



1560 SHERMAN AVE

EVANSTON





BUILDING AMENITIES

UNBEATABLE AMENITIES

Full Service Deli/ Conferencing & Event Space/On Site Convenience Store/Attached Parking Garage



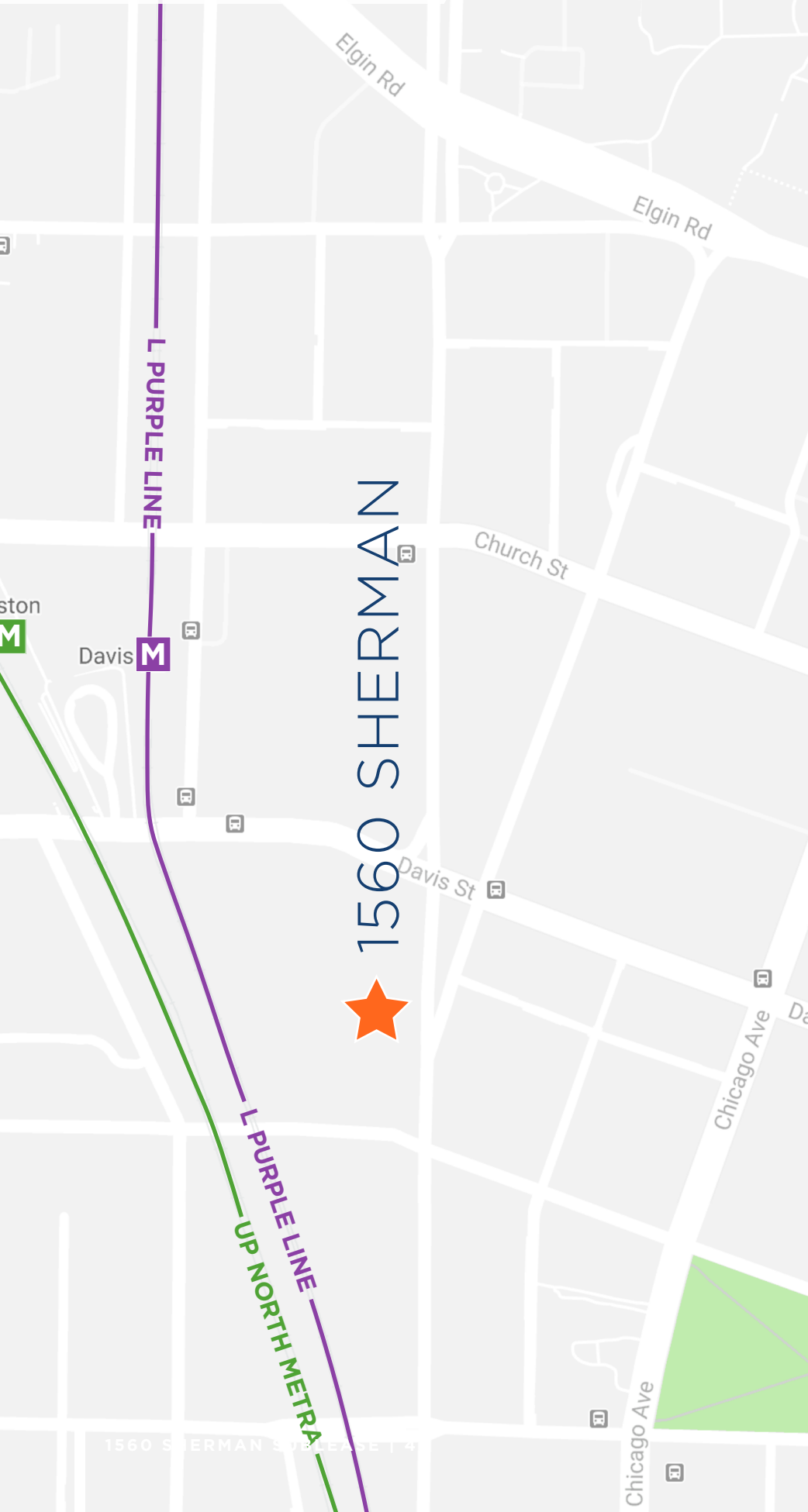
Urban Setting

Situated in the heart of downtown Evanston, 1560 Sherman Avenue offers a full range of building amenities including full-service cafeteria, auditorium, and 24-hour security, with ample nearby dining and shopping options!

Downtown Evanston is home to 300 ground floor businesses that creates an urban feel and walkable entertainment. The city is a blend of the convenience in the suburbs, mixed with the action and energy of downtown Chicago.

TRANSIT HUB

Walking distance to Metra commuter rail station and CTA 'L' train to downtown



We travel the world to
THE FINEST COFFEE FLAVORS
..... right to your cup.





BUILDING FEATURES:

- Steps away from public transportation (CTA/METRA)
- Energy Star Labeled
- Food Service
- Conferencing Facility
- Attached Parking Garage

1560 SHERMAN AVE

PROPOSED TERMS

- **Rental Rate - Office** \$40.00 psf Gross
- **Rental Rate - Retail** \$46.00 psf Gross

- **Cost Structure - Amenity Usage**

Auditorium

\$1,250.00/Full Day - Non-Tenant/Outside Organizations

\$750.00/Half-Day - Non-Tenant/Outside Organizations

\$655.00/Full-Day - Tenants

\$355.00/Half-Day - Tenants

Tenant Hourly Rate - \$88.75

Atrium Usage Only - 3rd Floor

\$80.00 Flat Rate - Tenants

\$90.00 Flat Rate - Outside Organizations

Exterior Courtyard Usage Only - 3rd Floor

\$455.00 Flat Rate

Lower Level, Private Dining Room

\$90.00/First Two Hours

\$50.00/Each Additional Hour

- **Parking Ratio: 1.00/1,000 SF**

\$4.00 - \$8.00 (1st floor available for visitors)

- **After-Hours HVAC** \$100.00/Hour

- **Engineering**

\$74.00/Hour

\$111.00/Hour Overtime

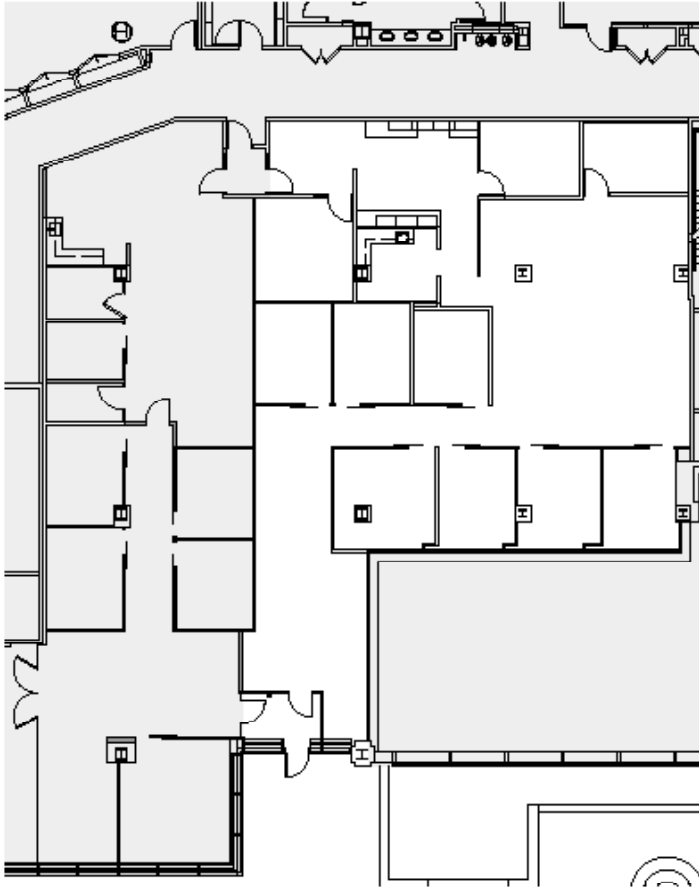
\$222.00/Hour Holiday Time



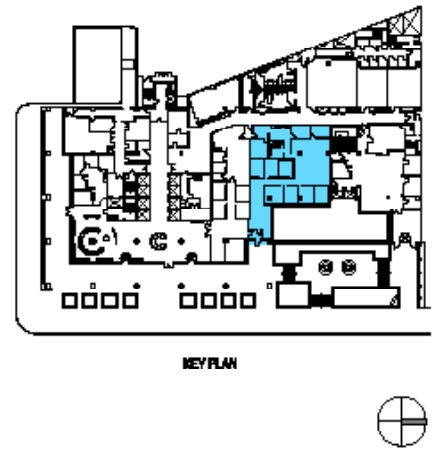
1560 SHERMAN AVE

SUITE 110

4,112 RSF



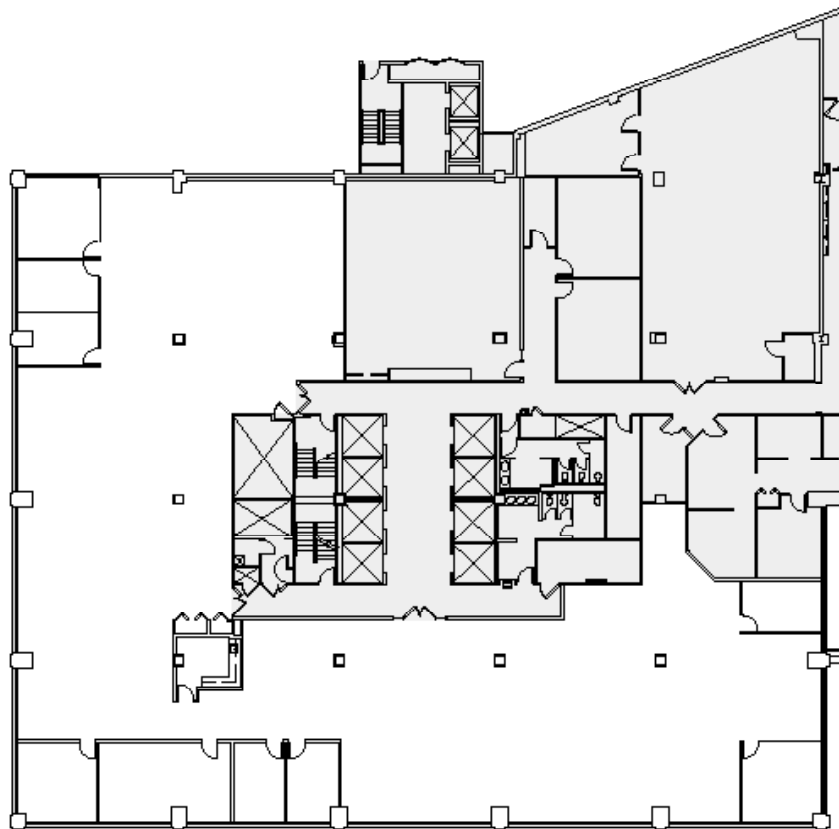
SUITE 110
4,112 RSF



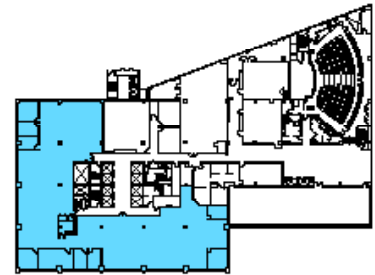
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SUITE 302

13,409 RSF



SUITE 302
13,409 RSF



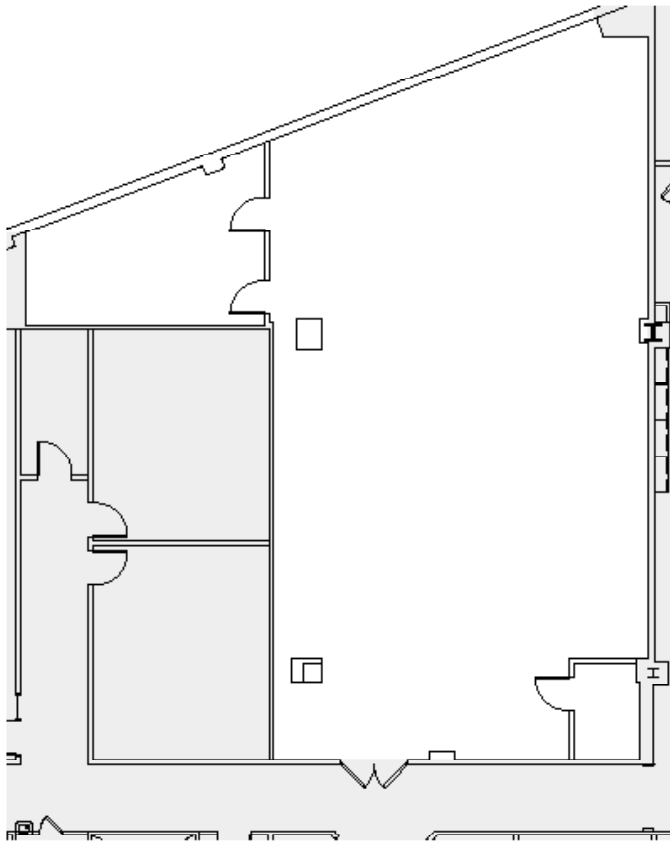
KEY PLAN



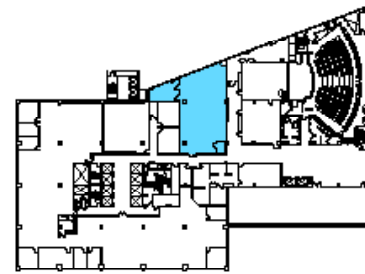
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SUITE 305

2,955 RSF



SUITE 305
2,955 RSF



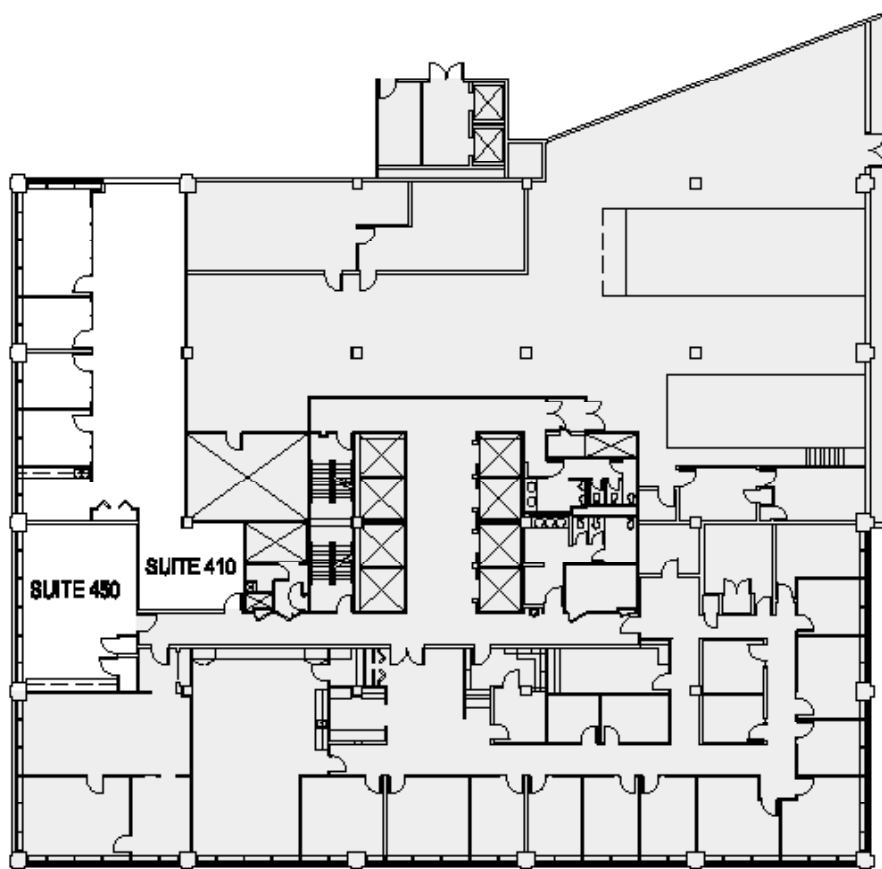
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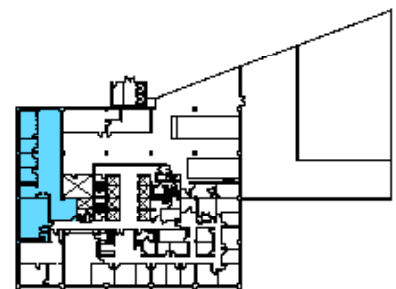
SUITE 410 & 450

3,483 RSF



SUITE 410
2,661 RSF

SUITE 450
822 RSF



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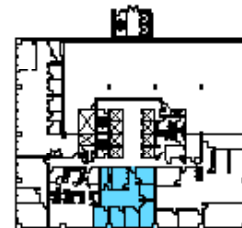
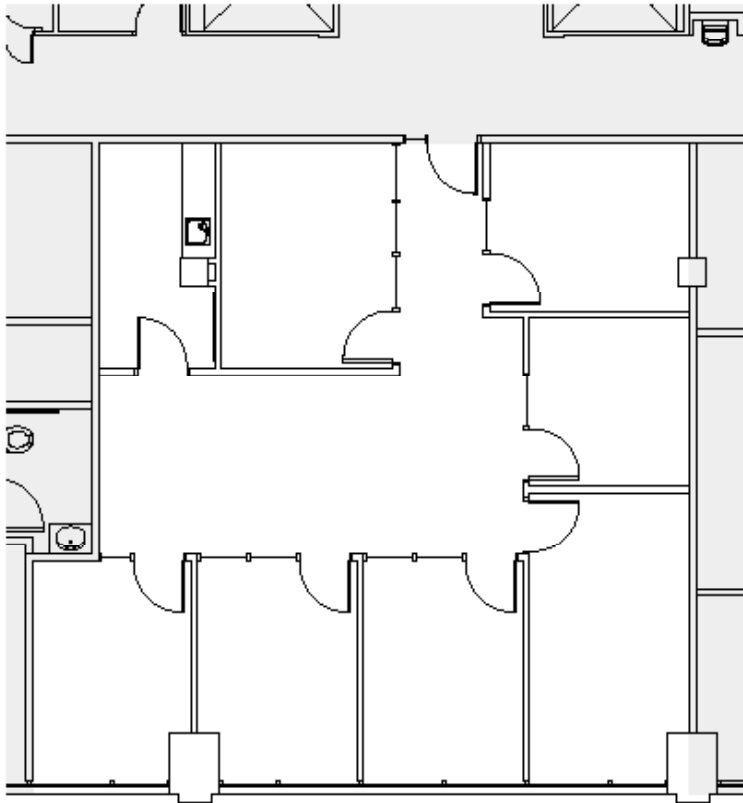


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SUITE 510

1,808 RSF

SUITE 510
1,808 RSF



KEY PLAN

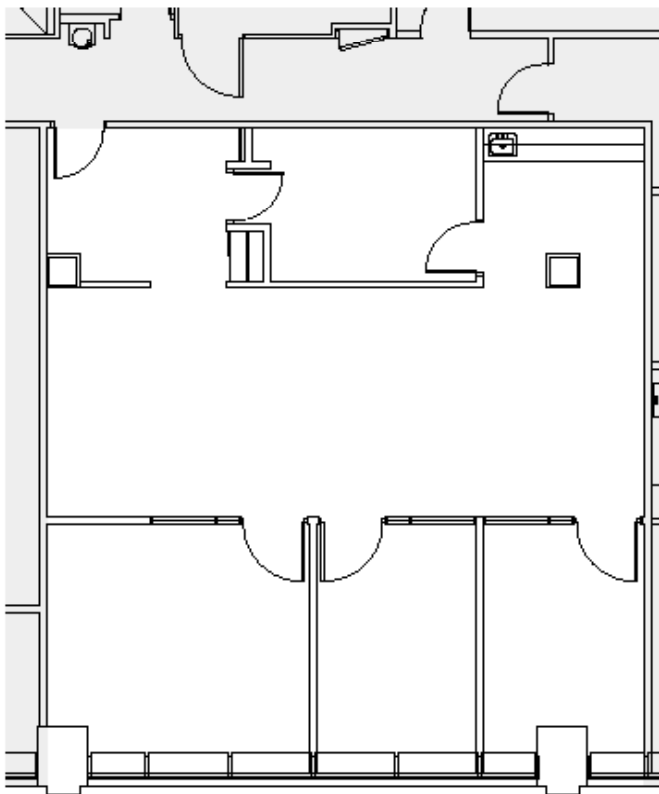


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SUITE 620

1,726 RSF

SUITE 620
1,726 RSF



NET PLAN

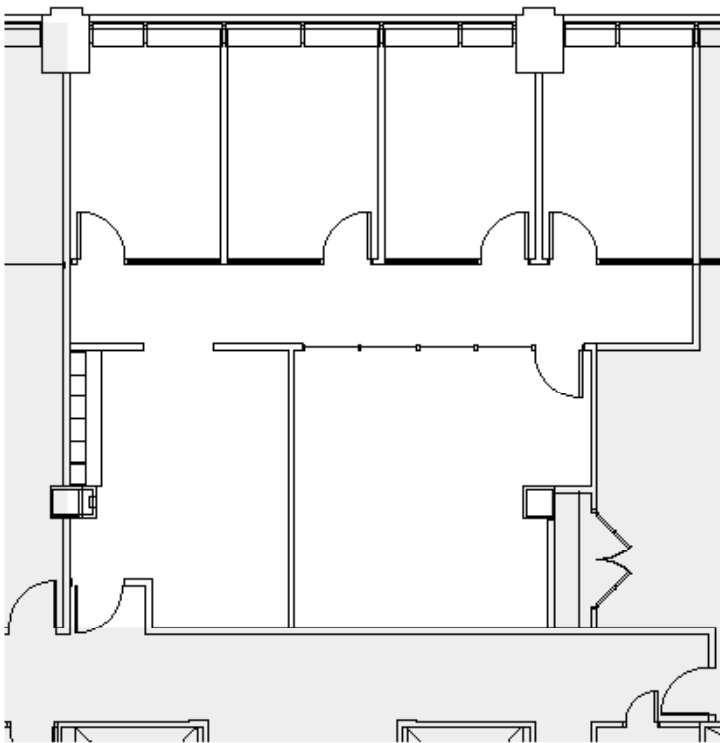


1560 SHERMAN AVE

SUITE 910

1,703 RSF

SUITE 910
1,703 RSF



KEY PLAN



1560 SHERMAN AVE

SUITE 1000 11,666 RSF
AVAIL 7/2022



SUITE 1000
11,666 RSF



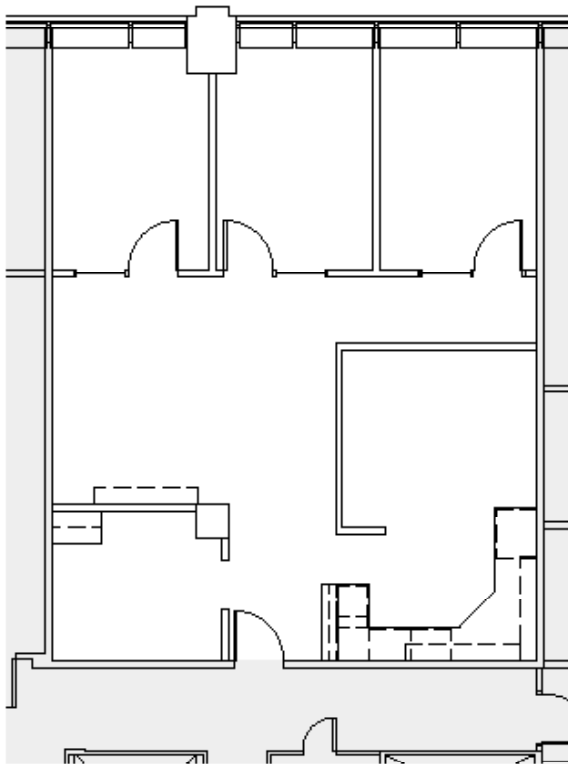
KEY PLAN



1560 SHERMAN AVE

SUITE 1029 1,427 RSF
AVAIL 8/2022

SUITE 1029
1,427 RSF



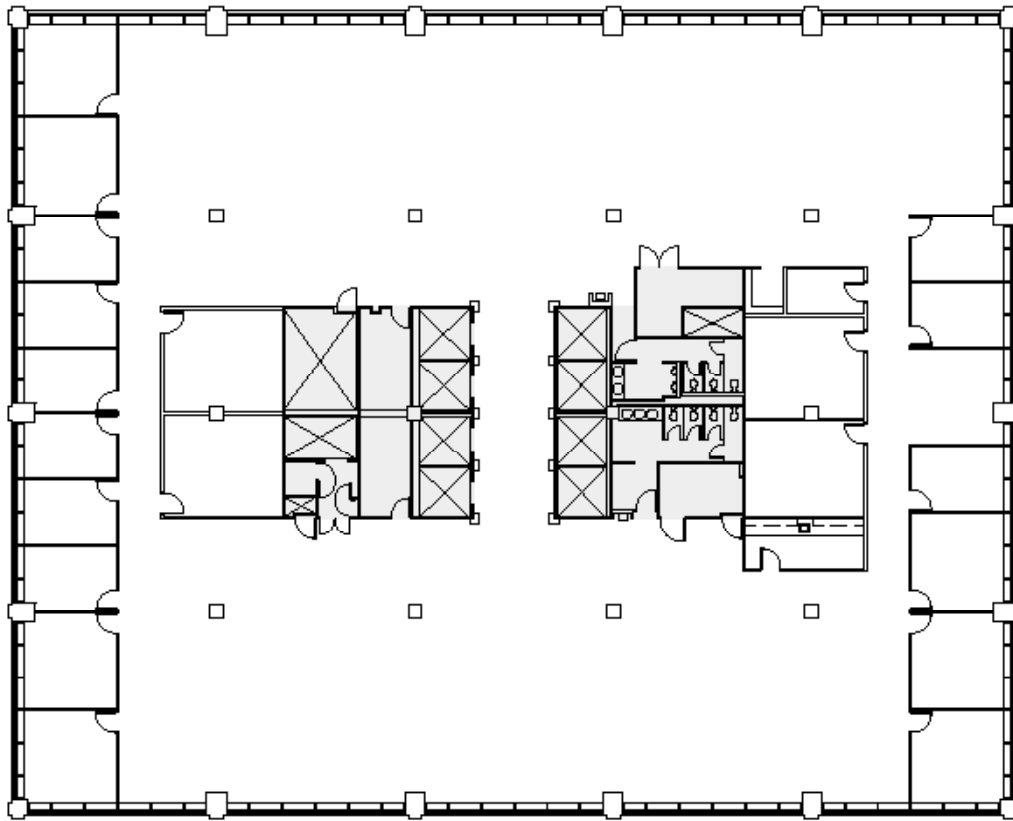
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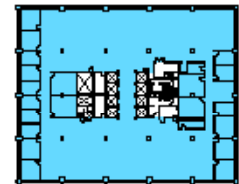
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SUITE 1100

18,621 RSF



SUITE 1100
18,621 RSF

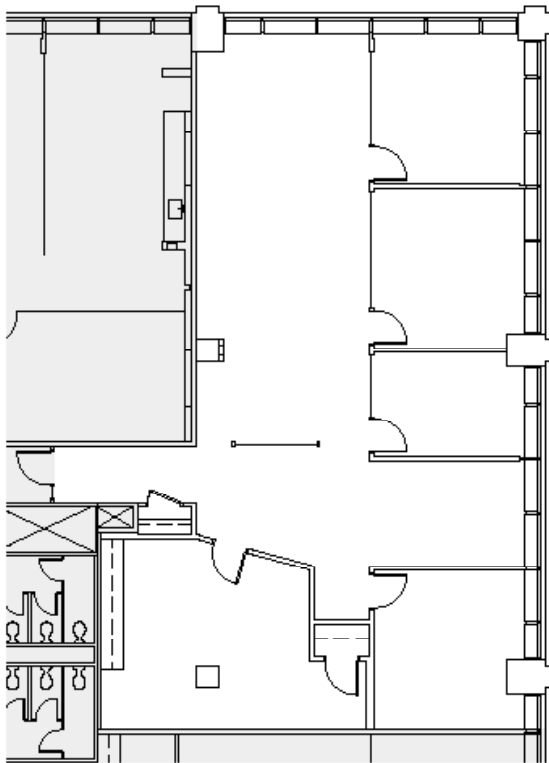


KEY PLAN



1560 SHERMAN AVE

SUITE 1250 2,846 RSF
AVAIL 8/2022



SUITE 1250
2,846 RSF



KEY PLAN



ONE OF A KIND

Contemporary design in the heart of Evanston

CONTACT

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