



JAMESON.

OFFERING
MEMORANDUM

2600

2600 GROSS POINT

EVANSTON, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT

steve@chicagobroker.com

312.840.9002

DISCLAIMER

This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.

©Jameson Real Estate Brokerage LLC. All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof & it is submitted subject to errors, omissions, changes, prior sale or lease, or withdrawal without notice. Projections, opinions, assumptions & estimates are presented as examples only & may not represent actual performance. Consult tax & legal advisors to perform your own investigation.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based hazards. A risk assessment or inspection from possible lead-based paint hazards is recommended prior to purchase.

HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulations, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or understandable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous and undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and the consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transactions documents regarding the Property.

AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted toe Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, Inc. is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, Inc. is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY. CONTEMPORANEOUS OFFERS

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Jameson Designated Agent.

TABLE OF CONTENTS

PROPERTY INFO	4	ADDITIONAL INFO	21
Executive Summary	5	About Jameson Commercial	22
Property Highlights	6	About Your Agent	24
Property Survey	7		
Property Photos	8		
LOCATION INFO	11		
Location Overview	12		
Regional Map	13		
Aerial Map	14		
Transportation Highlights	15		
Traffic Count Map	16		
MARKET INFO	17		
Market Overview	18		
Demographic Map	19		
Demographic Insights	20		



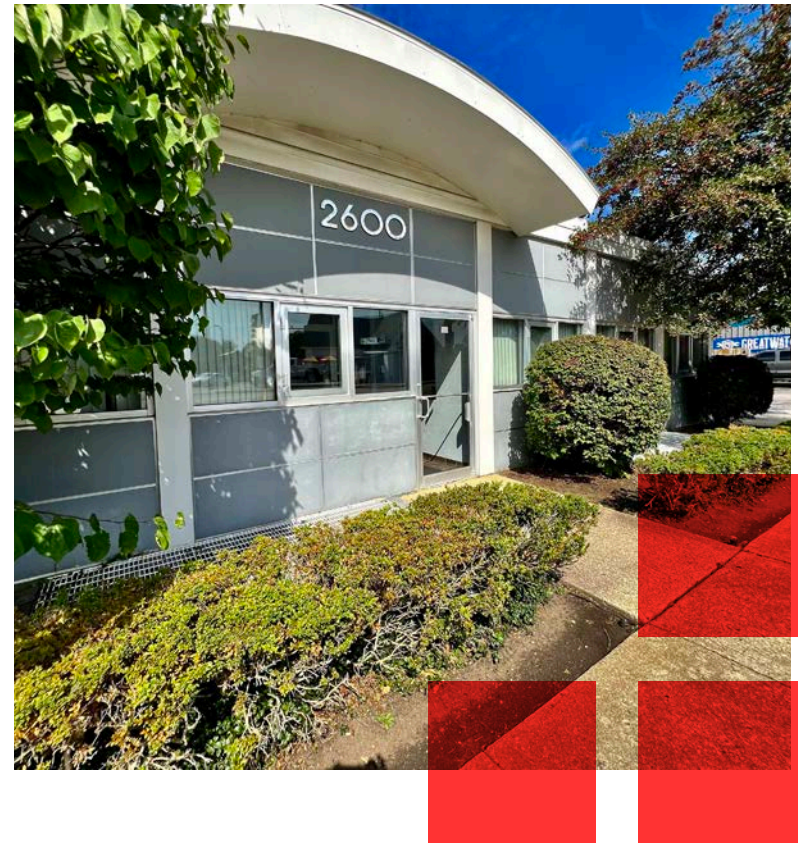


PROPERTY
INFORMATION

EXECUTIVE SUMMARY

This prime commercial property presents an outstanding opportunity for owners and users alike. Located on a bustling corner with high visibility, the fully renovated building seamlessly blends modern amenities with historic charm. Originally built in 1956 and extensively renovated in 2002, it offers 4,888 RSF across two levels, including private offices, conference rooms, an exercise room, and open work areas. Practical features such as a 2-car garage, gas forced air, HVAC, a durable roof, 120/240 Volt electrical supply, and four private washrooms (two with showers) cater to a variety of business needs.

What truly sets this property apart is its exceptional location, ideal for businesses seeking maximum exposure. Whether you run a professional office, a wellness center, a creative agency, or any other venture, this versatile space is well-equipped to meet your requirements. It offers a harmonious blend of functionality, aesthetics, and convenience, making it a fantastic opportunity for those looking to thrive in today's competitive market. With its extensive renovation and modern amenities, this property is a valuable asset for both investors and occupants.



SALES PRICE: \$750,000
PIN NUMBER: 05-33-318-032-0000
BUILDING SIZE: 4,888 SF
PRICE PER SF: \$153.44
2023 TAXES: \$28,487

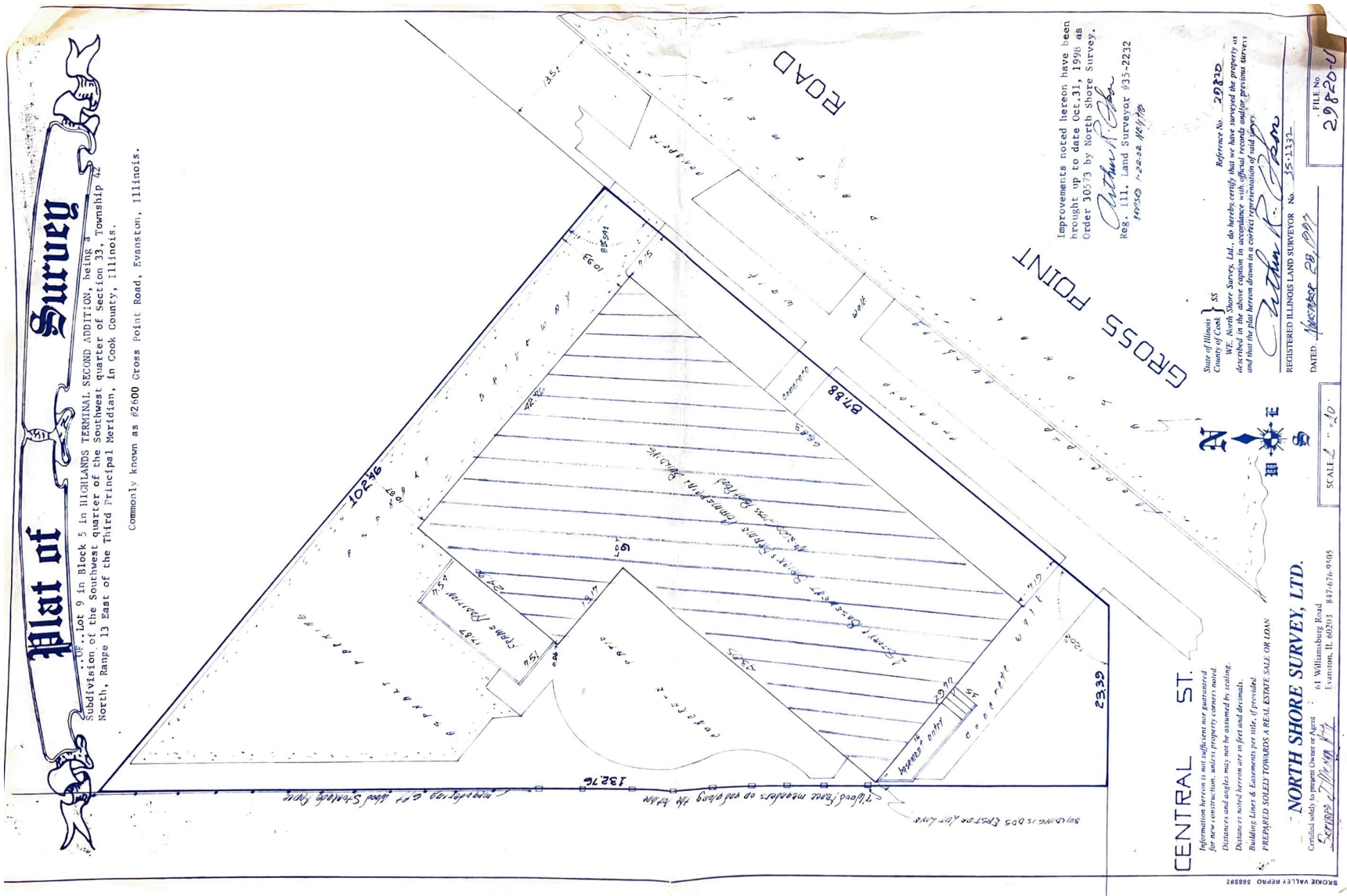
PROPERTY HIGHLIGHTS

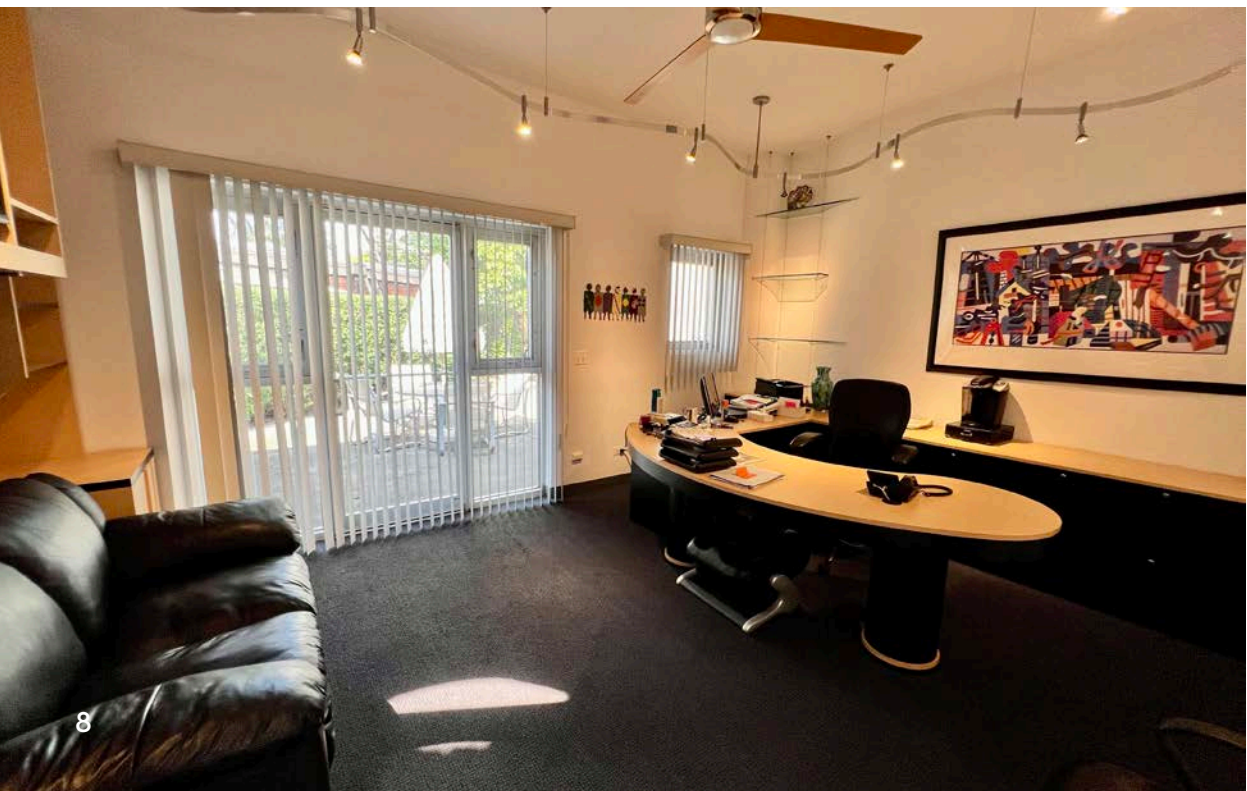
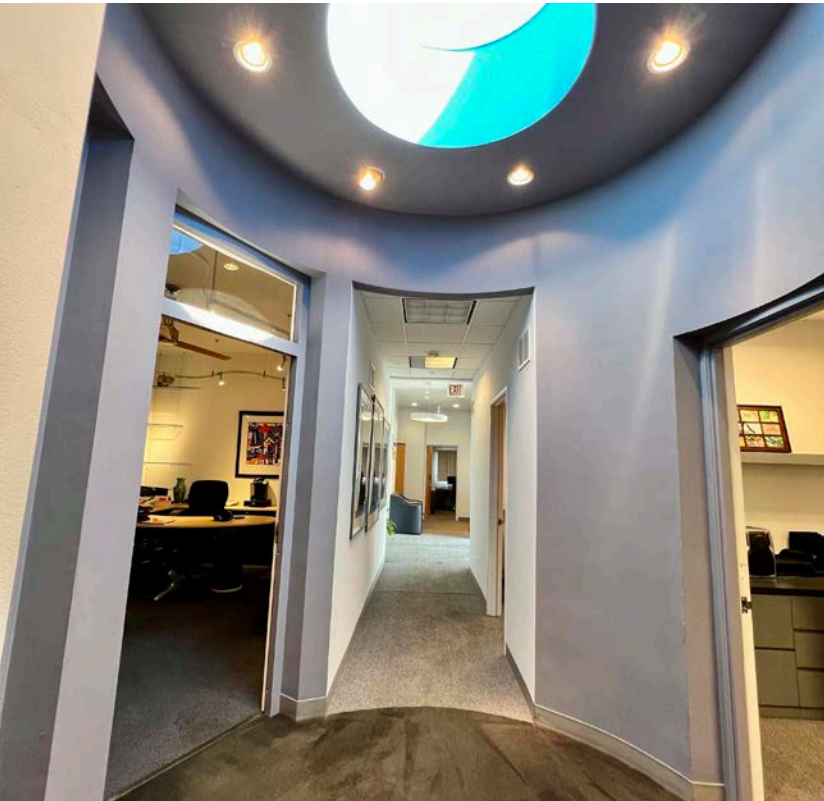
PROPERTY GLA: 4,888 SF YEAR BUILT: 1956
STORIES: 1 YEAR RENOVATED: 2002
TYPICAL FLOOR: 4,354 SF ELEVATORS: NONE
CLASS: C CONSTRUCTION: Masonry
ZONING: B1-A TENANCY: Multiple
LOT SIZE: 6,431 SF MARKET: EVANSTON

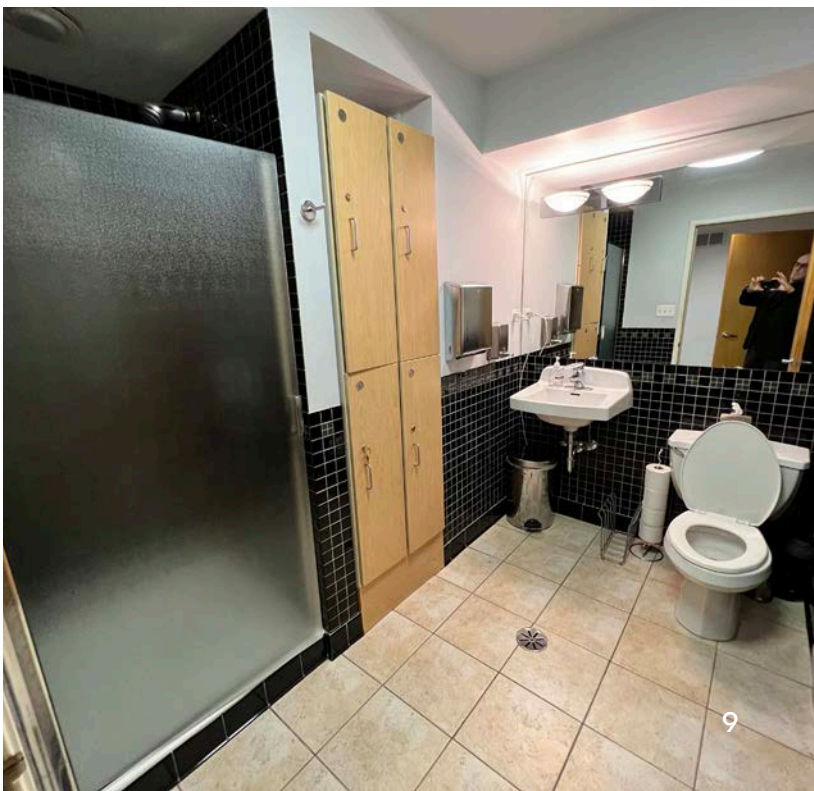
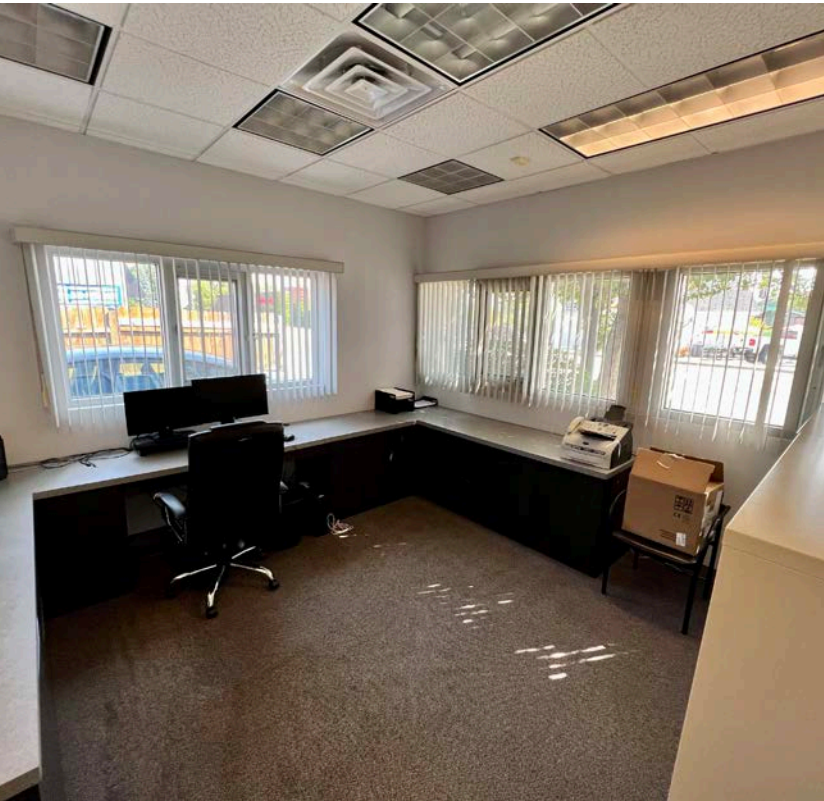


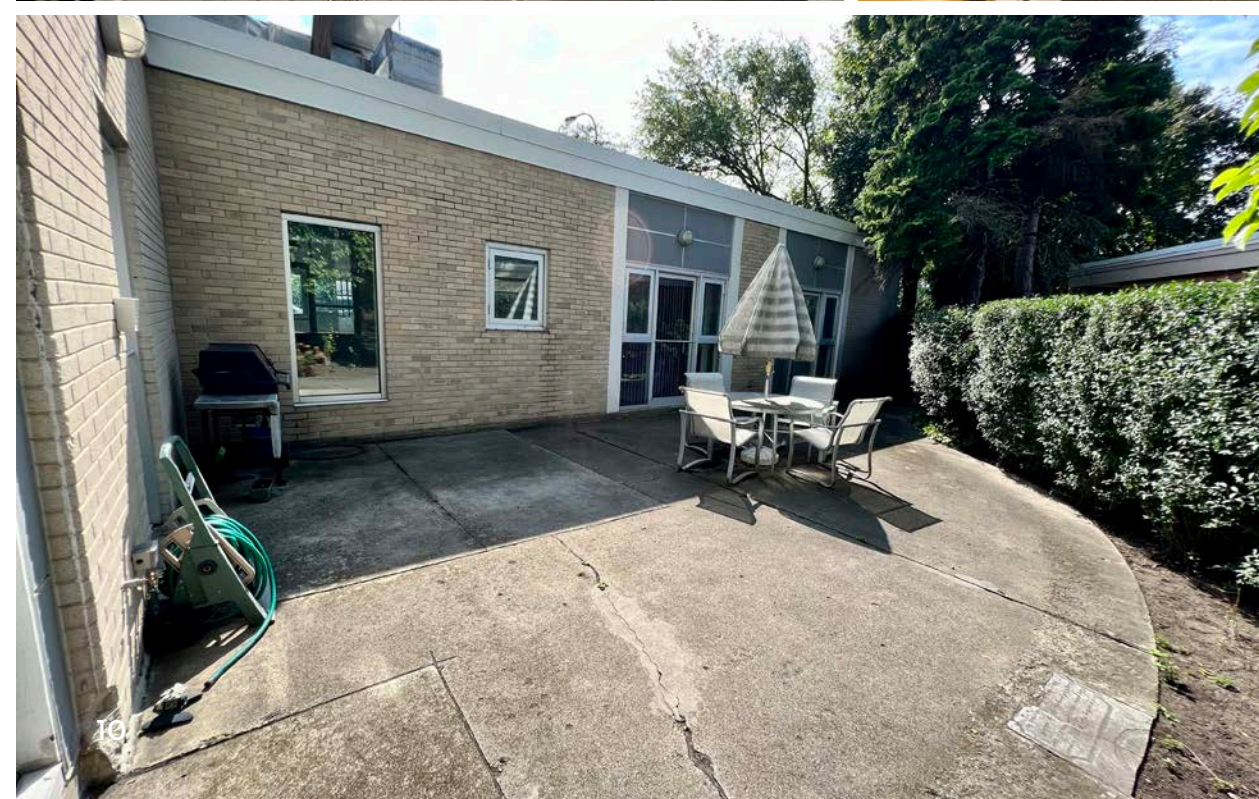
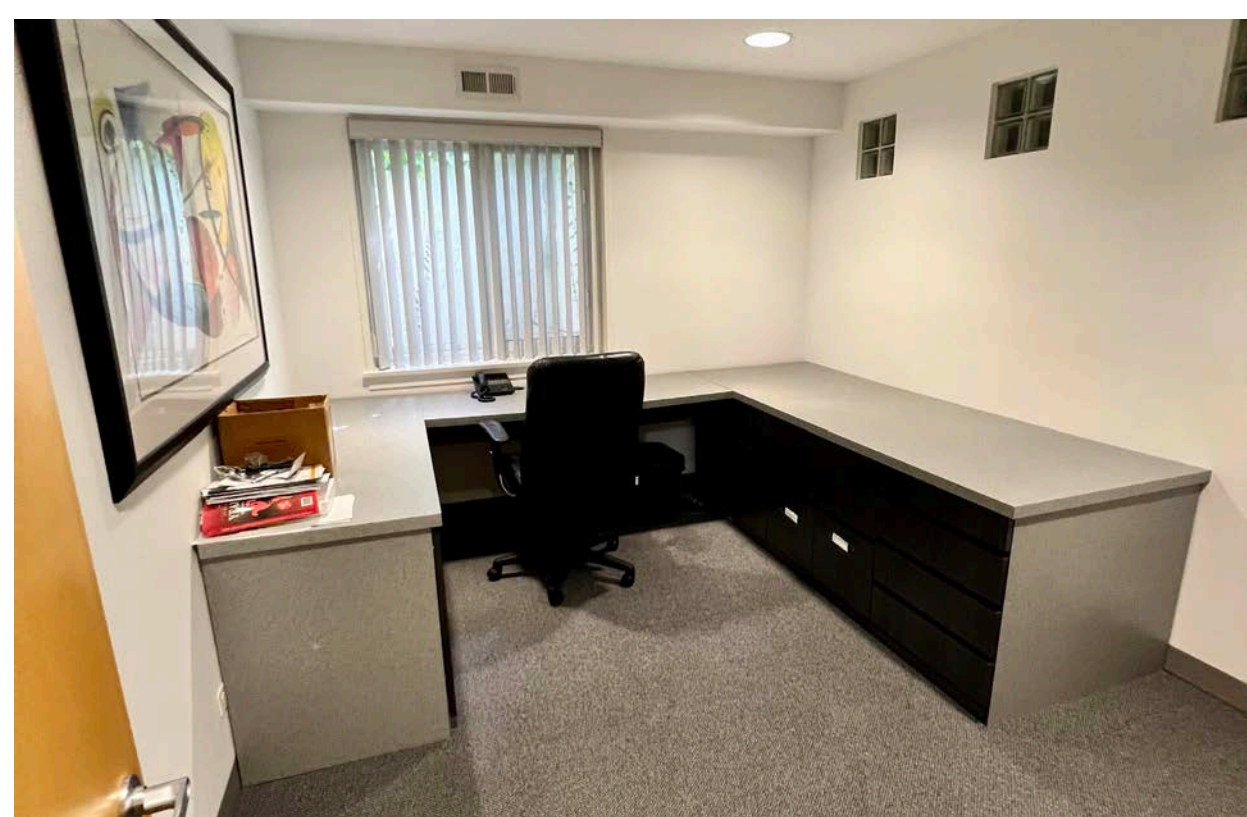
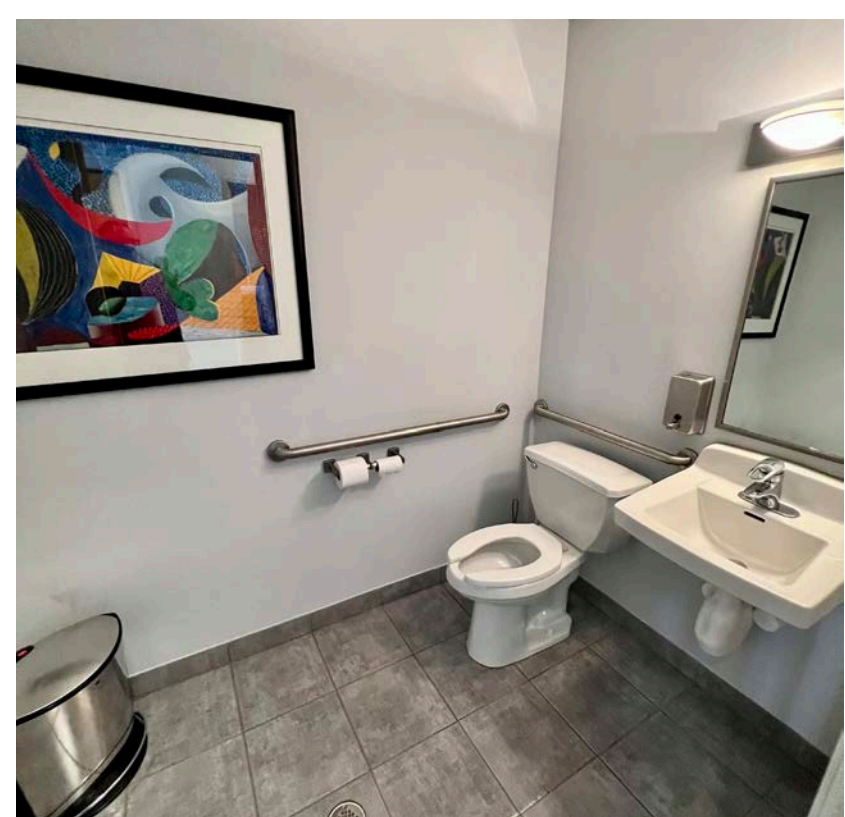
2600 GROSS POINT RD., EVANSTON

PROPERTY SURVEY









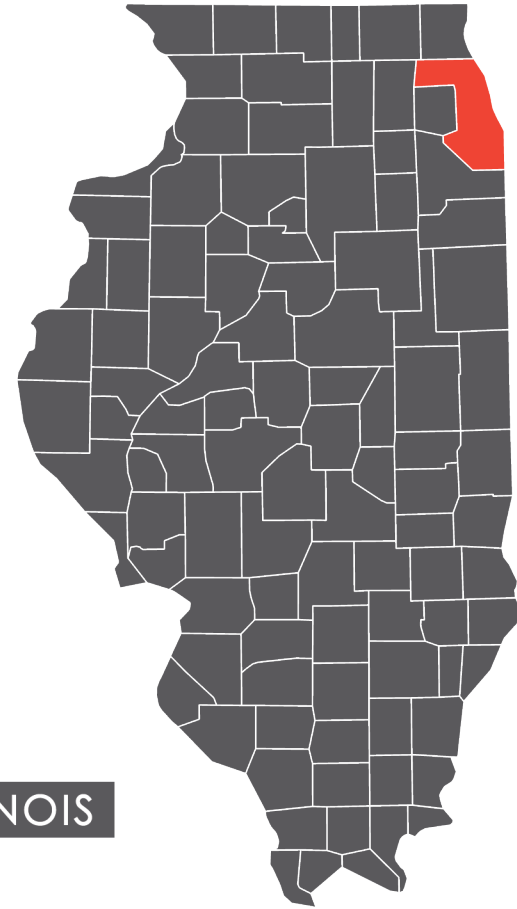
2600 GROSS POINT RD., EVANSTON



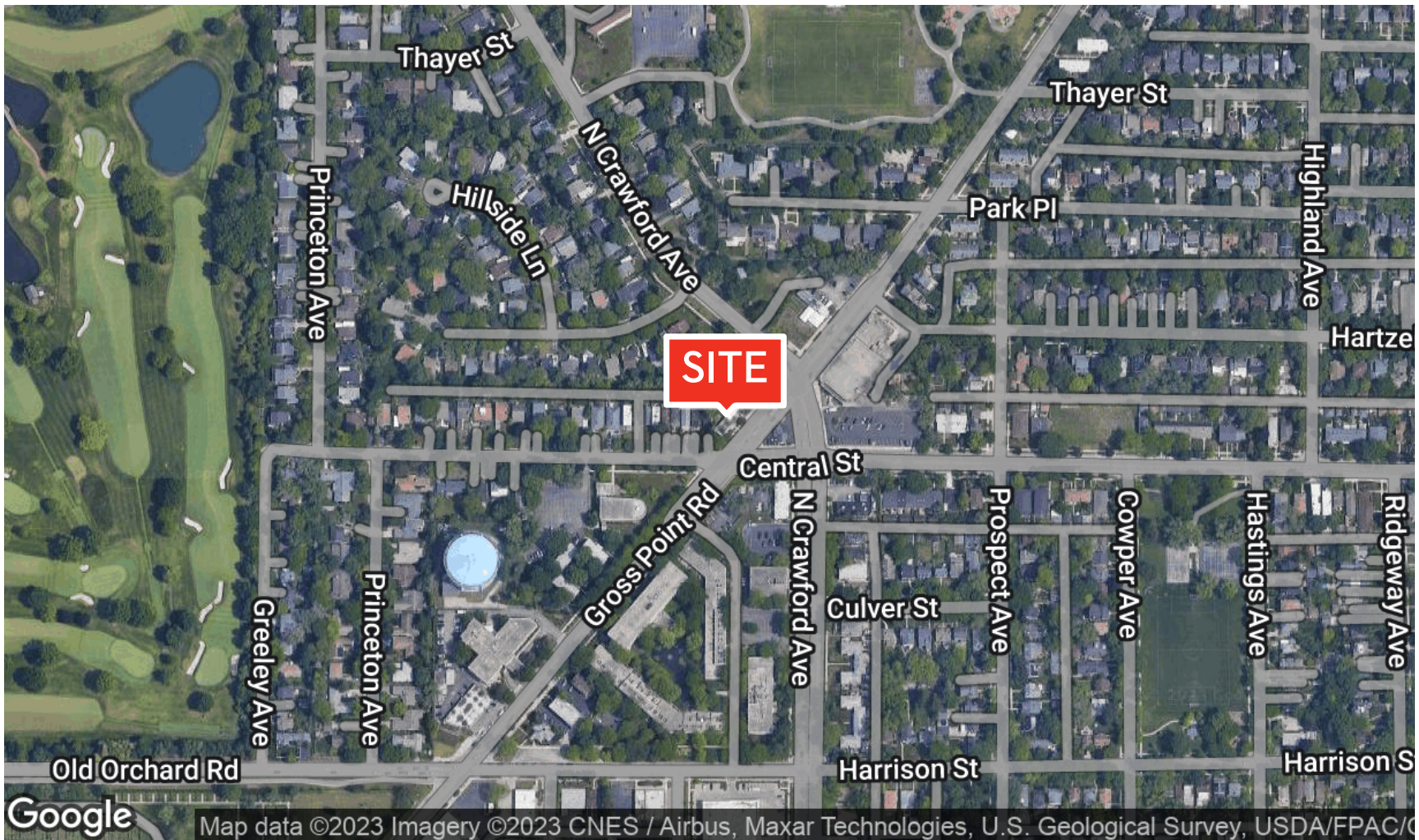
LOCATION
INFORMATION

LOCATION OVERVIEW

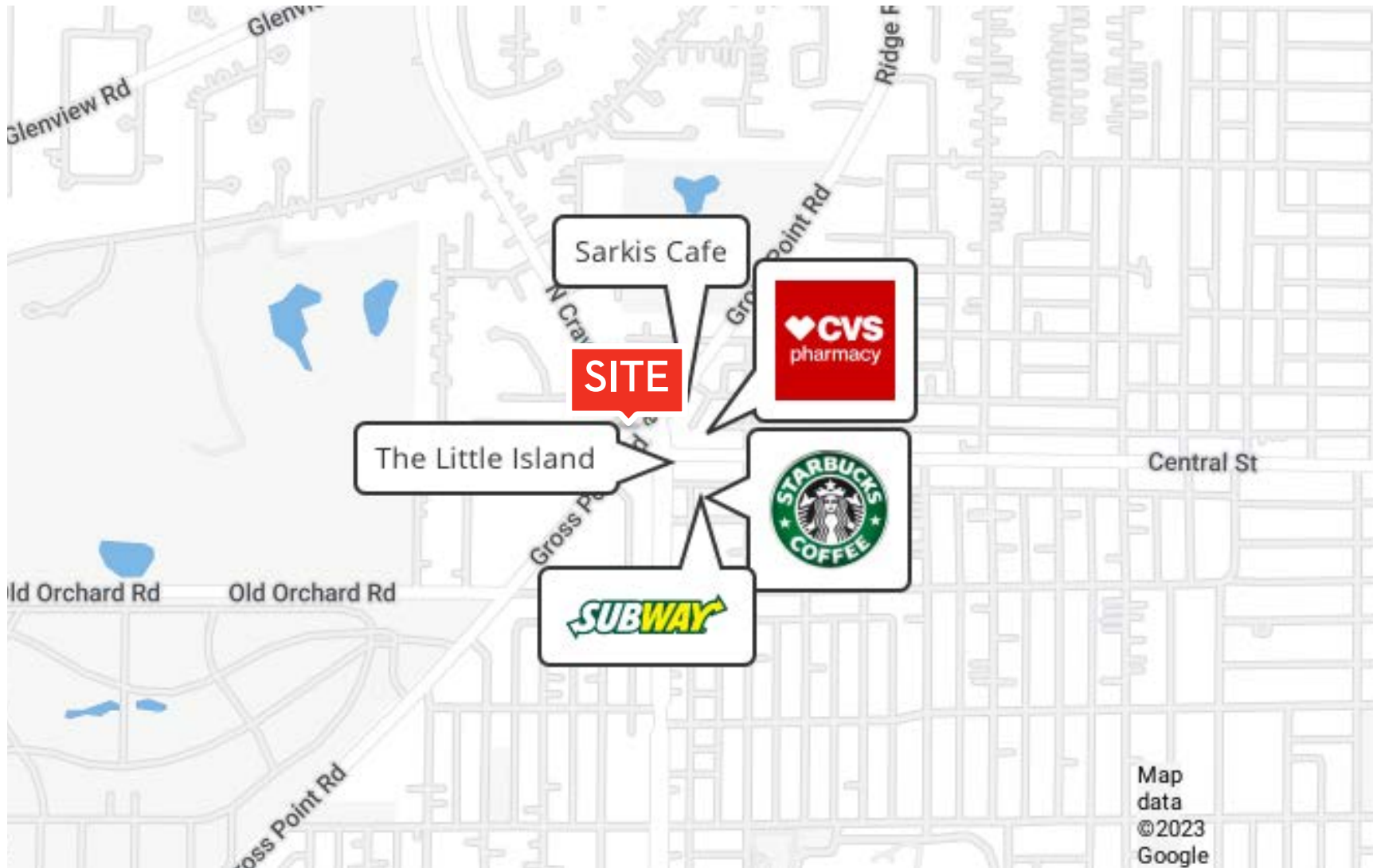
ZIP: 60201
SUB-MARKET: NEAR NORTH
SUB-MARKET CLUSTER: NORTH
LOCATION TYPE: SUBURBAN
MARKET: CHICAGO
COUNTY: COOK
STATE: ILLINOIS
CBSA: CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI
DMA: CHICAGO, IL-IN
COUNTRY: UNITED STATES



REGIONAL MAP



AREA TENANT MAP



TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

Wilmette Station Commuter Rail
(Union Pacific North Line)

DRIVE

4 min

DISTANCE

1.6 mi

Evanston Central Street Station Commuter Rail
(Union Pacific North Line)

4 min

1.6 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

23 min

DISTANCE

13.3 mi

Chicago Midway International Airport

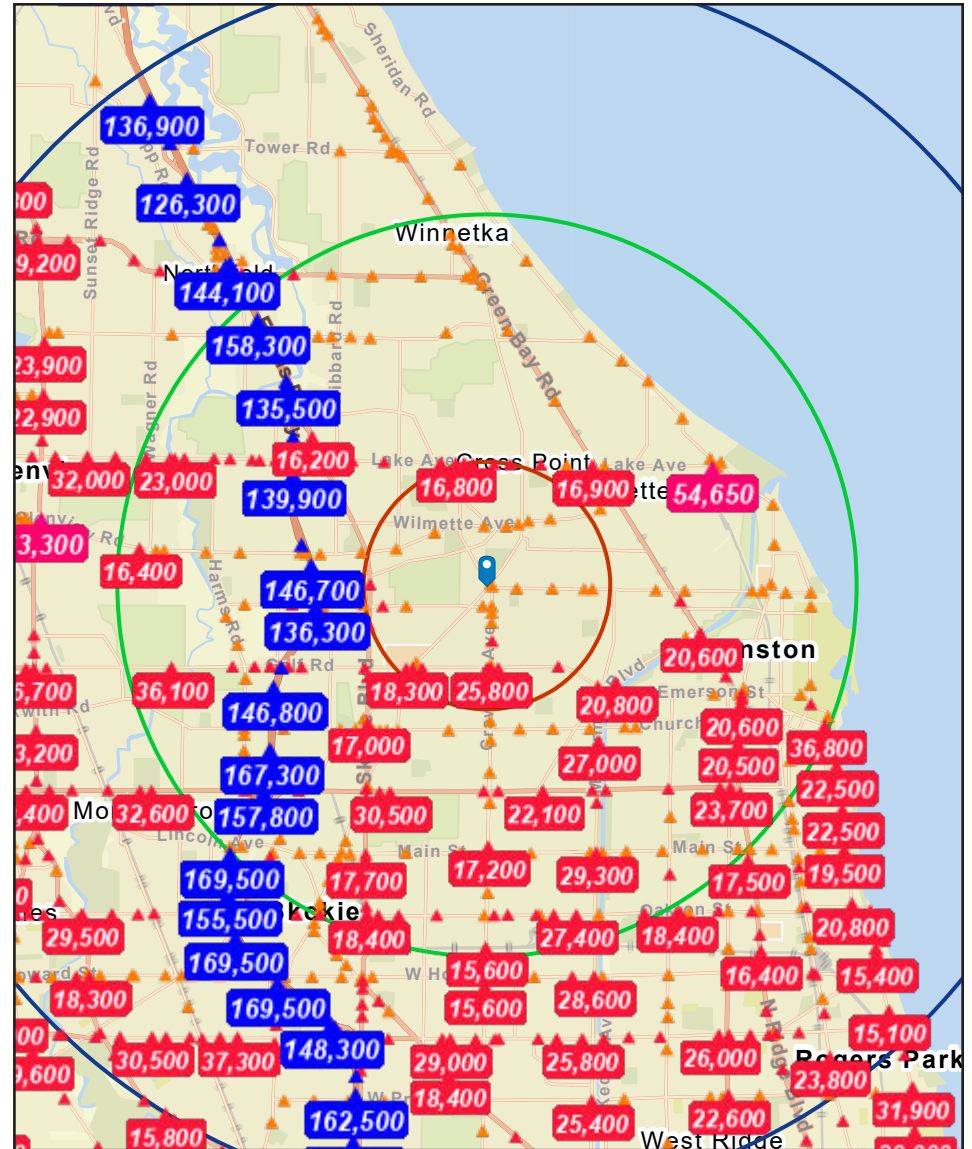
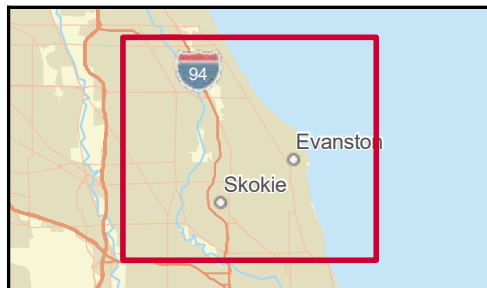
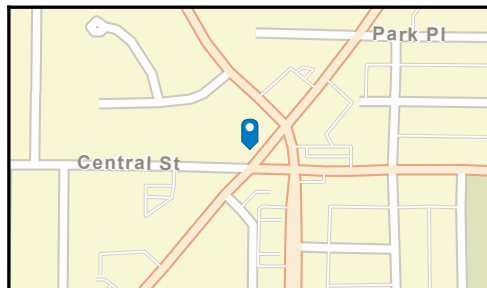
38 min

21.3 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



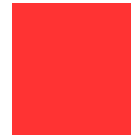


MARKET
INFORMATION

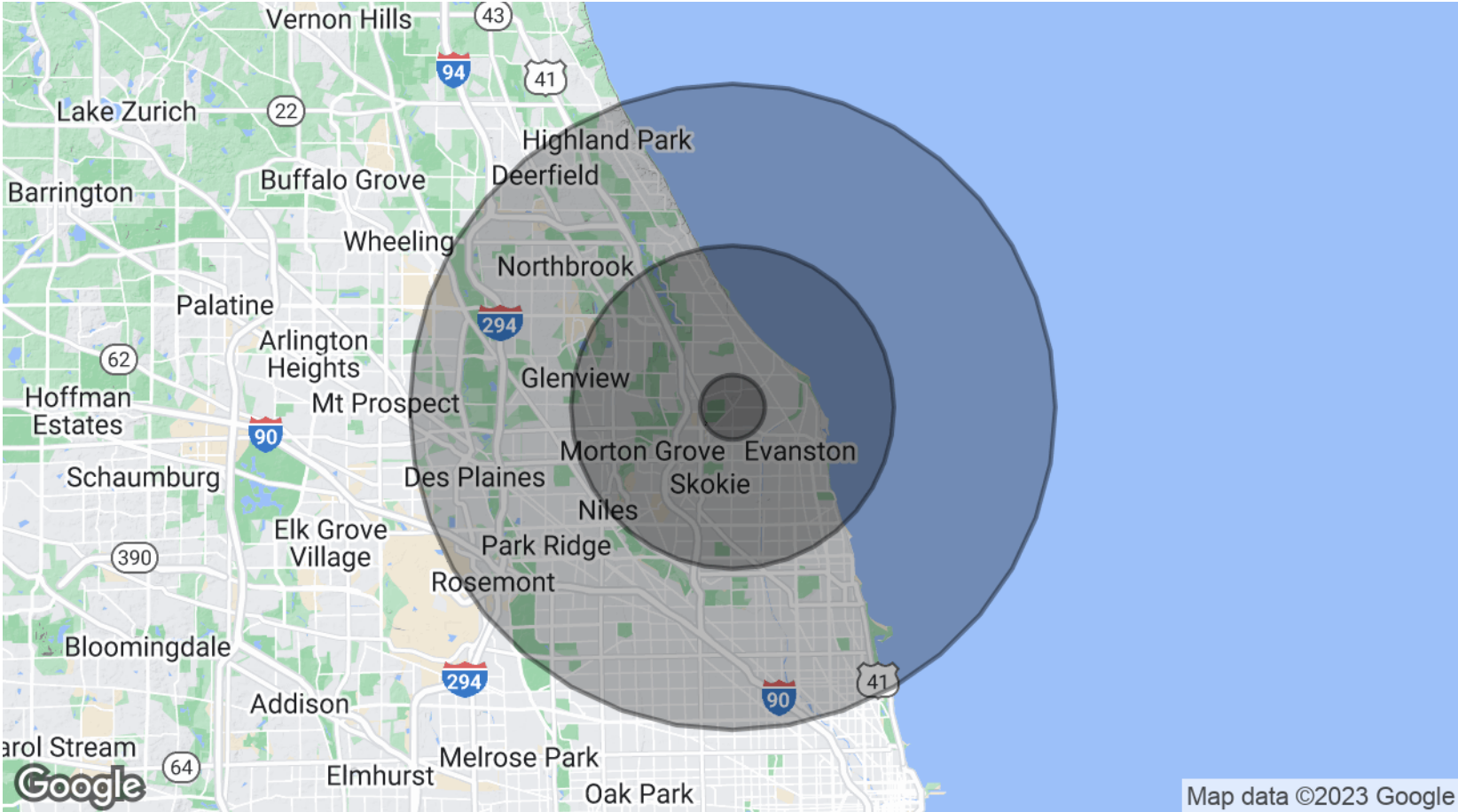
MARKET OVERVIEW

EVANSTON, IL

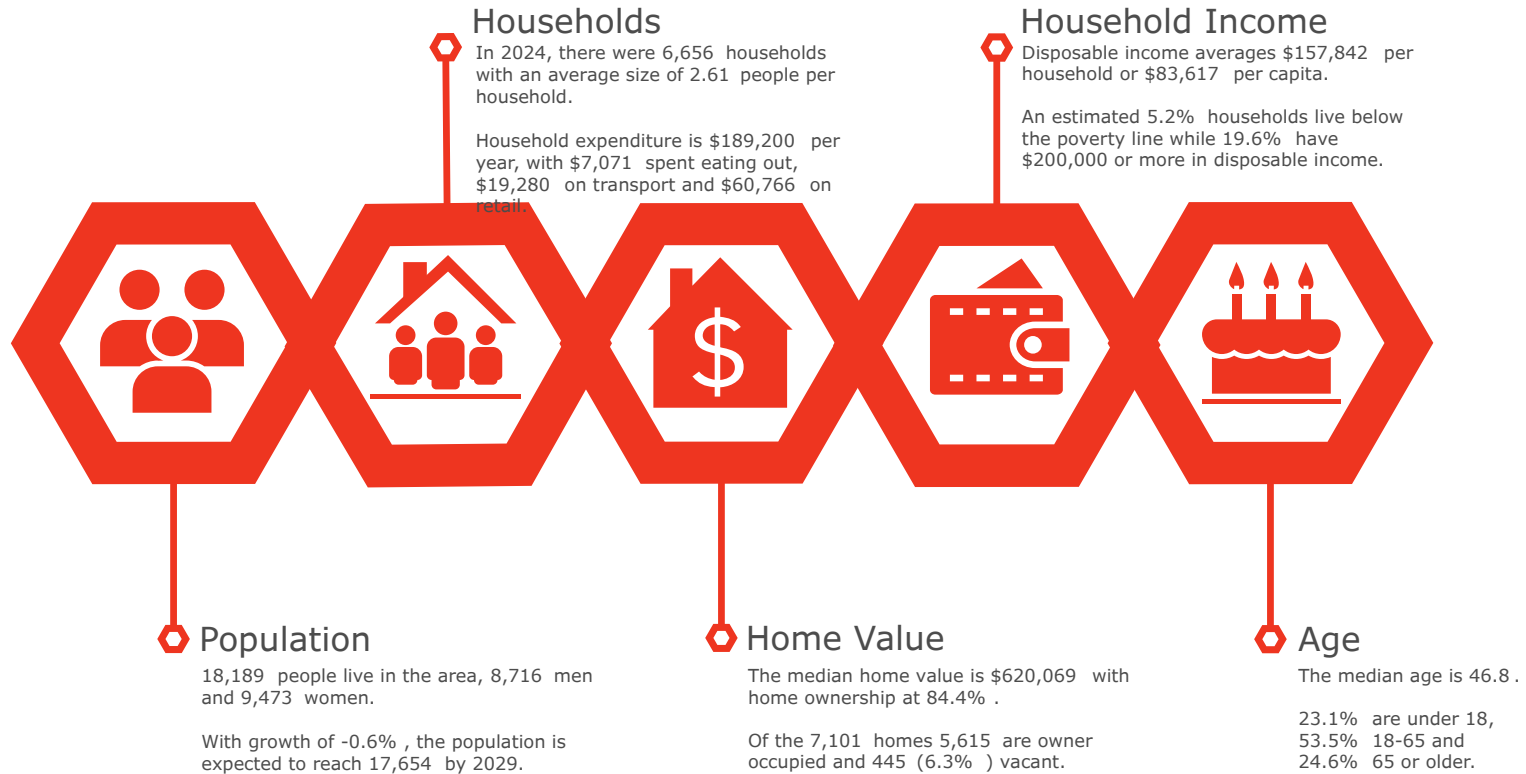
Evanston, Illinois, is a diverse and vibrant city just north of Chicago. Home to Northwestern University, it boasts a rich educational and cultural landscape, attracting individuals from various backgrounds. The city embraces its multicultural identity and has a thriving arts and culinary scene. Evanston's picturesque lakefront, extensive green spaces, and commitment to community engagement contribute to its high quality of life. Its historical significance, including ties to the abolitionist movement and the Women's Christian Temperance Union, adds depth to its character. With excellent public transportation links, Evanston offers a compelling mix of modernity and tradition within the Chicago metropolitan area. This welcoming and progressive community values diversity, sustainability, and active civic participation. Its dynamic arts and educational institutions, along with its beautiful lakeside setting, make Evanston an attractive destination for both residents and visitors seeking a rich and vibrant urban experience with a strong connection to nature and history.



DEMOGRAPHIC MAP



DEMOGRAPHIC INSIGHTS



Source : Esri, ACS, Esri-U.S. BLS. Esri forecasts for 2024, 2018-2022, 2029.



ADDITIONAL
INFORMATION

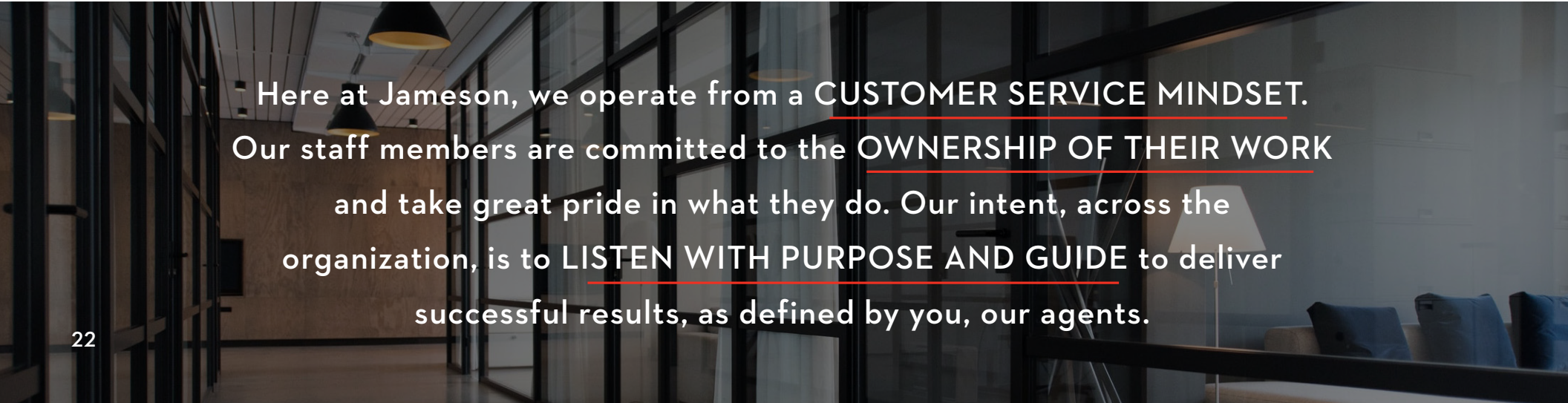
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

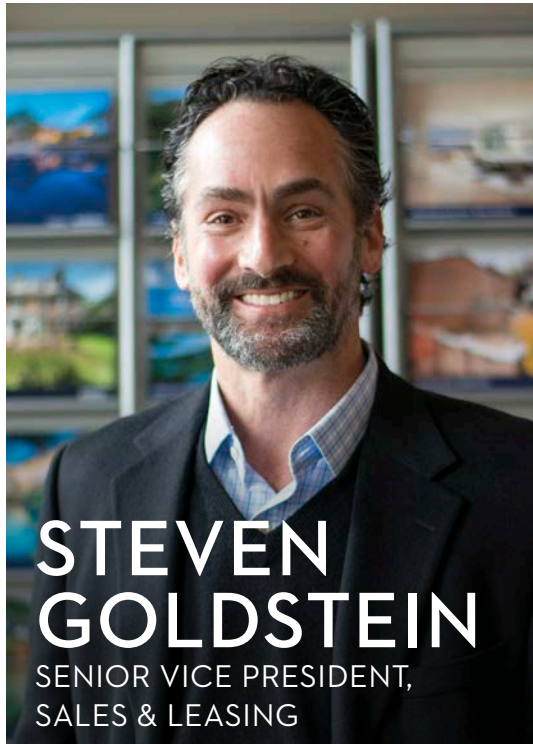
Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
312.840.9002

■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.



JAMESON.

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