



## Evanston Lofts Live/Work Condominium

1322 Oakton St, Evanston, IL 60202



Al Goldberg Real Estate LLC



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# Evanston Lofts Live/Work Condominium

\$22.00 /SF/YR

Spectacular legal Live / Work Building in Evanston featuring beautiful 18' bow truss exposed ceiling, 3 phase electric for many artistic and business uses, full kitchens and baths and rooftop HVAC units. This bow truss garage building was renovated by constructing a curtain wall along each truss, providing an exposed beam truss in each unit and creating exterior door and window openings for private exterior entry. Developed with artists and creative businesses in mind, Evanston Lofts Condominium is and has been home to artists, tech uses, retail, office, costume design, engineering, publishing, yoga, interior design, insurance and art gallery uses. People love being in these spaces

- Great Location in Evanston close to busses and Rapid Transit lines
- Parking
- Open design, with spacious loft mezzanine
- Skylights
- Full Kitchen and Bath with Washer/Dryer.



Rental Rate:	\$22.00 /SF/YR
Property Type:	Office
Property Subtype:	Office Live/Work Unit
Building Class:	B
Rentable Building Area:	10,200 SF
Year Built:	1940
Walk Score ®:	63 (Somewhat Walkable)
Transit Score ®:	52 (Good Transit)
Rental Rate Mo:	\$1.83 /SF/MO

## 1st Floor Ste 1322

Space Available	1,200 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Live/Work
Space Type	New
Space Use	Office
Lease Term	Negotiable

Spectacular Live/Work Loft in Evanston, zoned for both business and residential use, conveniently located near the corner of Oakton & Asbury. Soaring 18' ceiling, hardwood floors, bubble skylight, real L-shaped loft mezzanine & more. Parking included. This is a legal live/work space w/100 amp, 3 phase electric service, HVAC, full white euro kitchen w/Island counter, washer & dryer, ADA washroom, designed for artists and creative business. The space is For Lease at \$2200 month (only \$22/SF). Tenants control and pay for their own utilities. Ideal for tech office, yoga studio, art studio, general office or a spectacular residential apartment. A short walk to the CTA Purple Line, Pace Bus on Oakton or CTA Bus at Western & Howard. Directions to 1322 Oakton, Evanston, IL 60202: Just West of the intersection of Oakton & Asbury (between Little Beans Cafe & Chute School) facing the Chute School parking lot. It is OK to park in the Chute School parking lot in the row of spaces directly in front of the green awning unit entrances. Oakton is 1/2 mile north of Howard St (Chicago city limit) and 1 mile west of Sheridan Road. Asbury in Evanston is the same as Western Ave in Chicago. As a landmark, this is the building that Elmer's Water Sports is in.

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Cookie Gluck Designer	1,300	
Elmer's Watersports	3,000	
FilmFax Magazine	-	
T Clifton Design Ltd	600	
	-	





## 1310-1324 Oakton St, Evanston, IL 60202

Spectacular legal Live / Work Building in Evanston featuring beautiful 18' bow truss exposed ceiling, 3 phase electric for many artistic and business uses (including installation of a kiln), full kitchens and baths and rooftop HVAC units. This bow truss garage building was renovated by constructing a curtain wall along each truss, providing an exposed beam truss in each unit and creating exterior door and window openings for private exterior entry. Developed with artists and creative businesses in mind, Evanston Lofts Condominium is and has been home to artists, tech uses, retail, office, costume design, engineering, publishing, yoga, interior design, insurance and art gallery uses. People must love being in these spaces as there has been only two resales in 30 years. Ownership desires a two year or more lease term.



## Property Photos



1322 Oakton, view from Loft



1322 Oakton, view of Loft area.



## Property Photos



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Front Exterior Entrance DSCF0011



## Property Photos

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