



DOWNTOWN EVANSTON - FOR LEASE
5,789 sf Open Layout with 10 Individual Offices on
Top Floor
620 DAVIS STREET, EVANSTON, IL 60201



SPACE HIGHLIGHTS

- Office space with high-end finishes and a combination of open layout, 10 individual offices and a Recreation Area with Kitchen. Bathroom includes a shower. Ideally located, only 1/2 block to both the signalized intersection and bus stops at Chicago Avenue and Fountain Square in the heart of Downtown Evanston. Lakefront and Northwestern campus within half a mile.
- **Three Hotels** within a few blocks (see Map on p. 6)
- Open and airy space measures approximately 110' deep by 52' wide with **12-foot ceilings** (see Floor Plan on p. 5).
- **Abundant shopping, eating and public spaces nearby.**
- **3 Blocks to Davis Street METRA, CTA and PACE Stations.**
- D2 Zoning - Downtown Retail Core District: accommodates a wide variety of businesses (see Use Matrix on Page 8).
- **Lease Rate:** \$14/sf plus taxes (estimated at \$5.25/sf).
- Office Furniture may be available for purchase

Presented by
ROSS GOLDSTEIN
Managing Broker
312.203.3199

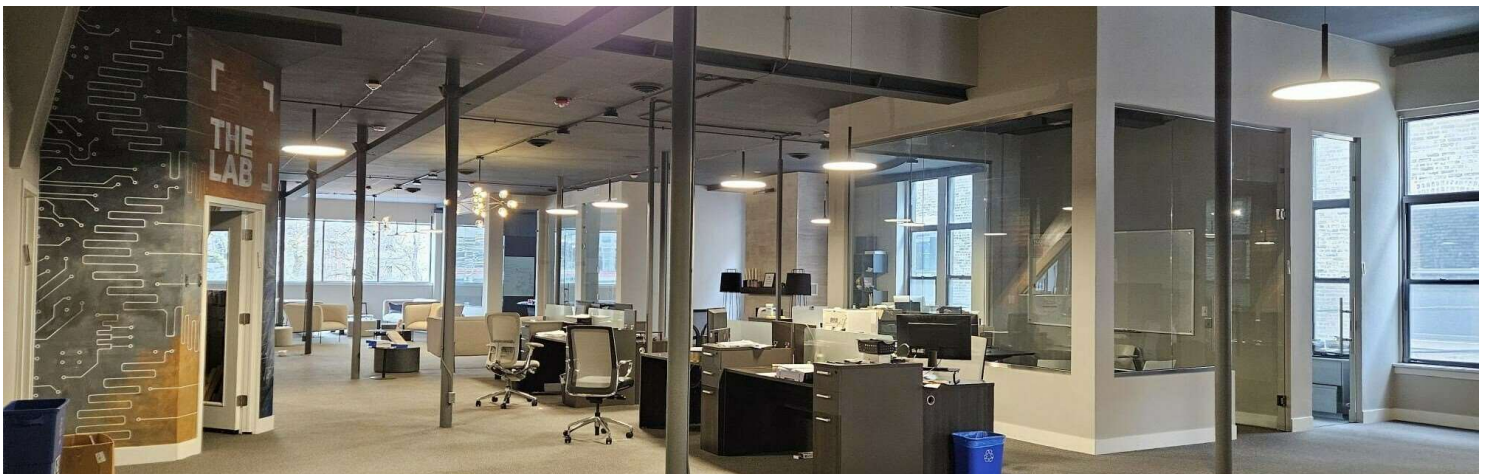
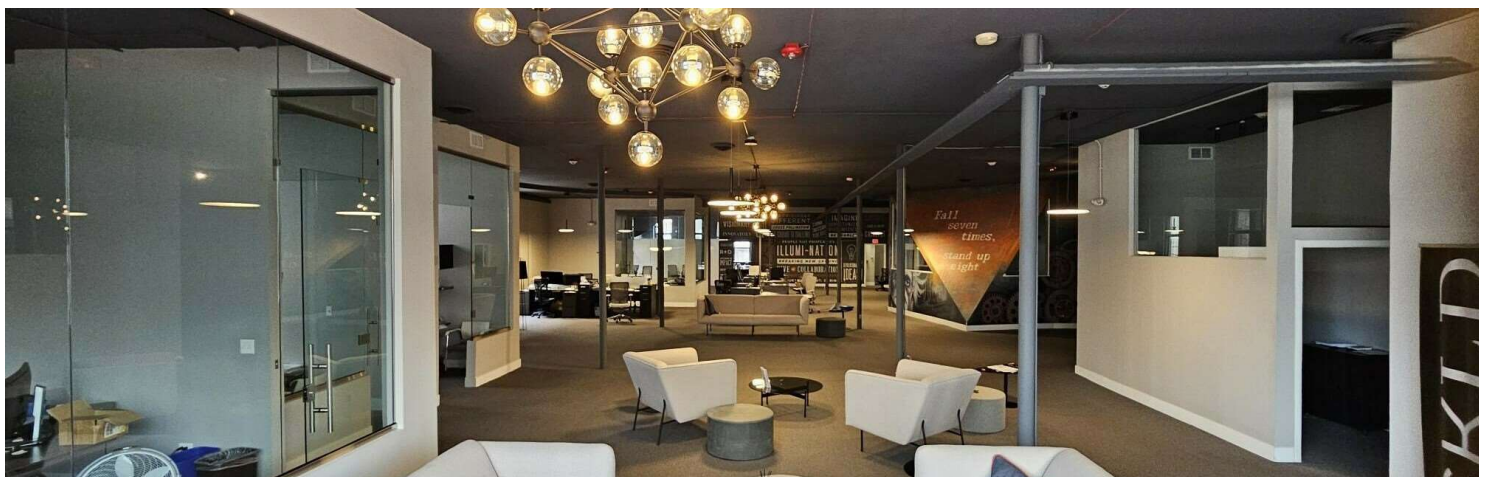
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Interior Photos - Common Spaces



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Interior Photo - Office



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Interior Photo - Office



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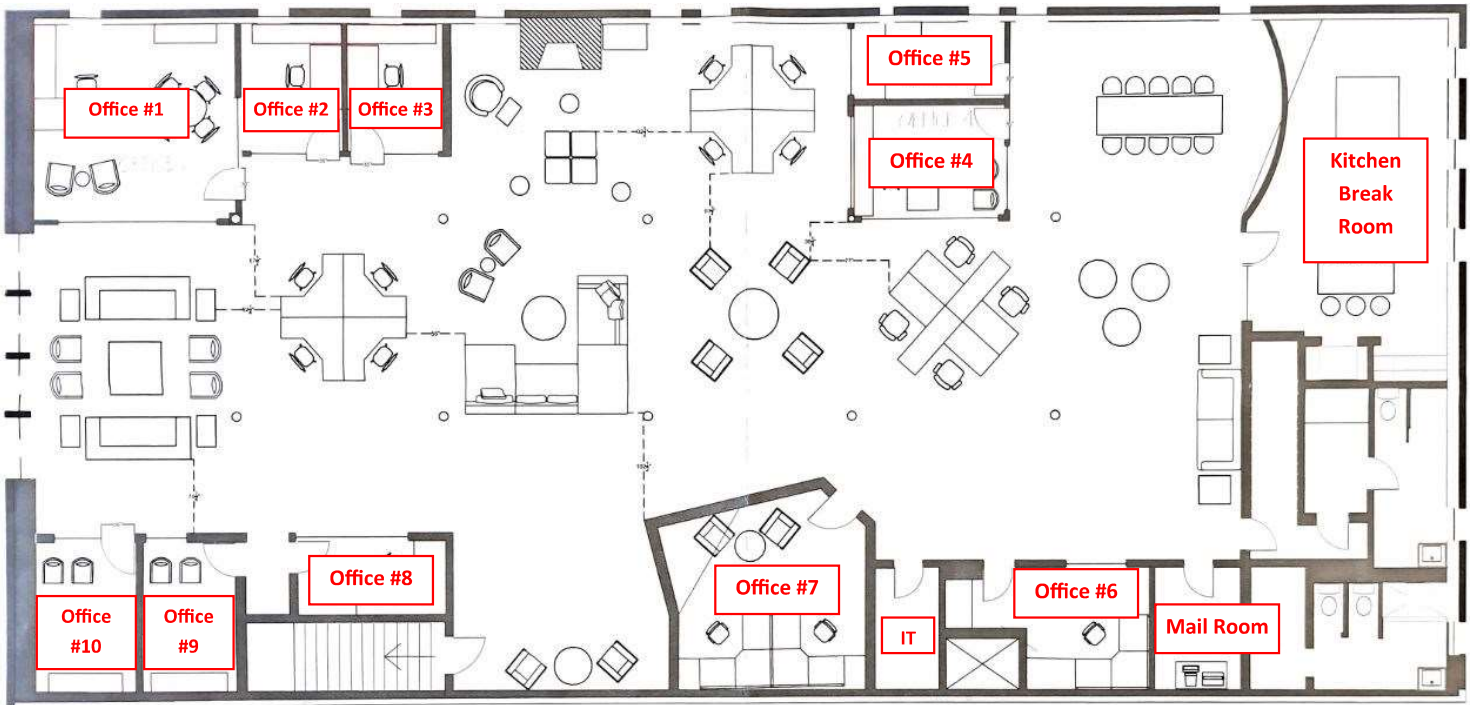


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Floor Plan*

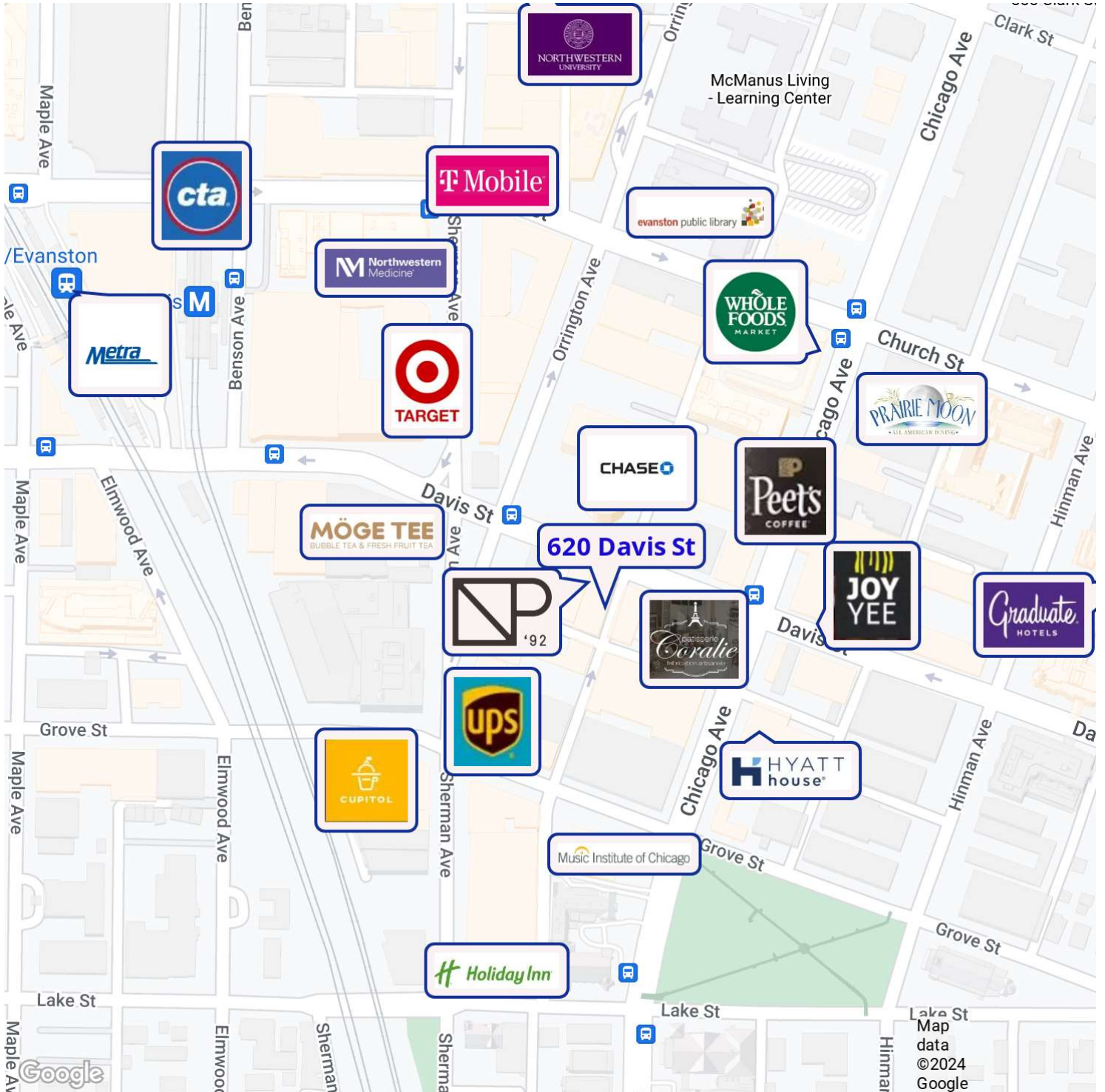


Space	1	2	3	4	5	6	7	8	9	10	Mail	IT	Kitchen
Dimensions	15x15	8x11	8x11	10x12	5.5x12	10x15	14x17	6x12	8.5x12	7.5x12	8x10	10.5x6	29x14.5
SF	225	88	88	120	66	150	238	72	102	90	80	63	420

**Measurements are approximate and must be verified by prospective tenants. InSite Commercial Realty has no liability for their accuracy.*

Stores, Restaurants & Services

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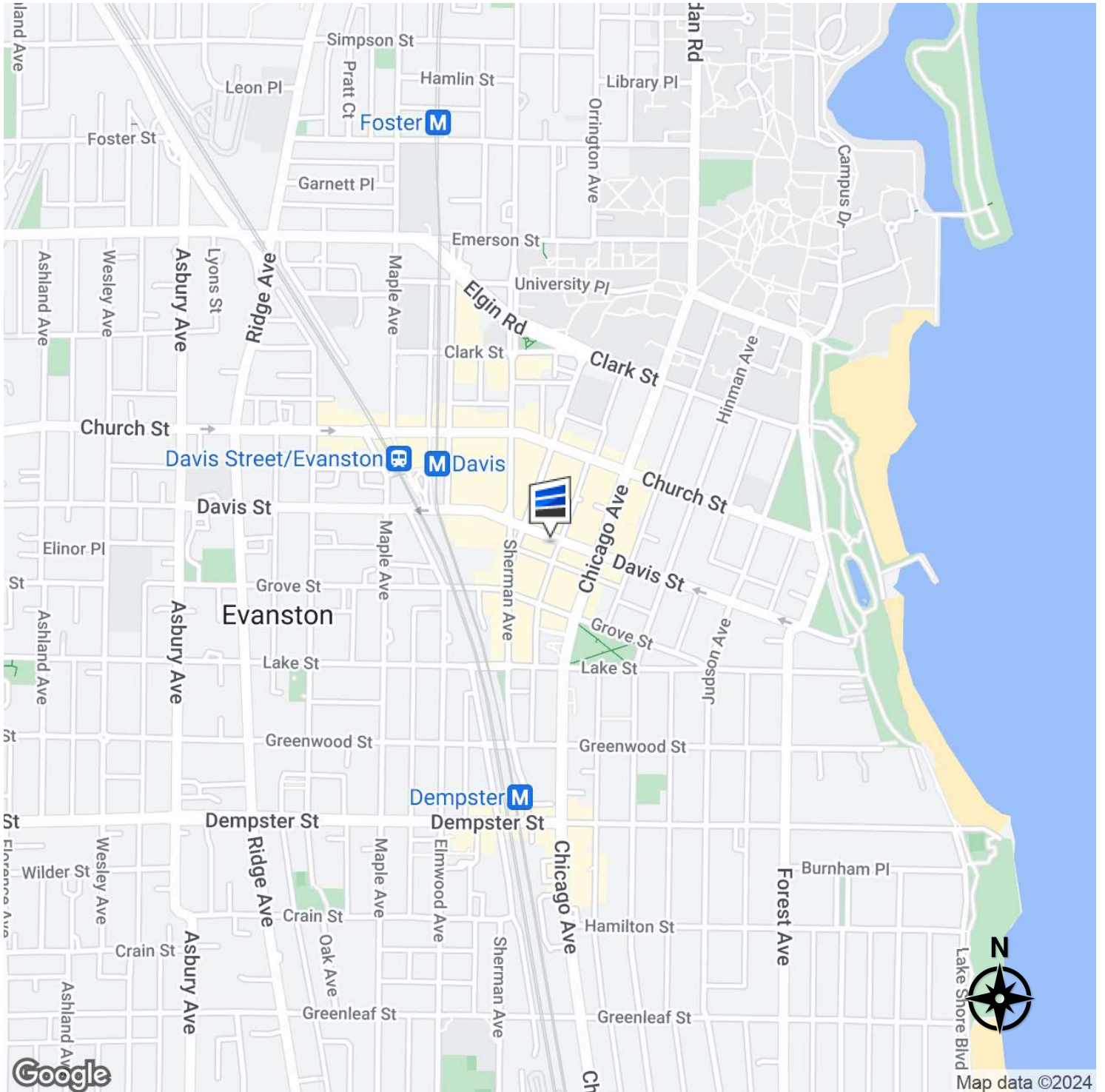
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Location Map



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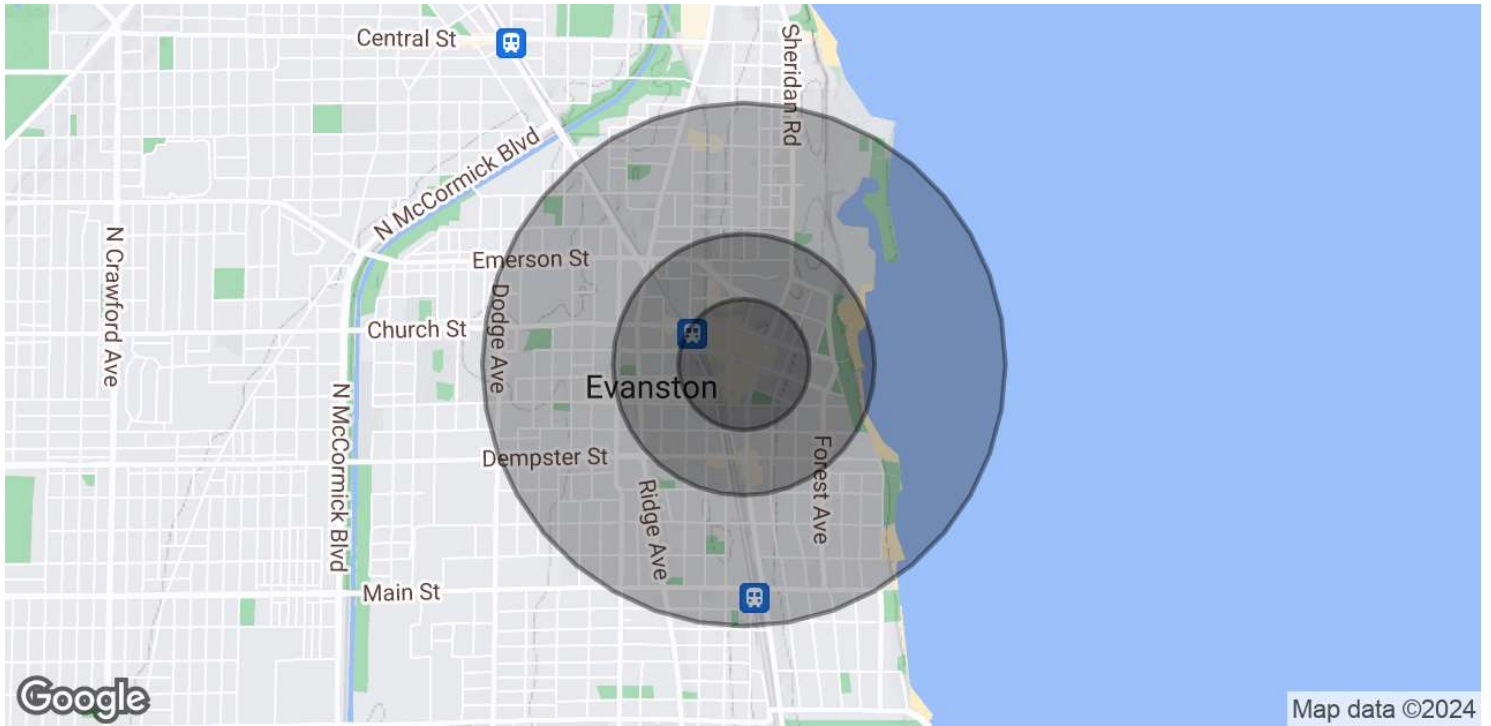
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Demographics Map & Report

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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,452	11,495	30,975
Average Age	31.7	33.0	33.4
Average Age (Male)	34.1	33.8	33.3
Average Age (Female)	31.4	33.5	34.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,142	5,479	13,026
# of Persons per HH	1.6	2.1	2.4
Average HH Income	\$67,420	\$93,470	\$104,751
Average House Value	\$381,531	\$426,705	\$458,567

* Demographic data derived from 2020 ACS - US Census

ROSS GOLDSTEIN

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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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