



EVANSTON LABS

710 CLARK ST., EVANSTON, ILLINOIS
NORTH SHORE, CHICAGO





Designed for innovators, Evanston Labs is the only commercial Class-A lab and office building in Evanston, across from Northwestern University.

Startups, spinoffs, and forward-thinking companies now have access to a world-class lab environment, where they can tap into a robust ecosystem of ideas, funding, and collaboration.



AERIAL SITEPLAN

Northwestern
University

NORTHWESTERN UNIVERSITY

Steps from campus, Evanston Labs offers a world-class lab environment for companies wanting to be proximate to the University's groundbreaking research and talent.

Northwestern is driving new science research:

- Nanotechnology
- Chemistry
- Advanced Molecular Imaging
- Biosystems & Robotics
- Advanced Regenerative Engineering
- Physical Genomics
- Sustainability & Energy
- Molecular Therapeutics

Northwestern is driving innovation:

#9

globally for producing
VC-backed startup founders*

1500 +

Northwestern-educated startup
founders raised \$45 billion in
the last decade*

\$924 M

attracted by Northwestern
in FY2022 sponsored
research funding**

10 M

patients have been
impacted by Northwestern
therapeutics**

\$78 M

R&D start-up incubator lead by
Northwestern faculty, Querrey
InQbation Lab

700

faculty inventors served
since 2010**

the BUILDING



Stacking Plan

177,575 RSF

Total building square footage

10

Stories

8

Lab/office floors

20,370 RSF - 21,090RSF

Floor plates

13,599 SF

Indoor & outdoor rooftop amenities

14'6" - 16'

Floor-to-floor heights

33 ft

Column-free bay spacing

35

Indoor parking spaces

TENANT PRIVATE BALCONIES

PENTHOUSE MECH

LEVEL 10
(AMENITY)

LEVELS 04 - 09 21,090 RSF
(TENANT)

LEVEL 03 20,585 RSF
(GRADUATION SUITES)

LEVEL 02 20,370 RSF
(TENANT)

LEVEL 01
(LOADING & CHEMICAL STORAGE/STAGING
RETAIL, BOH, LOBBY,
RESTAURANT)

PARKING





STATE-OF-THE-ART INFRASTRUCTURE

Specialized Systems:

- Duplex domestic water pressure booster pumps
- Lab waste + vent risers piped to shared base building
- pH neutralization capabilities to be installed by tenants
- Chilled water and heating hot water riser network
- Dedicated space for chemical storage

Construction:

- Cast-in-place, post-tensioned concrete

Floors:

- Floor Load: 100 PSF live load for all lab/office
- Vibration Criteria: VC-A (2,000 MIPS) vibration velocity limit in specified areas
- Tenant Floor Heights: 14'-6" – 16'

Electrical & HVAC:

- Power:
 - Lab: 22 W/USF
 - Office: 7 W/USF
- Back-up Generator: capacity to support ~5 W/RSF of lab premises*
- HVAC System: Outdoor air provided at up to 1.5 CFM per SF to all lab spaces*

Elevators:

- Three (3) Passenger – 3,500 lb. capacity, 500 fpm
- One (1) Freight – 5,000 lb. capacity, 350 fpm

*Assumes 60%/40% office-to-lab ratio

Typical Level Fitplan

LAB TEST-FIT

36 WORKSTATIONS (4X6 DESK)

35 WORKSTATIONS (5' BENCH)

05 PRIVATE OFFICES

08 HOTELLING STATIONS

01 MEDIUM CONFERENCE

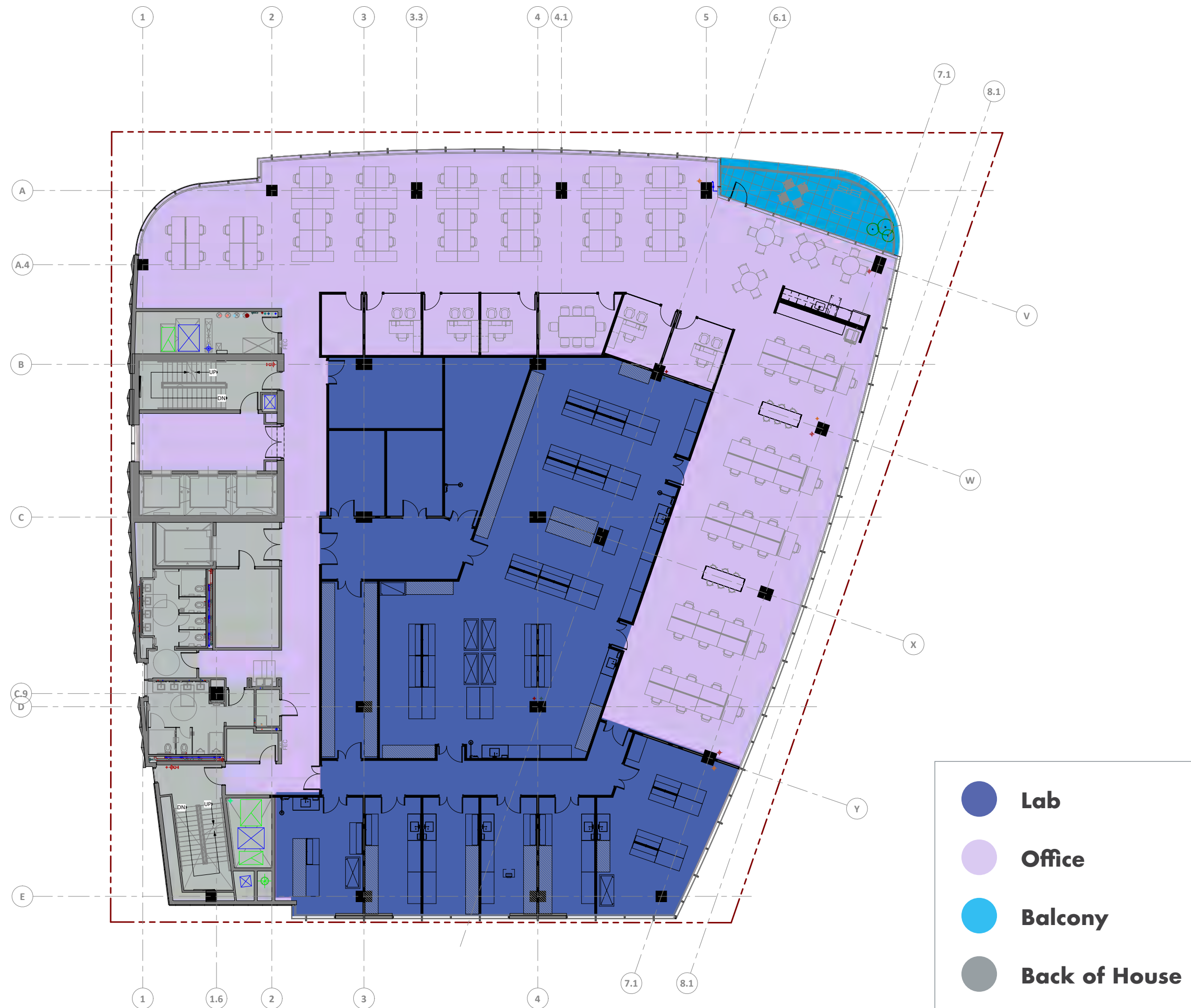
02 COLLABORATION AREAS

01 BREAK AREA

01 PRIVATE TERRACE

01 SHIPPING/RECEIVING

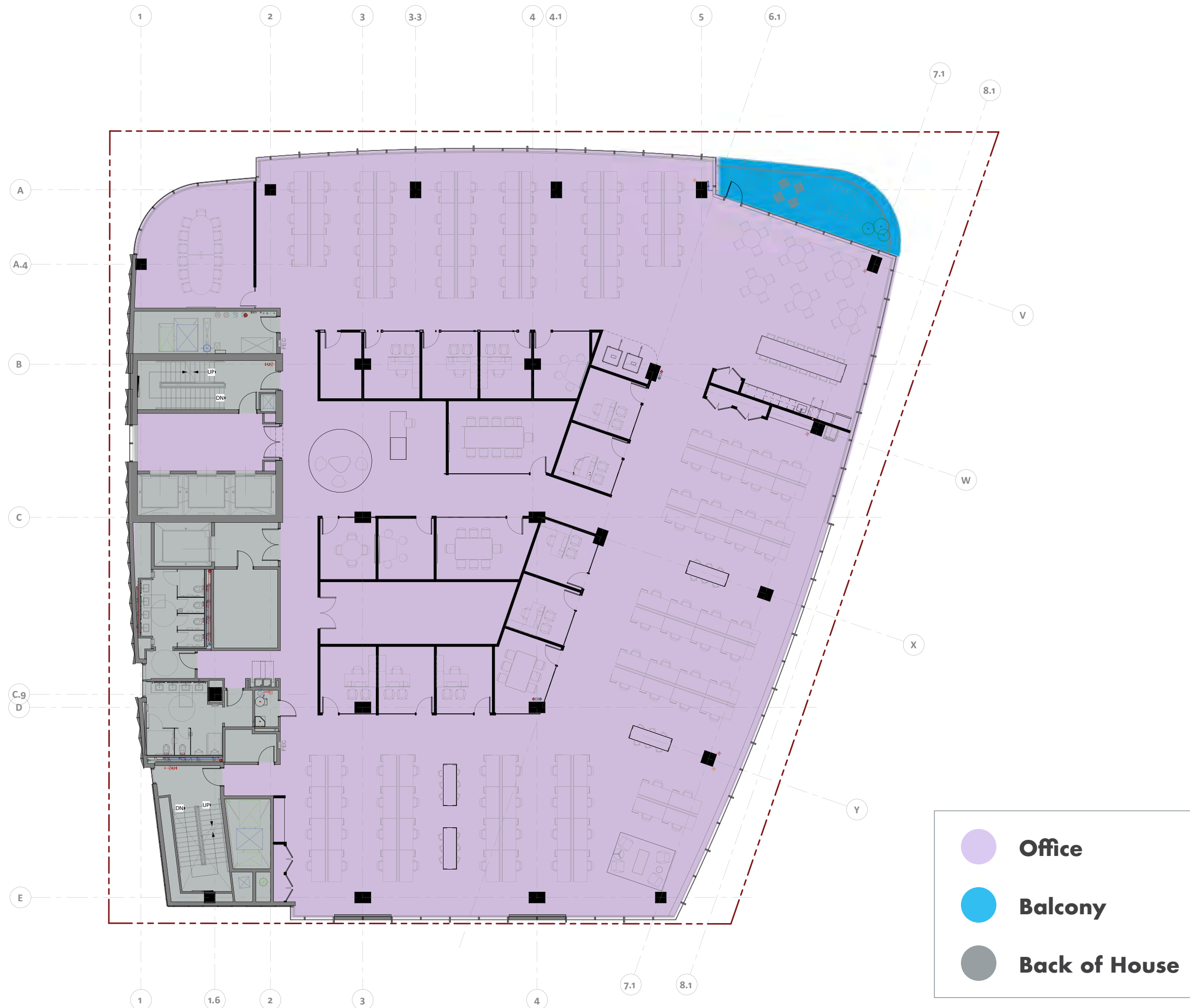
01 IT/SERVER



	Lab
	Office
	Balcony
	Back of House



Typical Level Fitplan



OFFICE TEST-FIT

112 WORKSTATIONS (4X6 DESK)

10 PRIVATE OFFICES

01 LARGE CONFERENCE

03 MEDIUM CONFERENCE

01 SMALL CONFERENCE

02 HUDDLE ROOMS

03 COLLABORATION AREAS

01 BREAK AREA

01 PRIVATE TERRACE

01 SHIPPING/RECEIVING

01 IT/SERVER



your VIEWS

NORTH WEST VIEW



NORTH EAST VIEW



SOUTH VIEW



EAST VIEW



the SPACE



LEVEL 10 BAR/LOUNGE

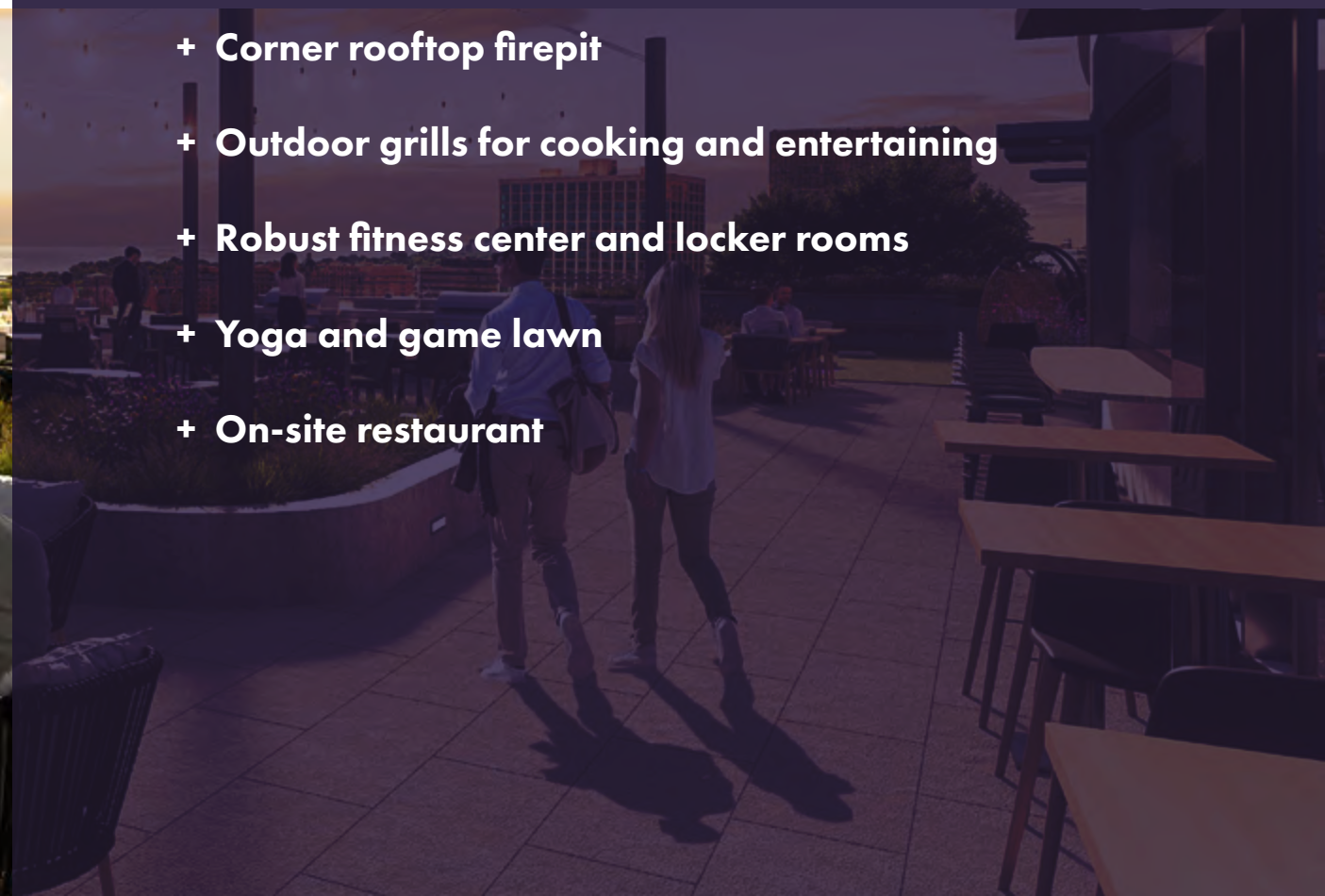


BEST-IN-CLASS AMENITIES

- + Private terrace on every floor
- + On-grade secure bike storage
- + Indoor bar and lounge
- + Executive boardroom with lake views
- + Town Hall space to accommodate +100 people
- + Indoor/outdoor amenity terrace



- + Corner rooftop firepit
- + Outdoor grills for cooking and entertaining
- + Robust fitness center and locker rooms
- + Yoga and game lawn
- + On-site restaurant



Level 10 Amenity





LEVEL 10 BOARDROOM AMENITY



LEVEL 10 FITNESS CENTER OVERLOOKING AMENITY TERRACE AND YOGA LAWN



the NEIGHBORHOOD

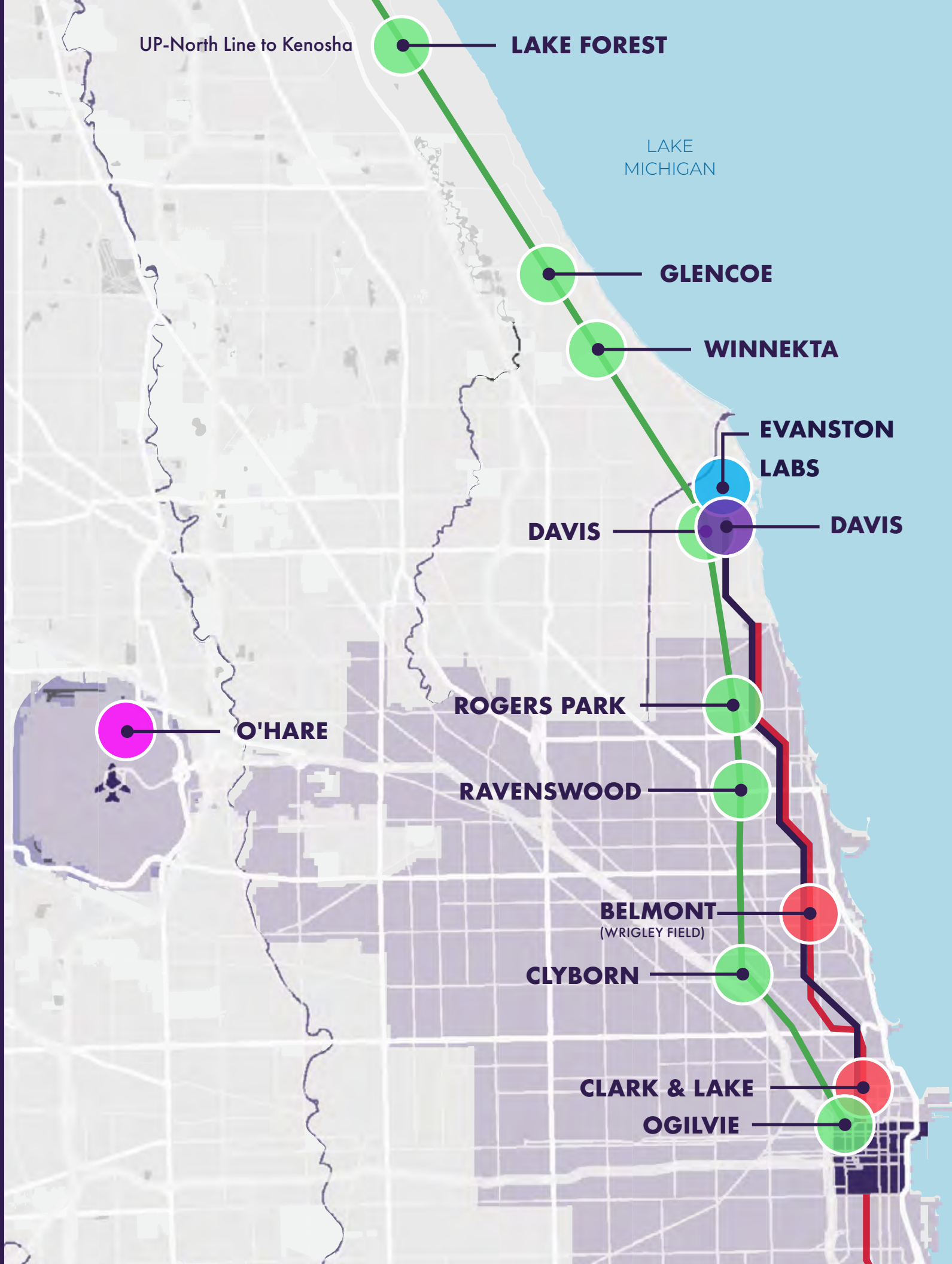


EVANSTON

The amenities of a big city in an eclectic community with direct access to Northwestern University.

- Nearly 100 eateries, boutiques, and established retailers within a 10-minute walk
- Efficient transit access for Metra and CTA connections to neighboring Chicago and North Shore communities
- Scenic beaches, bike trails, parks, and views of Lake Michigan for nature enthusiasts
- Ranked in the top 1% of best places to live in America by Niche.com

EASE OF COMMUTE



FROM DOWNTOWN CHICAGO



TO THE AIRPORT



EASE OF COMMUTE

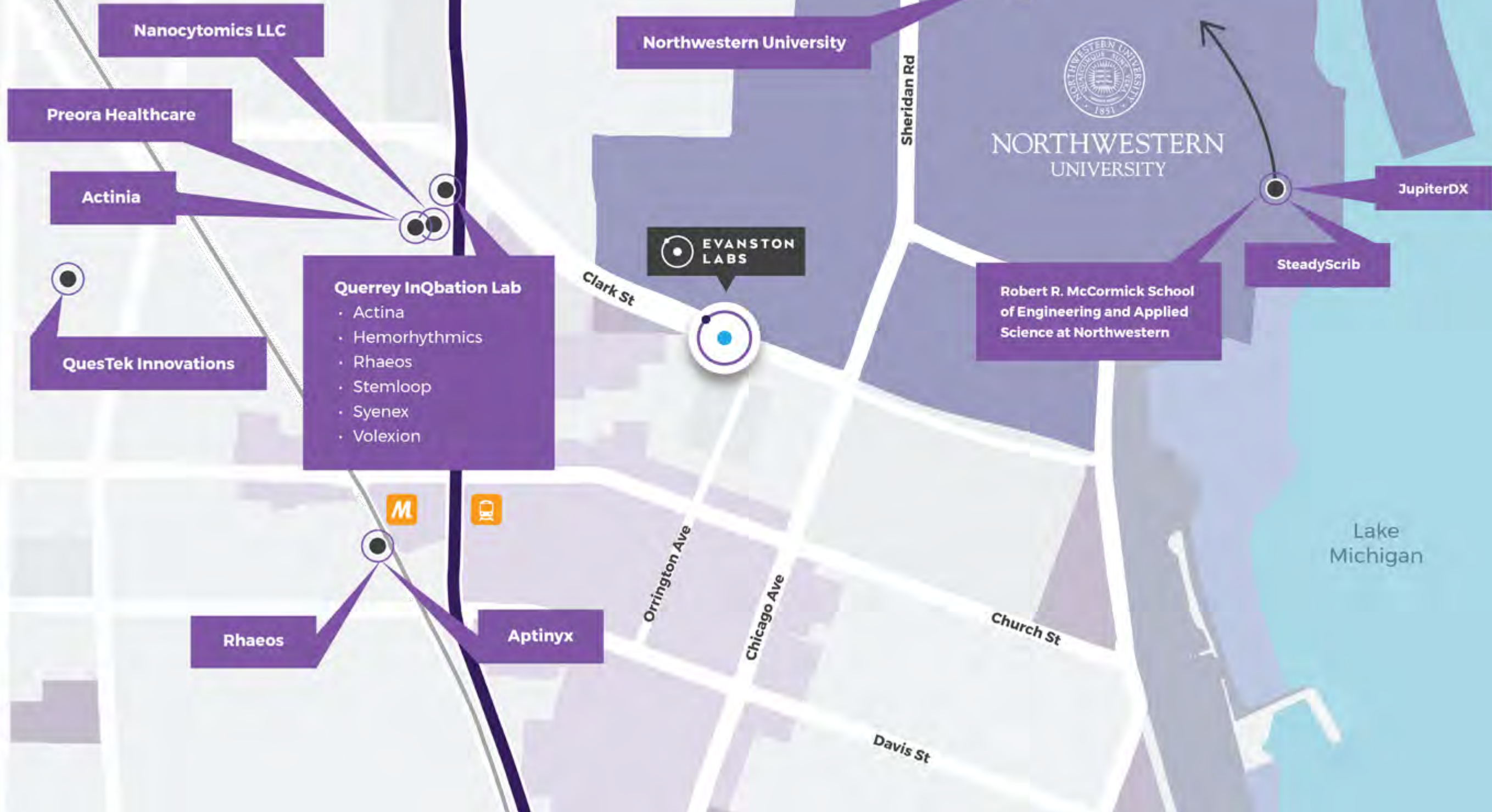


VIBRANT DOWNTOWN



- Bars & Restaurants
- Coffee & Breakfast
- Grocery/Convenience
- Hotels
- Gym & Entertainment

HOTBED OF INNOVATION



CHICAGO

Explosive Life Sciences Ecosystem Growth

- 11% Employment Growth 2020 - Q22022, 7th highest life sciences cluster in the nation
- 65% venture funding increase pre-pandemic to post-pandemic¹
- 18% increase in NIH funding 2019-2022
- Top 10 in the nation for patent in biochemistry, bioinformatics and biological sampling & analysis²

¹ Source: CBRE Research

² Source: (TEconomy 2022)

Chicago is powered by a substantial life sciences economy.

4,200¹

Establishments¹

56,000³

Life Sciences Industry
Direct Employees

\$114B¹

Economic Output

Access a large community of life sciences organizations for shared research and partnerships.

310
Pharma
Companies¹

606
Global Medical
Device and
Diagnostic
Companies¹

209
Hospitals and
Medical Centers²

1,135
Research,
Testing & Medical
Laboratories¹

¹ Source: TEconomy 2020

² Source: Illinois Department of Public Health

³ Source: CBRE Research

Innovators Welcomed Q2 2024

2021 → 2022 → 2023 → 2024 → 2025

Design Q1 2021 - Q1 2023

Entitlements Q1 2021 - Q4 2022

Permitting Q2 2022 - Q1 2023

Base Building Construction Q4 2022 - Q1 2024

TI Construction Q4 2023 - Q2 2024

... April 2024 - Ready for Tenant Move-in



EVANSTON LABS



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CBRE

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In collaboration with  **ZOë**
LIFE SCIENCES

Trammell Crow Company



FULTON MARKET PARK (2024)



400 FULTON LABS (NOW)



1105 W CARROLL LABS (2025)



EVANSTON LABS (2024)



1234 W FULTON (2026)



1152 W FULTON (2026)



1375 FULTON LABS (NOW)



HYDE PARK LABS (2024)



1114 W CARROLL (2024)