



LEASE

Downtown Evanston Office for Lease

1316-1322 SHERMAN AVE

Evanston, IL 60201

PRESENTED BY:

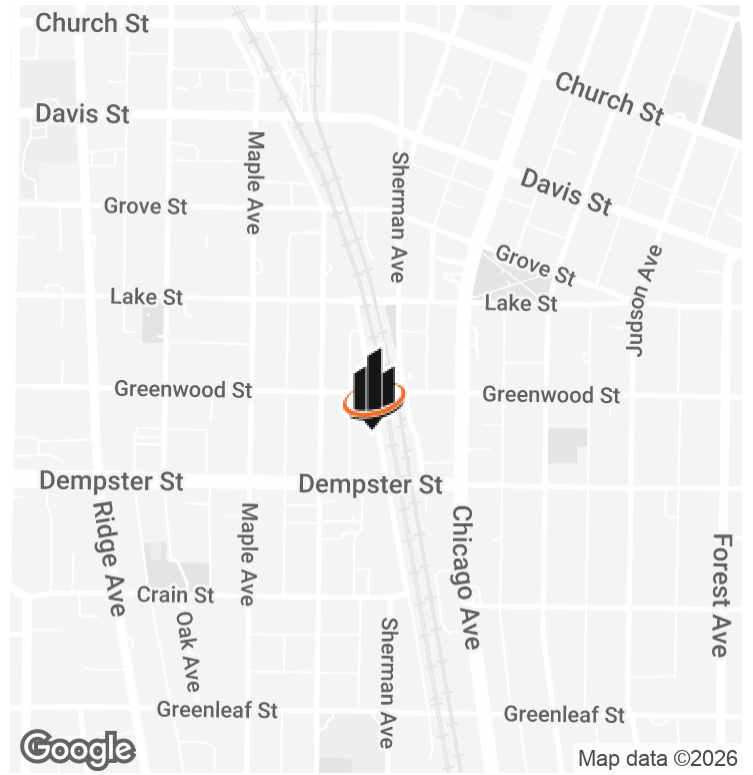
**KAREN KULCZYCKI,
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IL #471020279

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Office Second Floor \$22.50 SF
UNITS AVAILABLE:	2
AVAILABLE SF:	+/- 425 SF
BUILDING SIZE:	20,662 SF

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present 1316-1322 Sherman Avenue, a two-story office located in downtown Evanston, Illinois. The multi-tenant professional building has ± 425 SF open-concept second-floor office available. Newly renovated common areas, exterior signage, open concept, steps away from CTA Purple line and Metra trains. The tenant is responsible for separately metered electric.

PROPERTY HIGHLIGHTS

- ± 425 SF Second Floor Office
- Multi-tenant Professional Building
- Open Concept | Renovated Common Areas
- Signage | Steps from CTA Purple Line
- Rent includes Water and Heat

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	Negotiable
TOTAL SPACE:	425 SF	LEASE RATE:	\$22.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1316 Unit 208	Available	425 SF	Full Service	\$22.50 SF/yr	Open Concept Windows Utilities Included

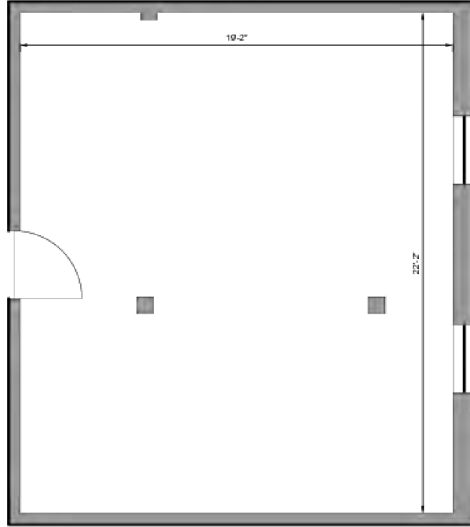
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1316 SHERMAN UNIT 208 +/- 425 SF



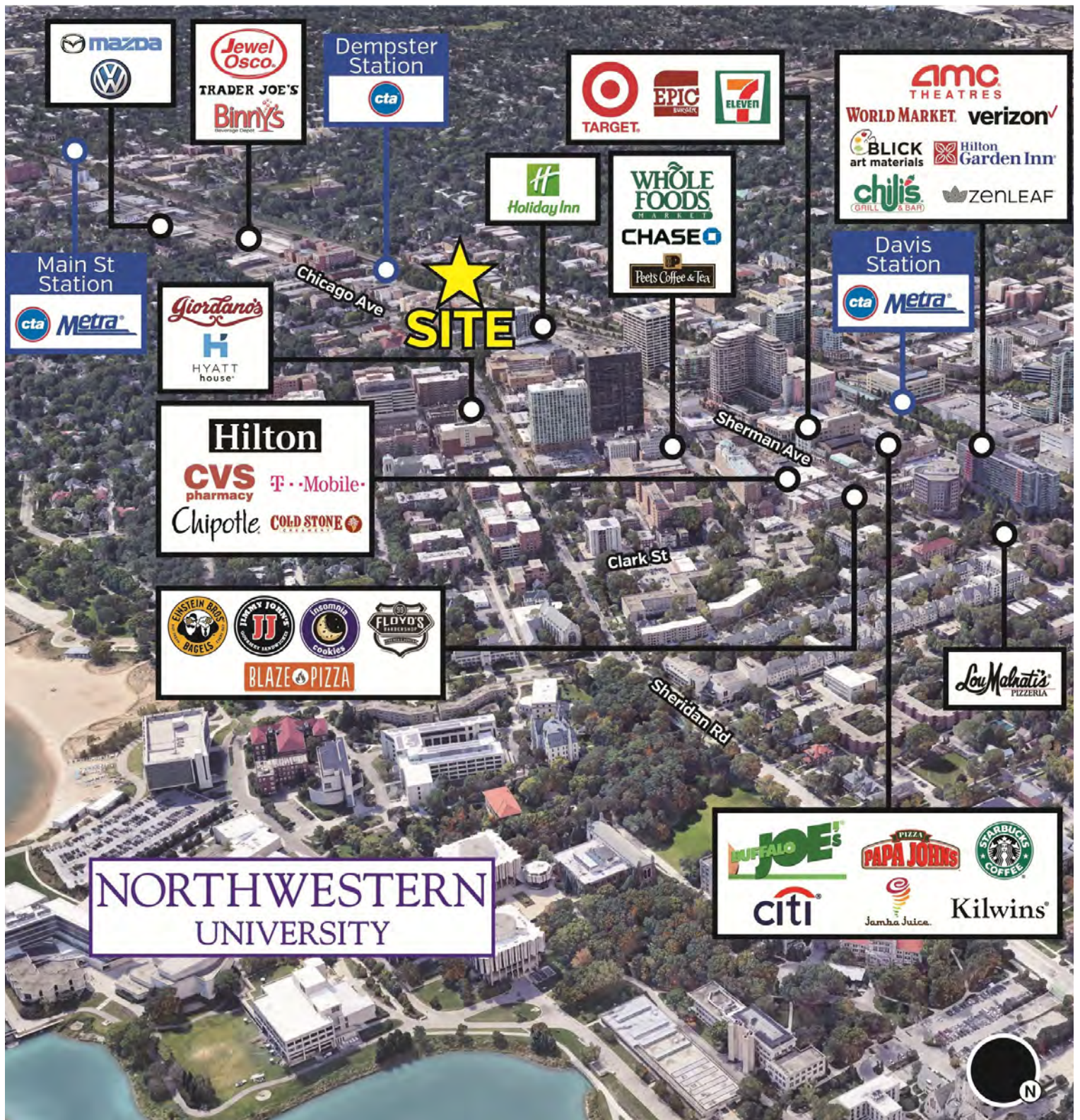
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AREA RETAILERS



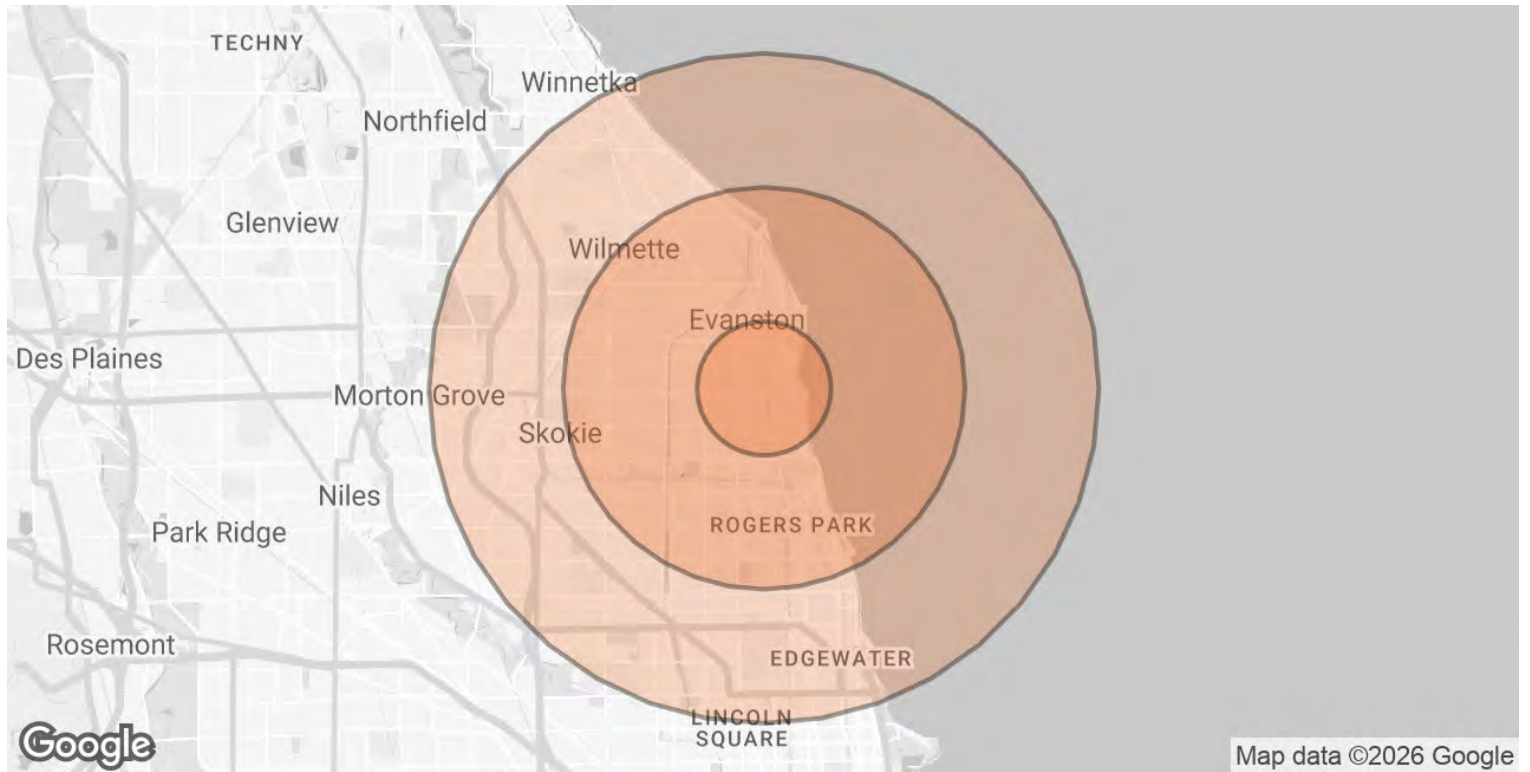
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	34,884	196,198	457,556
AVERAGE AGE	38.2	39.8	40.0
AVERAGE AGE (MALE)	37.1	39.2	39.7
AVERAGE AGE (FEMALE)	39.0	40.3	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	15,257	79,627	188,696
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$141,661	\$134,099	\$129,511
AVERAGE HOUSE VALUE	\$515,772	\$488,907	\$484,302

2023 American Community Survey (ACS)

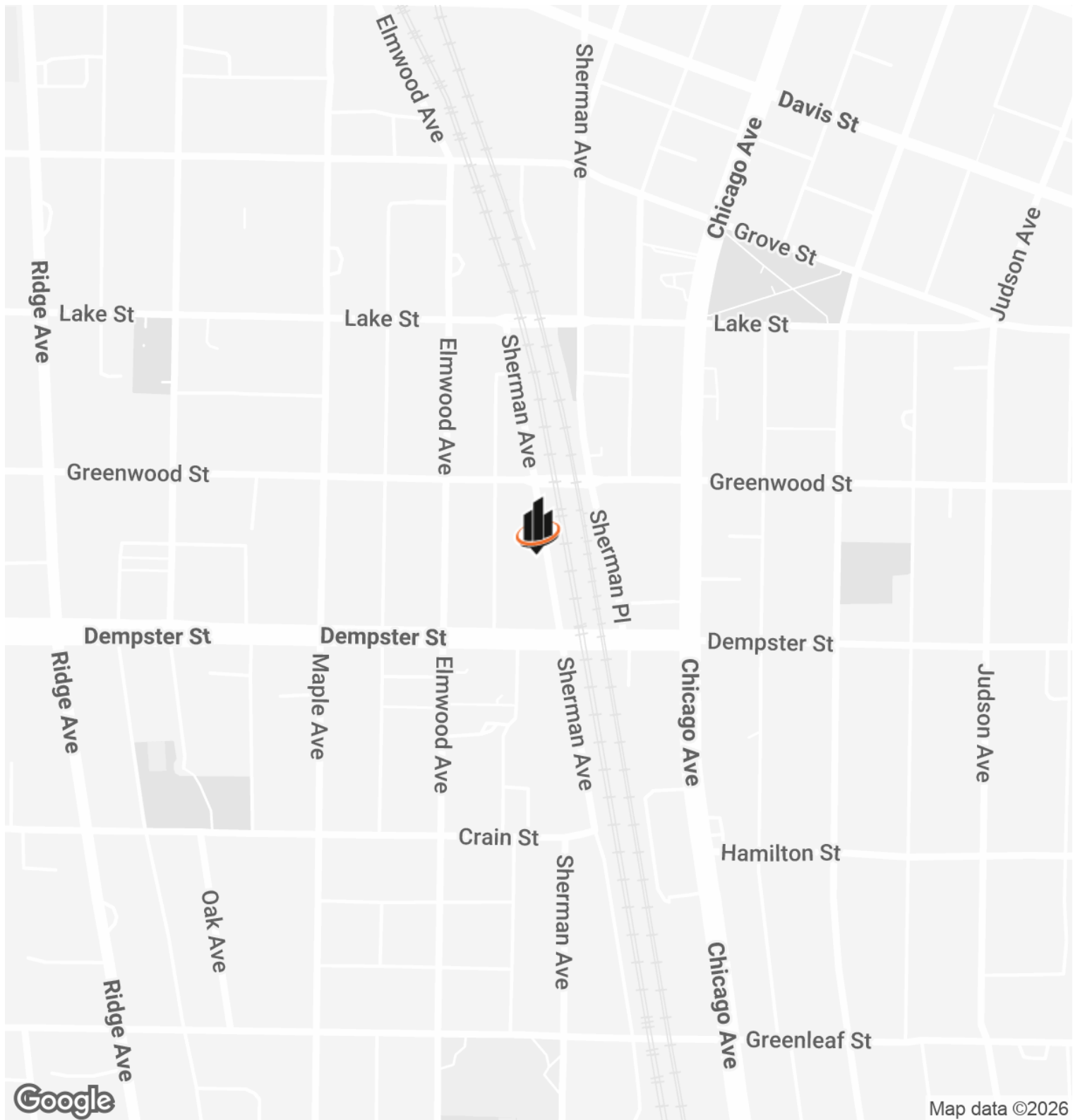
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LOCATION MAP



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