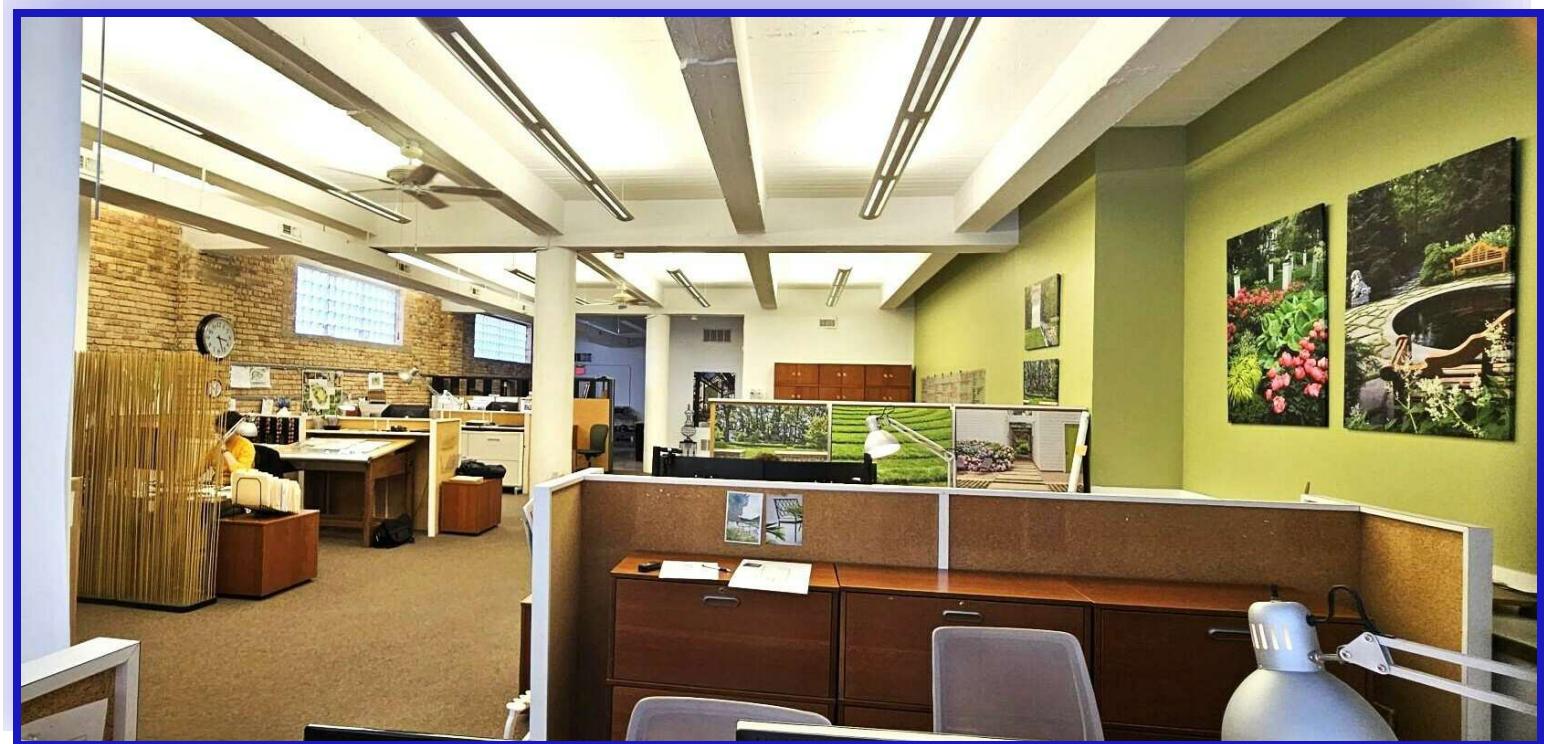




FOR LEASE: 2,800sf Office Space
Modern and clean with Main-Dempster
Commercial Corridor amenities nearby
1315 SHERMAN PLACE, EVANSTON, IL



OVERVIEW OF AVAILABLE SPACE

This modern workspace includes a customizable floor plan and sleek, contemporary interiors, offering a clean and inviting professional environment. Well-maintained and managed by onsite personnel, this is an ideal setting for businesses looking to make a lasting impression. Elevate your brand and productivity in this exceptional office space.

Presented by
ROSS GOLDSTEIN
Managing Broker
312.203.3199
ross@insitecommercialrealty.com

HIGHLIGHTS & FEATURES

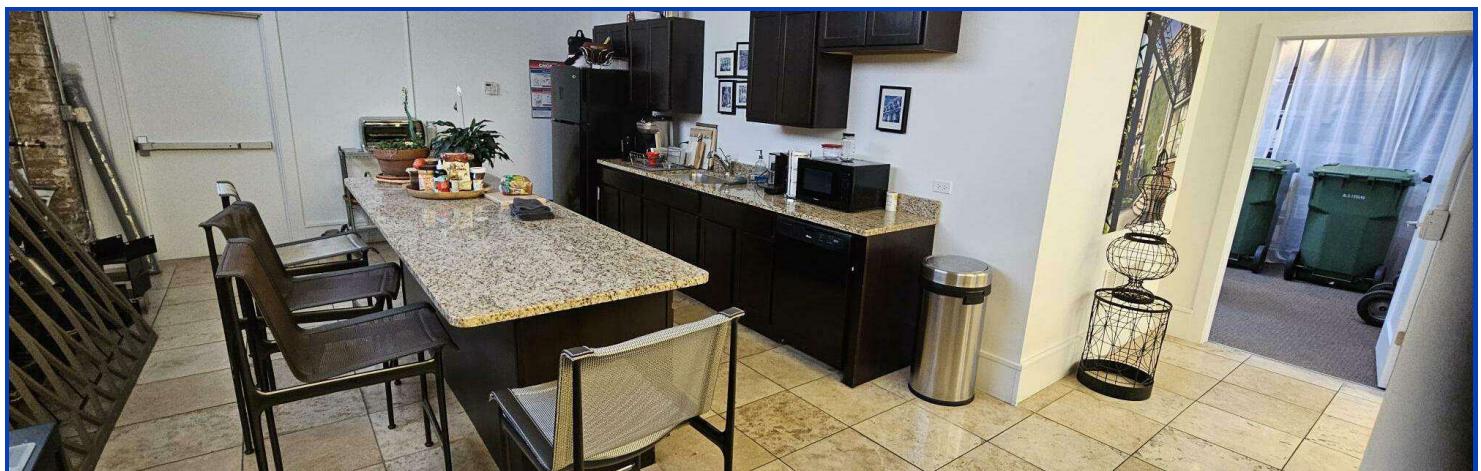
- Modern, open floor plan with separate work areas, conference room, storage and kitchen facilities
- Ceiling Height of 10'5", Skylight in Conference Room
- Natural sunlight & uplighting offer worker comfort
- Onsite parking available for rent, with ample on-street options and a CTA station across the street
- Main-Dempster Commercial Corridor offers numerous restaurant, retail and service provider options
- Well-maintained property with on-site management and operations personnel
- Asking \$30/sf plus \$4.25/sf Taxes



Additional Photos



1315 Sherman Place Evanston, IL 60202



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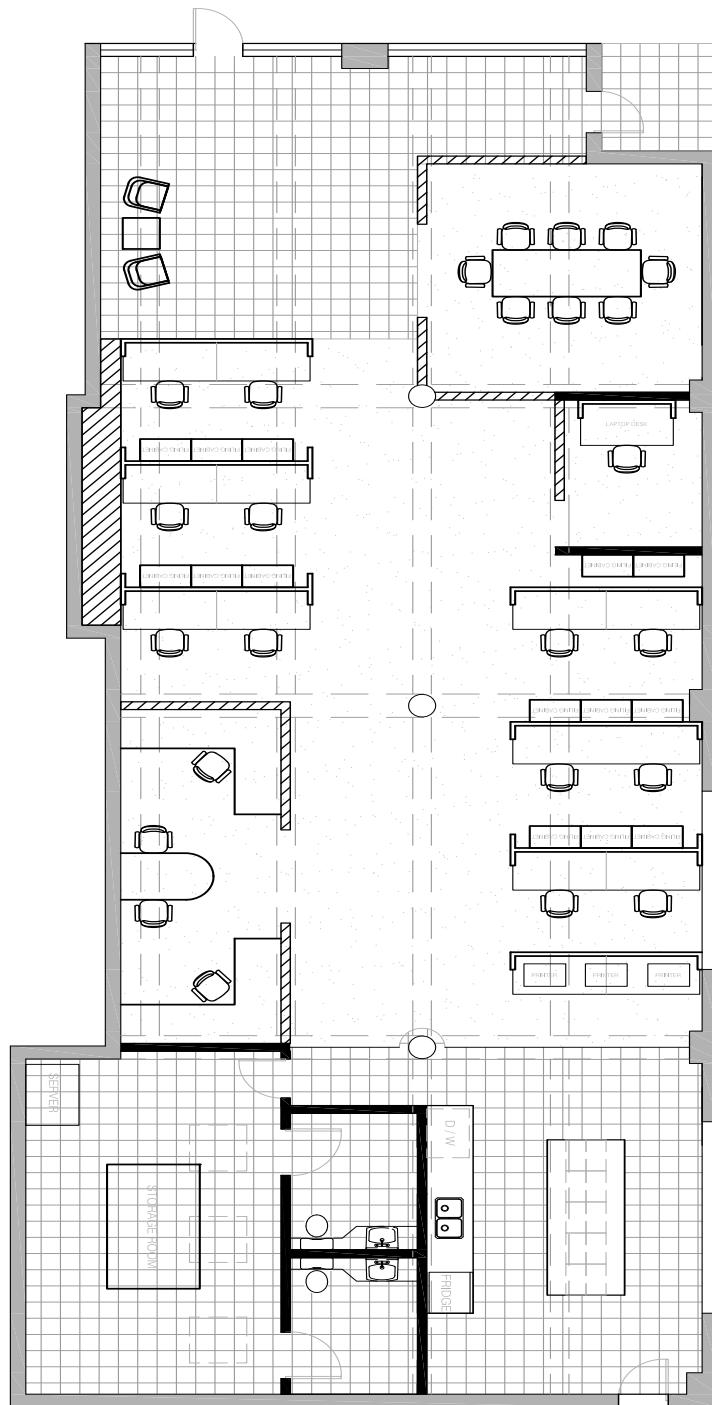
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1238 Oak Avenue, Evanston, IL 60202

Floor Plan

IN SITE[®]
COMMERCIAL REALTY

1238 OAK AVENUE

1315 Sherman Place Evanston, IL 60202



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$1/8" = 1'-0"$

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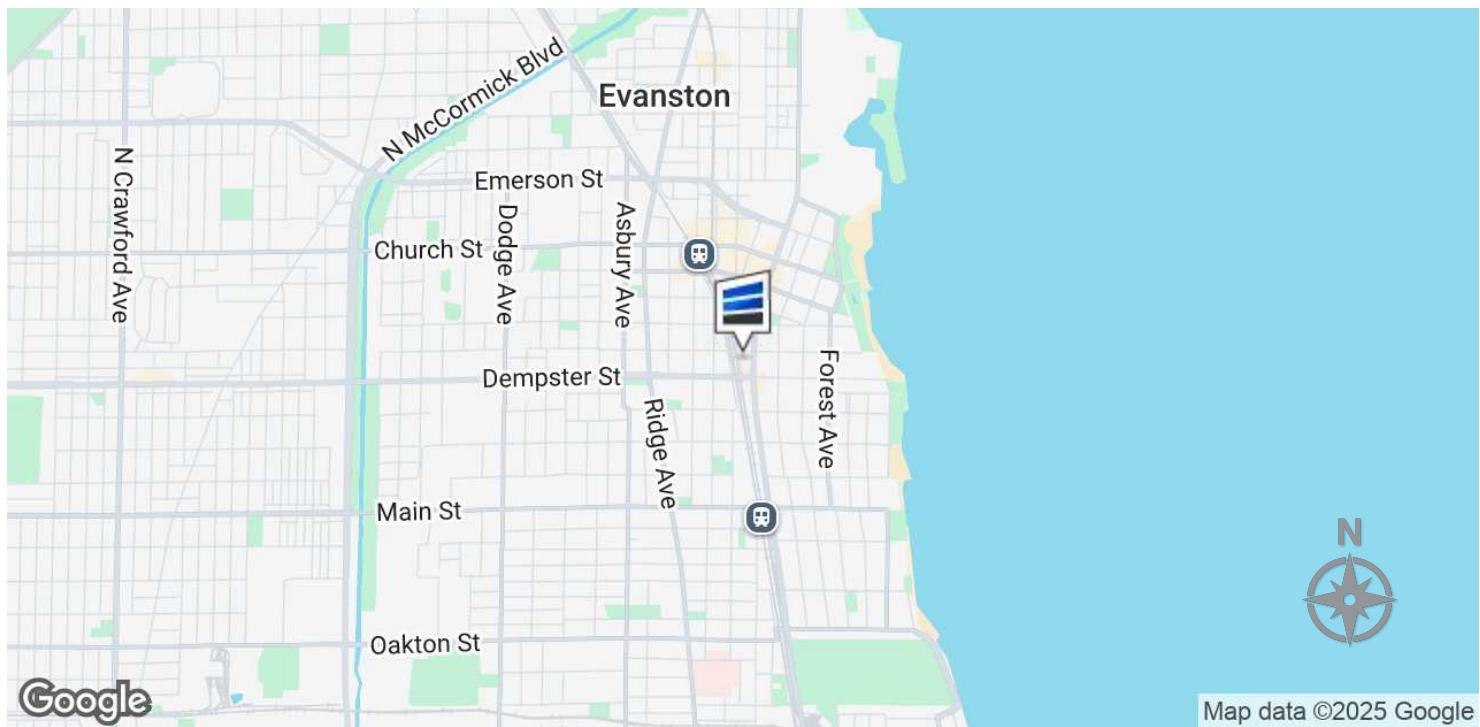
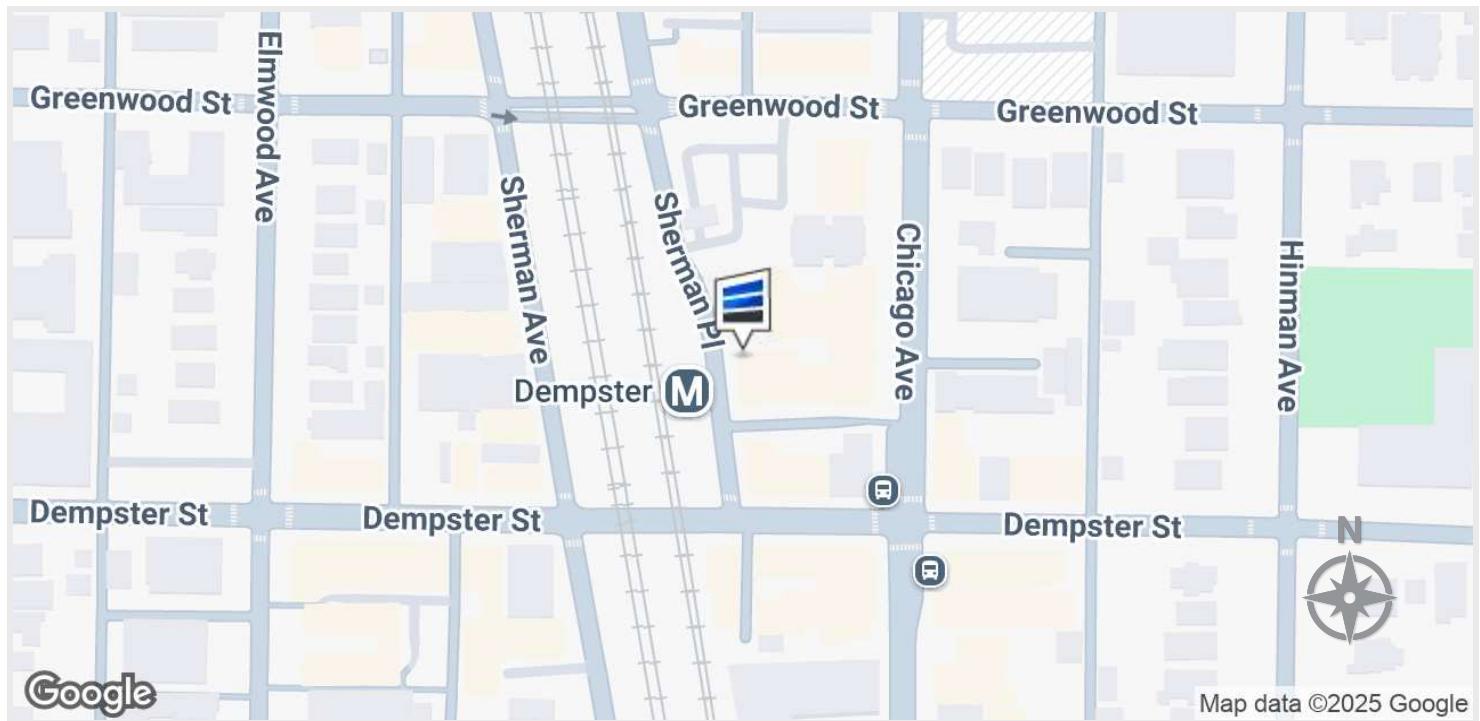
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1238 Oak Avenue, Evanston, IL 60202

Location



1315 Sherman Place Evanston, IL 60202



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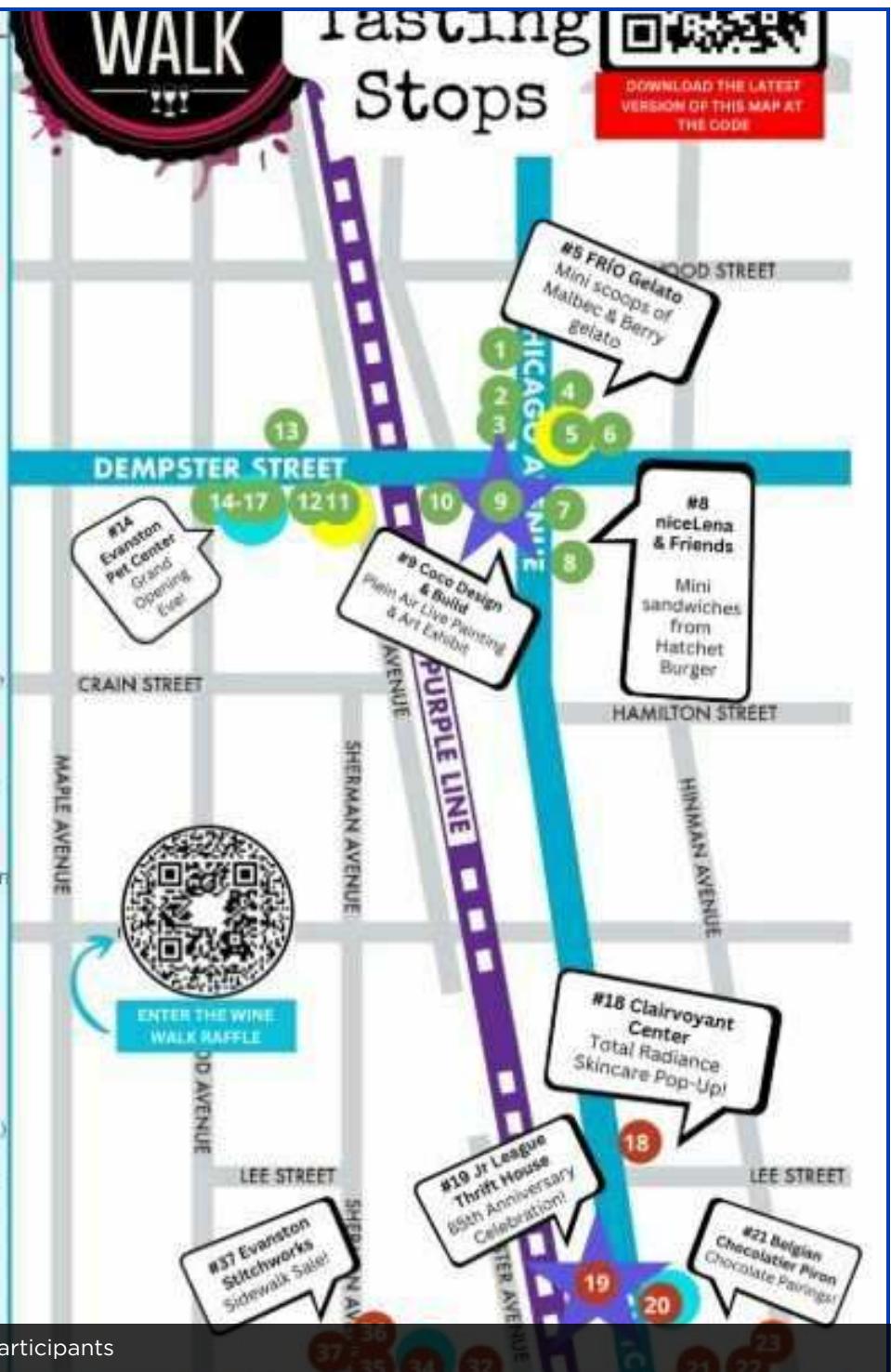
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Neighboring Businesses



Main-Dempster Mile Wine Walk Map

- 5 **FRIO Gelato**, 1301 Chicago Ave
- 6 **Blind Faith Cafe**, 525 Dempster St
- 7 **Cottage Jewelry**, 530 Dempster St
- 8 **niceLena & Friends**, 1235 Chicago Ave
- 9 **Coco Design & Build**, 600 Dempster St
- 10 **Ahimsa Yoga**, 614 Dempster St
- 11 **Luna Delgado Botanicals**, 800 Dempster
- 12 **Compass Evanston**, 814 Dempster St
- 13 **Yasotorn Thai Cuisine**, 809 Dempster
- 14 **Evanston Pet Center**, 820 Dempster
- 15 **Crafted**, 822 Dempster
- 16 **Search Inc**, 824 Dempster St
- 17 **Cora Healthcare**, 832 Dempster St
- 18 **Clairvoyant Center**, 941 Chicago Ave
- 19 **Jr League Thrift House**, 920 Chicago Ave
- 20 **Invisible Landscapes**, 917 Chicago Ave
- 21 **Belgian Chocolatier Piron**, 509 Main St
- 22 **Oceanique**, 505 Main St
- 23 **Ella's Essence Flower Shop**, 906 Hinman
- 24 **The Vintage Cat**, 502 Main St
- 25 **Booked**, 506 Main St
- 26 **Marie Parie Boutique**, 508 Main St
- 27 **Tourmaline Wealth Advisors**, 520 Main
- 28 **Fusion Academy**, 847 Chicago Ave (2nd Fl)
- 29 **Paws & Claws Cat Rescue**, 829 Chicago
- 30 **Lefty's Righteous Bagels**, 827 Chicago
- 31 **The Wine Goddess**, 702 Main St



Main-Dempster Mile Wine Walk - Map of Participants

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Main-Dempster Mile



Community Events



FIRST SATURDAY FREE PARKING

September 6
6:00pm-9:00pm

Meter parking is free city-wide the first Saturday of each month from 6pm-9pm.

Click the link above for more



Accordion Fold Books Workshop

September 10, 17 and 24
6:30pm-8:30pm

Hive Center for the Book Arts
840 Custer Ave

Join bookbinder and artist Lisa Haskin to learn various techniques to



Evanston Wine Walk 2025 to benefit Books &

Breakfast

September 11
5:00pm-8:00pm
All Over the Mile

Sip & Stroll Southeast Evanston!



RIBBON CUTTING: Evanston Pet Center

September 12
9:30am-11:30am
Evanston Pet Center
822 Dempster St

Animal show, games, snacks, refreshments, raffles and ribbon



EVANSTON MADE: First Saturdays!

September 6

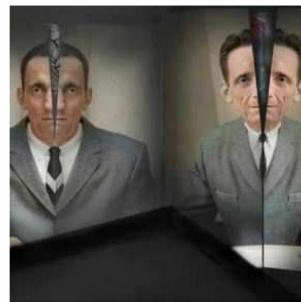
[CLICK HERE](#) to see exhibits, events and details

First Saturday Evanston Art Events



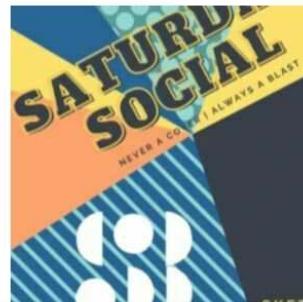
ART OPENING: 2025 Facilitator Show at Open Studio Project

September 6
5:00pm-7:00pm
Open Studio Project
901 Sherman Ave



ART OPENING: Chris Walker and Paula Shur at Perspective Gallery

September 6
5:00pm-7:00pm
Perspective Gallery
1310-B Chicago Ave



Sketchbook Saturday Socials

See Dates Below
Sketchbook Evanston
821 Main St

Join your favorite people and drink

Ross Goldstein

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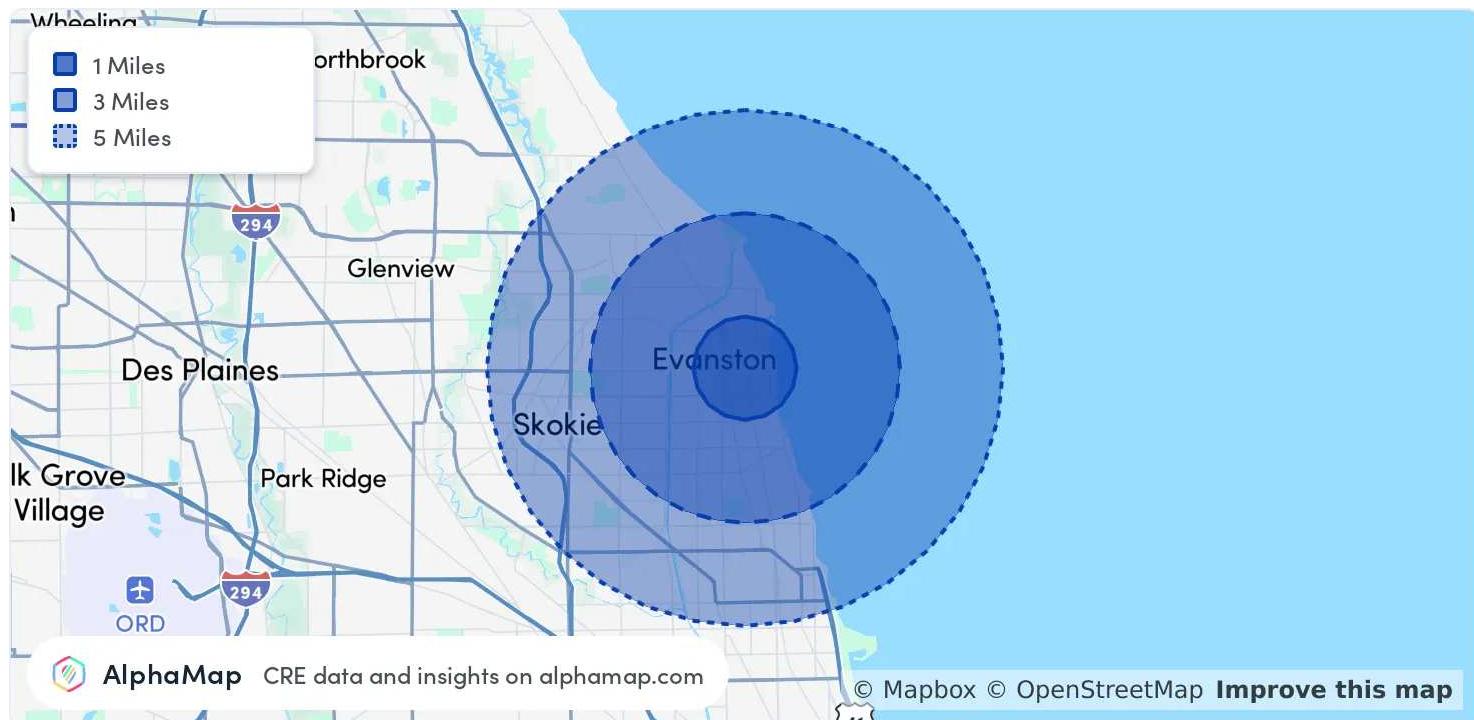
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Area Analytics



1315 Sherman Place Evanston, IL 60202



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	34,296	193,477	413,980
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	15,259	77,705	168,131
Persons per HH	2.2	2.5	2.5
Average HH Income	\$134,369	\$128,591	\$124,817
Average House Value	\$610,784	\$511,736	\$512,747
Per Capita Income	\$61,076	\$51,436	\$49,926

Map and demographics data derived from AlphaMap

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1238 Oak Avenue, Evanston, IL 60202

Advisor Biography



1315 Sherman Place Evanston, IL 60202

ROSS GOLDSTEIN

Managing Broker



1238 Oak Avenue
Evanston, IL 60202

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Professional Background

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional experience to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, and quickly advanced to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on an entrepreneurial path by starting and growing The International Gourmet Co. and gifter.com. These companies offered gifting services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year he was awarded Salesman of the Year. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

Goldstein serves as Treasurer for the Evanston Food Exchange, a community-based organization with the mission of reducing hunger and poverty while creating a healthier community. He also serves as a facilitator and active participant in The Mankind Project (<http://mankindproject.org/>). Ross was born and raised in Dallas, Texas, earned his degree in Economics at UCLA and currently enjoys living in Evanston, IL with his wife Anya.

Memberships & Affiliations

Business Broker - Licensed in Illinois

Education

UCLA - Los Angeles: B.A. in Economics
Study Abroad - Florence, Italy: Language and International Business
St. Marks School of Texas - Dallas, Texas

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Deal Summaries



Evanston Sale And Lease Transactions

Address	Property Type	Size (sf)	Represented
641 Howard Street	Retail	10,850	Landlord
625 Grove Street	Retail	2,600	Landlord
1909 Howard Street	Retail	2,100	Landlord & Tenant
2341 Howard Street	Retail	2,000	Landlord
941 Chicago Avenue	Retail	1,500	Tenant
710 Main Street	Retail	1,200	Landlord
716 Main Street	Retail	1,200	Landlord
1590 Sherman Avenue	Retail	925	Buyer
1310 Chicago Avenue	Retail	800	Landlord
619 Grove Street	Retail	800	Landlord & Tenant
1005 Davis Street	Retail	850	Landlord & Tenant
1610 Maple Avenue	Retail	1,950	Landlord & Tenant
355 Howard Street	Retail	1,200	Tenant
1840 Oak Avenue	Office	54,000	Seller
1615 Oak Street	Office	8,400	Seller
1840 Oak Avenue	Office	6,300	Landlord
1030 Davis Street	Office	3,500	Tenant
622 Davis Street	Office	3,200	Tenant
1840 Oak Avenue	Office	2,900	Landlord
1601 Sherman Avenue	Office	2,000	Tenant
1840 Oak Avenue	Office	1,900	Landlord
1601 Sherman Avenue	Office	1,750	Tenant
900 Chicago Avenue	Office	1,050	Landlord & Tenant
1006 Garnett Place	Multi-Family	4 units	Seller
1001 Davis Street	Mixed Use	17,000	Buyer & Seller
710-716 Main Street	Mixed Use	13,500	Buyer & Seller
1610 Maple Avenue	Mixed Use	9,000	Buyer & Seller
802 Dempster Street	Mixed Use	3,800	Seller
832 Dempster Street	Mixed Use	2,250	Tenant
820 Garnett Place	Land	34,250	Advisory - Seller
718 Main Street	Land	28,000	Seller
912 Custer Street	Industrial	50,600	Buyer
1625 Payne Street	Industrial	3,500	Landlord & Tenant
1625 Payne Street	Industrial	3,500	Tenant

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