



FOR LEASE: 1,556sf Flex Industrial/Office
in Downtown Evanston

617-A GROVE STREET, EVANSTON, IL



PROPERTY HIGHLIGHTS

- This former machine shop space is now **fully renovated** in four separate spaces and offers central HVAC, an updated bathroom and a kitchenette, making this an ideal spot for office users seeking privacy and industrial users needing power, high ceiling, production, storage and showroom space (Floor Plan on p. 4).
- **Natural light** includes two spaces with a skylight and an east-facing entrance for morning sunlight
- Located **within blocks of the numerous restaurant, retail and service providers available in Downtown Evanston**, just two blocks to the Davis/Maple transportation hub. (See p. 8)
- **D2 Downtown Zoning** allows for a variety of Permitted and Special Uses (Use Matrix on p. 6)
- **Lease Rate:** \$2,500/month all-in
- **Garage Parking** available for rent

Presented by
ROSS GOLDSTEIN
Managing Broker
312.203.3199

ross@insitecommercialrealty.com



Additional Photos



617-A Grove Street Evanston, IL 60201



Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty
312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

Additional Photos



617-A Grove Street Evanston, IL 60201

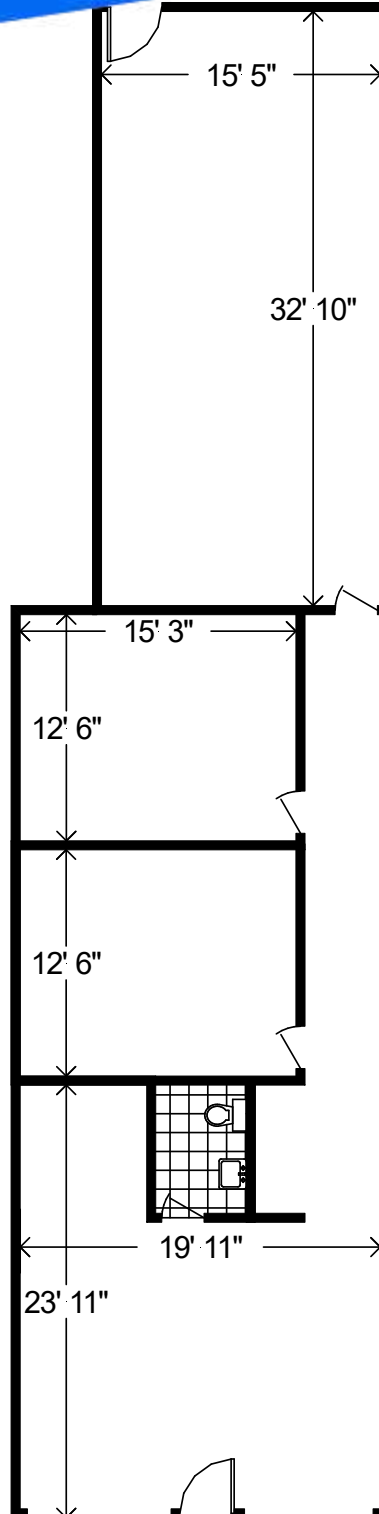


Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty
312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

Floor Plan



ADDRESS: 617A GROVE	DATE: 01/08/2007
MAIN SQFT: 1,556 SQFT	BASEMENT SQFT: N/A

Ross Goldstein
312.203.3199
rdss@insitecommercialrealty.com

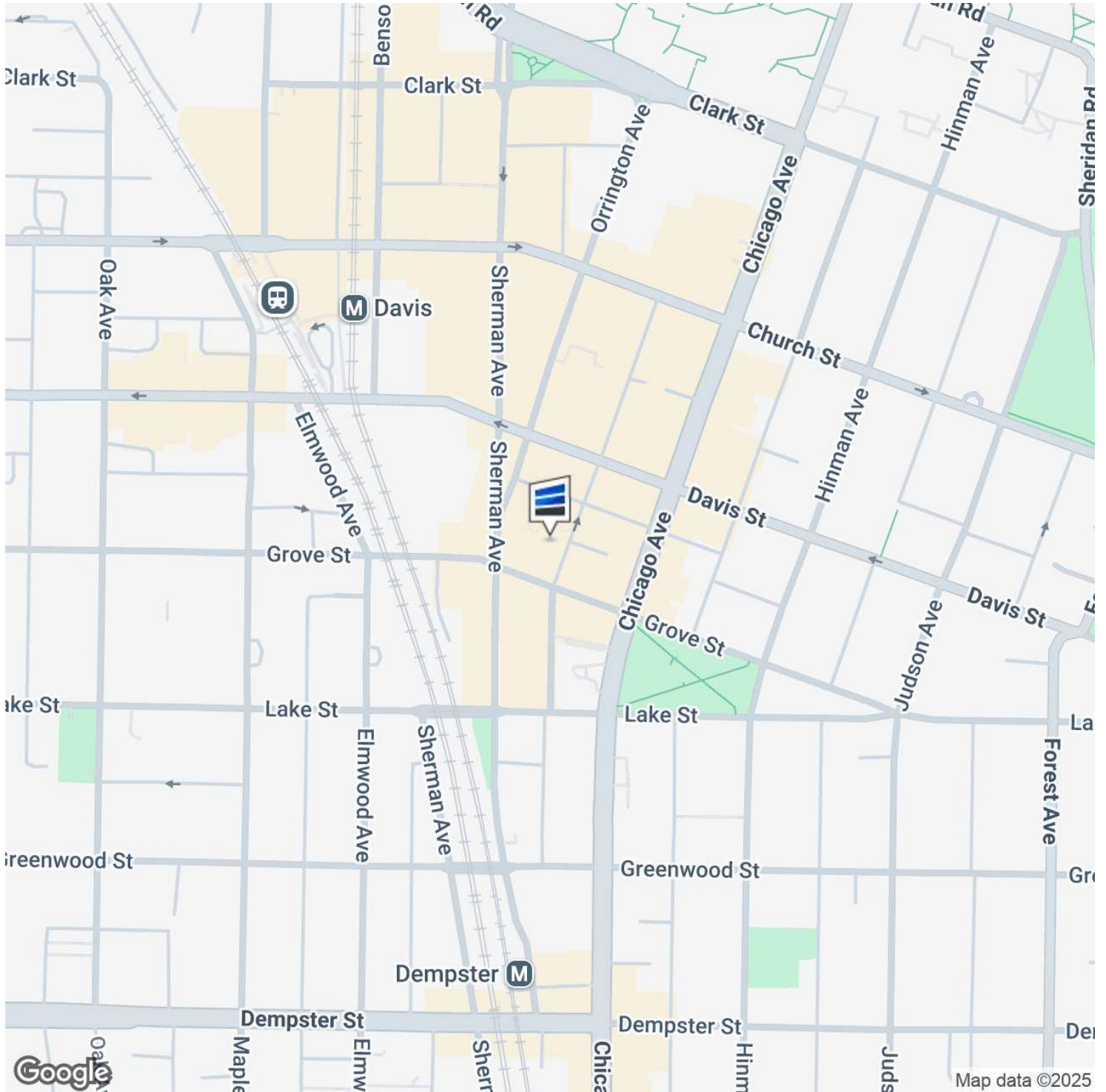
InSite Commercial Realty

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

Location Map

617-A Grove Street Evanston, IL 60201



Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty
312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

D2 DOWNTOWN RETAIL CORE DISTRICT.

PERMITTED USES.

The following uses are permitted in the D2 district:

Artist studio.

Brew pub.

Commercial indoor recreation (when located above the ground floor).

Cultural facility.

Dwellings (when located above the ground floor).

Financial institution (above the ground floor).

Food store establishment.

Funeral services excluding on site cremation.

Government institution.

Hotel.

Live-work units (subject to the general requirements of Section 6-4-13 of this Title).

Membership organization.

Mixed-use market (provided the use is twenty thousand (20,000) square feet or less in size).

Office (when located above the ground floor).

Residential care home—Category I (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).

Restaurant—Type 1.

Retail goods establishment.

Retail services establishment.

ADMINISTRATIVE REVIEW USES.

Commercial indoor recreation (at the ground floor).

Financial institution (at the ground floor).

Office (at the ground floor).

Restaurant—Type 2.

SPECIAL USES.

- Administrative review uses, pursuant to Section 6-3-5-16(B) "Applicable Uses".
- Assisted living facility (when located above the ground floor).
- Banquet hall.
- Business or vocational school.
- Cannabis craft grower.
- Cannabis dispensary (subject to the general requirements of Section 6-4-11 of this Title).
- Cannabis infuser.
- Cannabis transporter.
- Convenience store.
- Craft alcohol production facility.
- Daycare center—Child (subject to the general requirements of Section 6-4-2 of this Title).
- Educational institution—Private.
- Educational institution—Public.
- Independent living facility (when located above the ground floor).
- Mixed-use market (over twenty thousand (20,000) square feet in size).
- Neighborhood garden.
- Open sales lot.
- Performance entertainment venue.
- Planned development (subject to the requirements of Section 6-11-1-10 of this Chapter and Section 6-3-6 of this Title).
- Religious institution.
- Resale establishment.
- Residential care home—Category II (when located above the ground floor and subject to the general requirements of Section 6-4-4 of this Title).
- Tattoo and body art establishment (subject to the general requirements of Section 6-4-12 of this Title).
- Urban farm, rooftop.



ABOUT DOWNTOWN EVANSTON

Downtown Evanston is a 501(c) (6) corporation established in 1987 that works with commercial and residential property owners, businesses, nonprofits and the City of Evanston to enhance and promote the downtown district. The organization is the sole service provider to Special Service Area (SSA) #9 and is funded through an additional levy on commercial properties within the SSA district boundaries. Additional funds come from the City of Evanston for waste management and from Northwestern University. In recent years, Downtown Evanston has raised money for the organization through special event and marketing sponsorships.

SERVICES

- Marketing: Advertising, Promotions & Events
- Business Retention & Attraction
- Placemaking: Street Pole Banners, Public Art, Activations
- Maintenance: Landscaping, Trash Removal, Seasonal Plantings
- Holiday Decor: Tree Lights and Decor at Fountain Square

Whether you're looking for brand new, historic, or flexible office space, Downtown Evanston's got it all.

Downtown Evanston is the commercial center for Chicago's North Shore, including:

- » 60 plus restaurants offering a range of cuisines and styles
- » National retailers and one-of-a-kind shops
- » Health and wellness studios
- » A variety of cultural activities and nighttime entertainment.
- » Five outstanding hotels, two offering large-scale conference and event spaces.
- » A variety of childcare facilities and doggy daycares.

The area has experienced unprecedented development and redevelopment within the last decade including 5 mixed-use residential buildings totaling 940 residential units, a new public plaza in the heart of downtown, and office building renovations. Downtown remains a workforce center, employing over 24,000 people and serving as home to the World Headquarters of Rotary International, Magnetar Capital, ZS Associates, Aquirent, and Ornuva Foods North America, among others.

Downtown Evanston is accessible via Metra North Line and CTA Purple line stations—it is just a 23-minute ride from Ogilvie Station in downtown Chicago. Car commuters will find ample and affordable parking in three downtown parking decks. Evanston is located just 30 minutes from O'Hare International Airport and 45 minutes from Midway International Airport, making Evanston attractive to regional and international travelers.



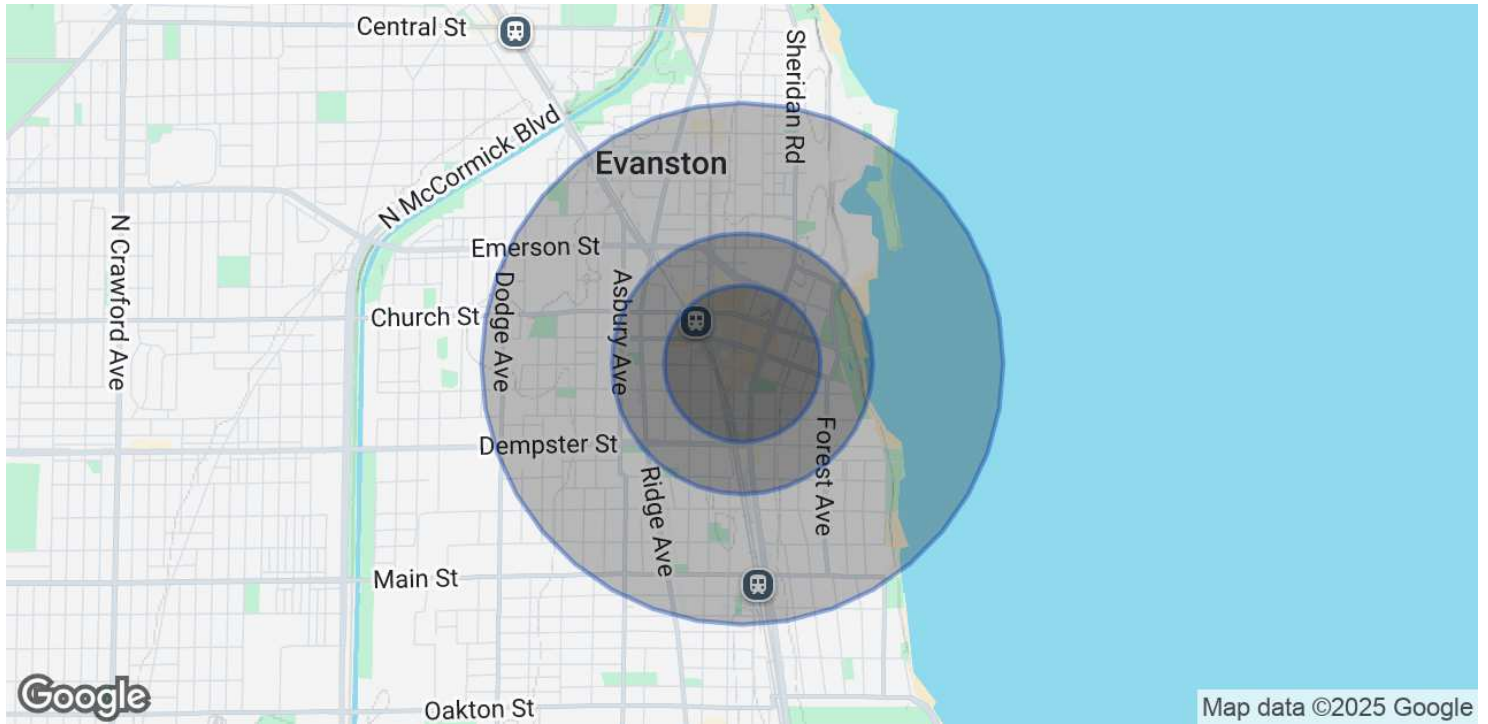
EVANSTON FACTS

- » ***Borders Chicago on the South***
- » ***Population: 78,110***
- » ***10-minute Metra commute from Ravenswood to Davis***
- » ***25-minute CTA express train from Belmont to Davis***
- » ***Over 24,000 downtown employees***
- » ***Home to Northwestern University, purchasing more than \$13.5 million of goods and services annually***

Demographics Map & Report



617-A Grove Street Evanston, IL 60201



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,051	13,805	33,560
Average Age	43	40	39
Average Age (Male)	42	39	38
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,437	6,527	14,715
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$110,292	\$118,522	\$131,783
Average House Value	\$535,721	\$576,021	\$632,425

Demographics data derived from AlphaMap

Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty

312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202

ROSS GOLDSTEIN

Managing Broker



1238 Oak Avenue
Evanston, IL 60202

BRE: #471.017886

T 312.203.3199

E ross@insitecommercialrealty.com



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

Ross Goldstein

312.203.3199

ross@insitecommercialrealty.com

"Evanston" Transactions



617-A Grove Street Evanston, IL 60201

Address	Property Type	Size (sf)	Represented
641 Howard Street	Retail	10,850	Landlord
625 Grove Street	Retail	2,600	Landlord
1909 Howard Street	Retail	2,100	Landlord & Tenant
2341 Howard Street	Retail	2,000	Landlord
941 Chicago Avenue	Retail	1,500	Tenant
710 Main Street	Retail	1,200	Landlord
716 Main Street	Retail	1,200	Landlord
1590 Sherman Avenue	Retail	925	Buyer
1310 Chicago Avenue	Retail	800	Landlord
619 Grove Street	Retail	800	Landlord & Tenant
1005 Davis Street	Retail	850	Landlord & Tenant
1610 Maple Avenue	Retail	1,950	Landlord & Tenant
355 Howard Street	Retail	1,200	Tenant
1840 Oak Avenue	Office	54,000	Seller
1615 Oak Street	Office	8,400	Seller
1840 Oak Avenue	Office	6,300	Landlord
1030 Davis Street	Office	3,500	Tenant
622 Davis Street	Office	3,200	Tenant
1840 Oak Avenue	Office	2,900	Landlord
1601 Sherman Avenue	Office	2,000	Tenant
1840 Oak Avenue	Office	1,900	Landlord
1601 Sherman Avenue	Office	1,750	Tenant
900 Chicago Avenue	Office	1,050	Landlord & Tenant
1006 Garnett Place	Multi-Family	4 units	Seller
1001 Davis Street	Mixed Use	17,000	Buyer & Seller
710-716 Main Street	Mixed Use	13,500	Buyer & Seller
1610 Maple Avenue	Mixed Use	9,000	Buyer & Seller
802 Dempster Street	Mixed Use	3,800	Seller
832 Dempster Street	Mixed Use	2,250	Tenant
820 Garnett Place	Land	34,250	Advisory - Seller
718 Main Street	Land	28,000	Seller
912 Custer Street	Industrial	50,600	Buyer
1625 Payne Street	Industrial	3,500	Landlord & Tenant
1625 Payne Street	Industrial	3,500	Tenant

Ross Goldstein
312.203.3199
ross@insitecommercialrealty.com

The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

InSite Commercial Realty

312.203.3199 / insitecommercialrealty.com
1238 Oak Avenue, Evanston, IL 60202