 1'-0"

RETAIL LEASABLE AREAS



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## AREA/RETAILER MAP



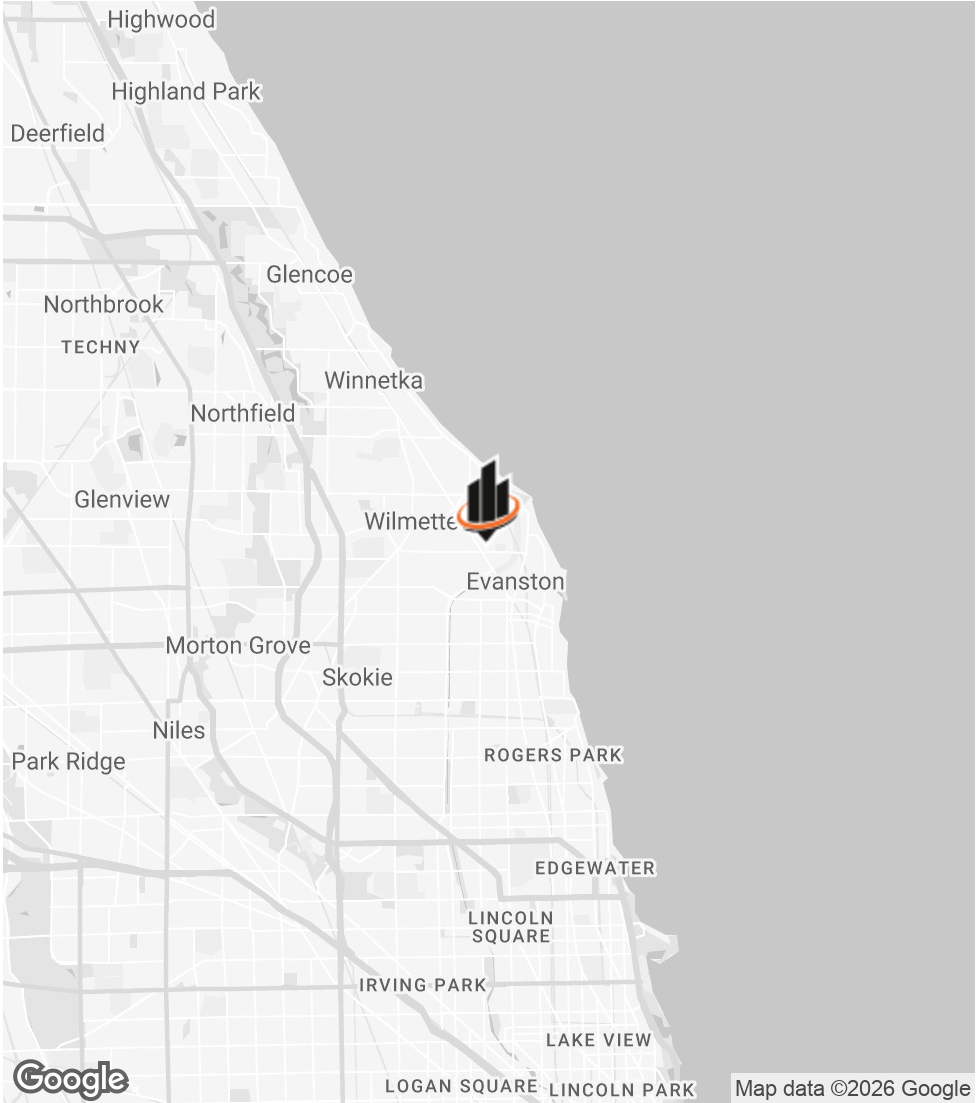
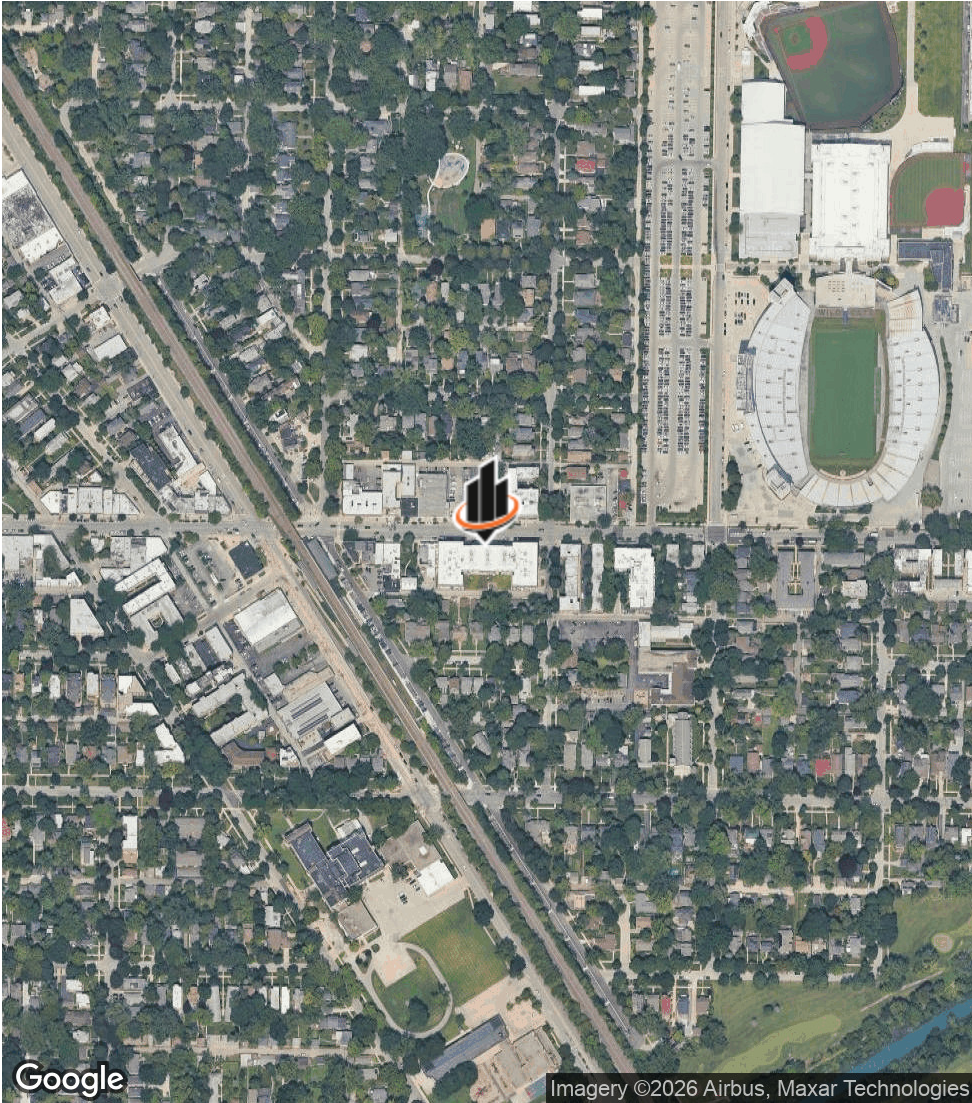
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LOCATION MAPS



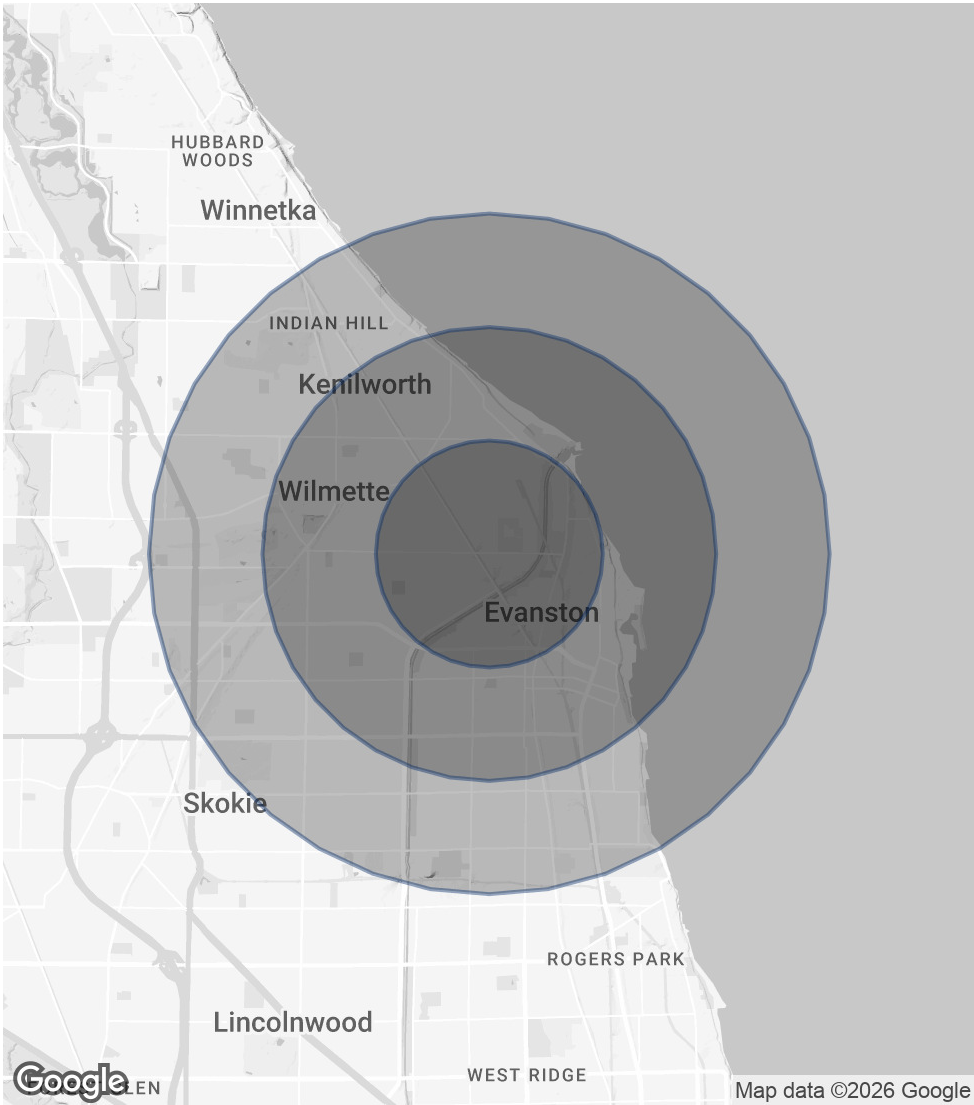
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	22,022	74,523	129,723
AVERAGE AGE	40	40	41
AVERAGE AGE (MALE)	38	39	40
AVERAGE AGE (FEMALE)	42	41	42

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	8,632	27,920	49,003
# OF PERSONS PER HH	2.6	2.7	2.6
AVERAGE HH INCOME	\$182,997	\$186,381	\$174,942
AVERAGE HOUSE VALUE	\$794,617	\$745,913	\$690,825

Demographics data derived from AlphaMap



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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