

OWNER/USER OPPORTUNITY IN DOWNTOWN EVANSTON

JAMESON.

OFFERING
MEMORANDUM

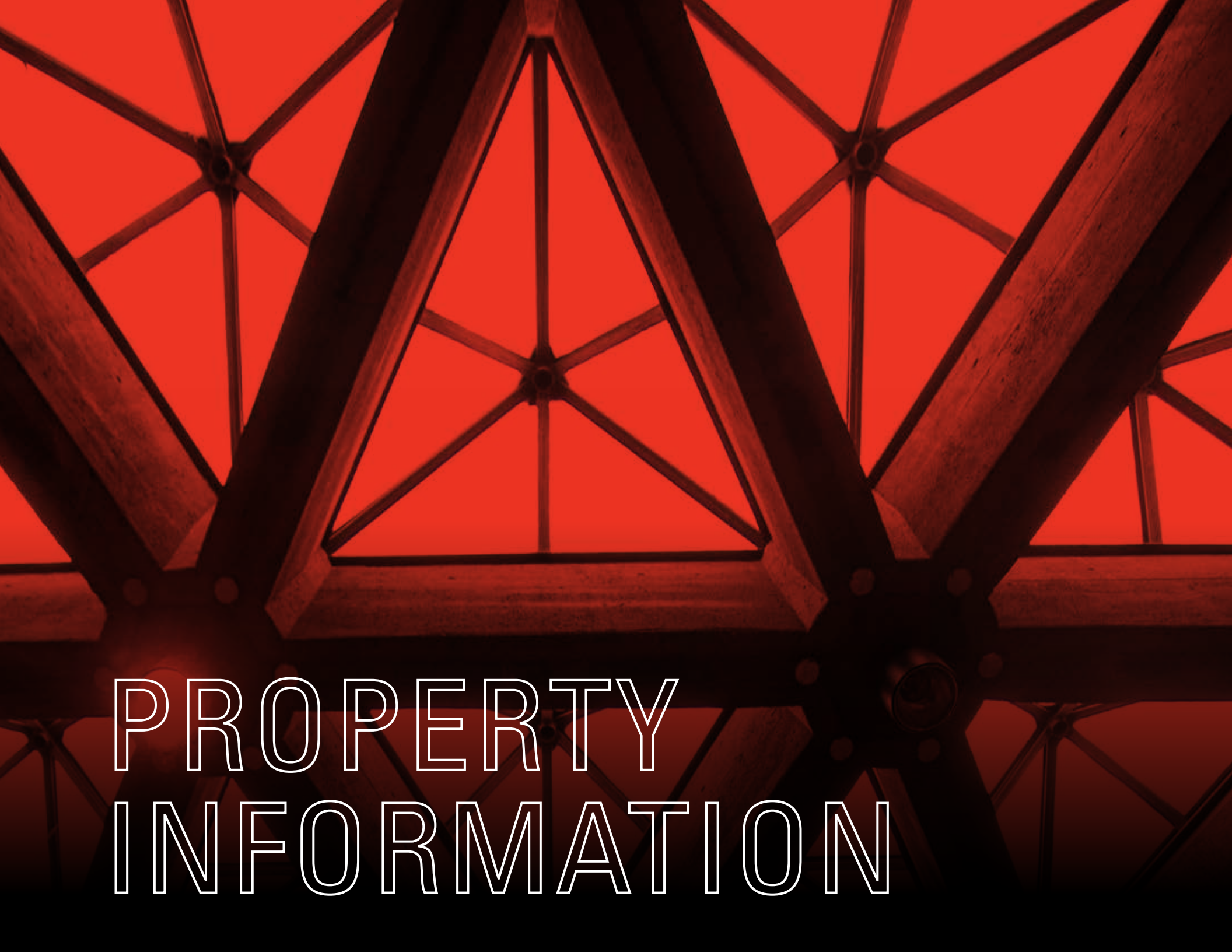
**2600 GROSS POINT
EVANSTON, IL**

STEVEN GOLDSTEIN

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

This prime commercial property presents an outstanding opportunity for owners and users alike. Located on a bustling corner with high visibility, the fully renovated building seamlessly blends modern amenities with historic charm. Originally built in 1956 and extensively renovated in 2002, it offers 4,888 RSF across two levels, including private offices, conference rooms, an exercise room, and open work areas. Practical features such as a 2-car garage, gas forced air, HVAC, a durable roof, 120/240 Volt electrical supply, and four private washrooms (two with showers) cater to a variety of business needs.

What truly sets this property apart is its exceptional location, ideal for businesses seeking maximum exposure. Whether you run a professional office, a wellness center, a creative agency, or any other venture, this versatile space is well-equipped to meet your requirements. It offers a harmonious blend of functionality, aesthetics, and convenience, making it a fantastic opportunity for those looking to thrive in today's competitive market. With its extensive renovation and modern amenities, this property is a valuable asset for both investors and occupants.

EVANSTON

LOCATION

4,888 SF

PROPERTY SIZE

05-33-318-032-0000

PIN NUMBER

\$28,487

2023 RE TAXES

\$122.54 SF

PRICE PER SF

\$599,000

PRICE

PROPERTY HIGHLIGHTS

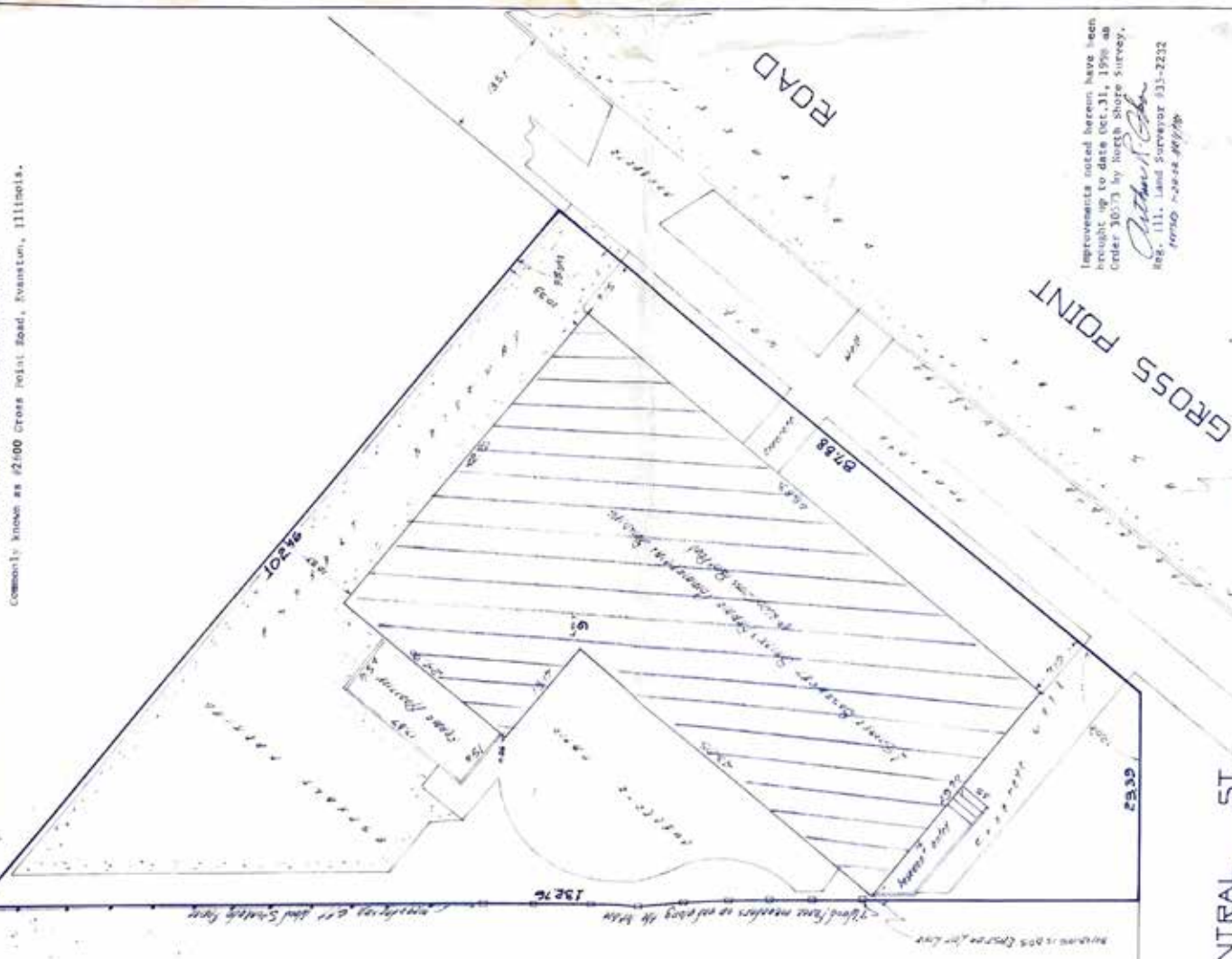
PROPERTY GLA: 4,888 SF YEAR BUILT: 1956
STORIES: 1 YEAR RENOVATED: 2002
TYPICAL FLOOR: 4,354 SF ELEVATORS: NONE
CLASS: C CONSTRUCTION: Masonry
ZONING: B1-A TENANCY: Multiple
LOT SIZE: 6,431 SF MARKET: EVANSTON



Plat of Survey

...Lot 9 in block 5 in HIGHLANDS TERMINAL, SECOND ADDITION, being a Subdivision of the Southwest quarter of the Southwest quarter of Section 33, Township North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as #2600 Cross Point Road, Evanston, Illinois.



Improvements noted herein have been brought up to date Oct. 31, 1990 as Order 30573 by North Shore Survey.

Arthur F. Cohen
Reg. Ill. Land Surveyor #33
1000 N. 2nd St. #200
Chicago, IL 60610

State of Illinois } \$5
County of Cook }

W. North Shore Survey, Ltd., do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and previous surveys and that the plot herein shown is a correct representation of said lands.

Reference No. 20730

and that the plot herein drawn is a correct representation of said survey.

Cathy R. Dean

REGISTERED EMINES LAND SURVEYOR No. 352337.

REGISTERED BELLING LAND SURVEYOR No. 15-1337
DATE December 28, 1997 FILE NO. 28520-U

 $\partial \bar{f}^* = \bar{f}^* \text{HVB}$

CENTRAL ST.

Eighty-eight letters to our staff and our questionnaire for new construction, under property control) moved. Districts and angles may not be assumed by selling. Districts in model centers are in first and second.

Building Loans & Endowments per mile, if provided
 PRINCEFORD MORGAN ASSOCIATES A REAL ESTATE FIRM FOR LEAS

NORTH SHORE SURVEY, LTD.

61 Williamsburg Road
Farmingdale, NY 11737-674-3501

FILE NO.
29820-U

STORAGE
10' 2" x 9' 8"

PANTRY
8' 7" x 4' 9"

KITCHEN
11' 4" x 9' 8"

STORAGE
8' 7" x 4' 7"

HALLWAY
34' 6" x 14' 6"

STORAGE
7' 10" x 12' 2"

OFFICE
7' 11" x 12' 2"

OFFICE
8' 0" x 12' 2"

OFFICE
9' 9" x 12' 2"

STORAGE
7' 10" x 12' 2"

EXERCISE ROOM
18' 11" x 14' 2"

BATHROOM
9' 0" x 14' 4"

HALLWAY
13' 3" x 14' 4"

CONFERENCE ROOM
22' 7" x 11' 8"

8' 3" x 26' 11"

Floor plan of the second floor showing various rooms and their dimensions:

- Garage: 19' 3" x 19' 9"
- Office: 13' 7" x 9' 1"
- Office: 13' 7" x 9' 2"
- Office: 13' 4" x 9' 2"
- Area Reception: 10' 7" x 16' 7"
- Entry: 8' 4" x 8' 3"
- Office: 10' 10" x 10' 3"
- Office: 12' 10" x 10' 3"
- Office: 10' 3" x 13' 5"
- Hallway: 22' 1" x 20' 0"
- Hallway: 7' 6" x 8' 3"
- Hallway: 8' 0" x 6' 2"
- Office: 17' 1" x 14' 9"
- Office: 17' 1" x 13' 8"
- Kitchen: 9' 10" x 24' 0"
- Bathroom: 5' 1" x 7' 3"
- Storage
- Bathroom: 5' 3" x 7' 3"
- Closet

2600 GROSS POINT RD., EVANSTON



2600 GROSS POINT RD., EVANSTON

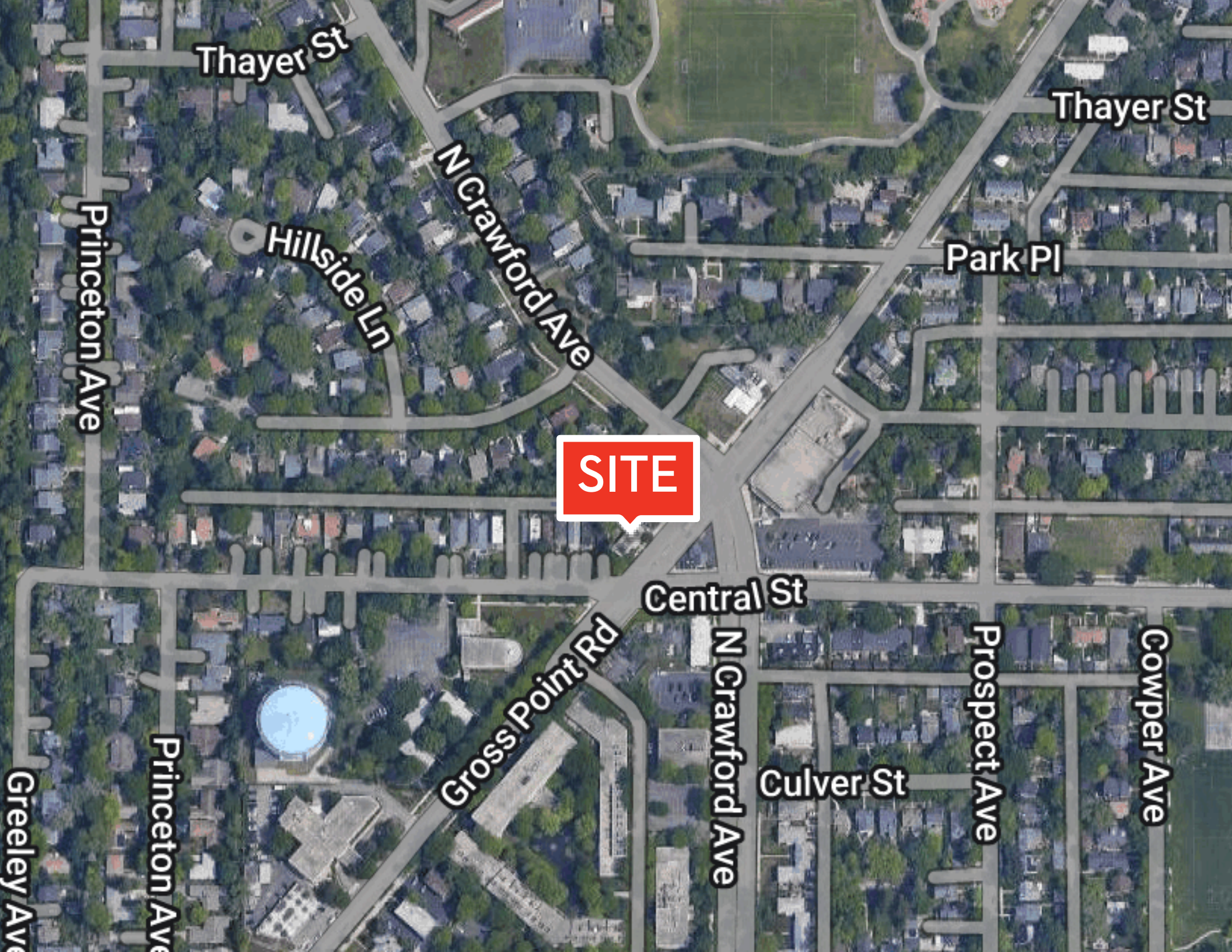




2600 GROSS POINT RD., EVANSTON



LOCATION INFORMATION



Thayer St

Thayer St

Princeton Ave

Hillside Ln

N Crawford Ave

Park Pl

SITE

Central St

Gross Point Rd

N Crawford Ave

Prospect Ave

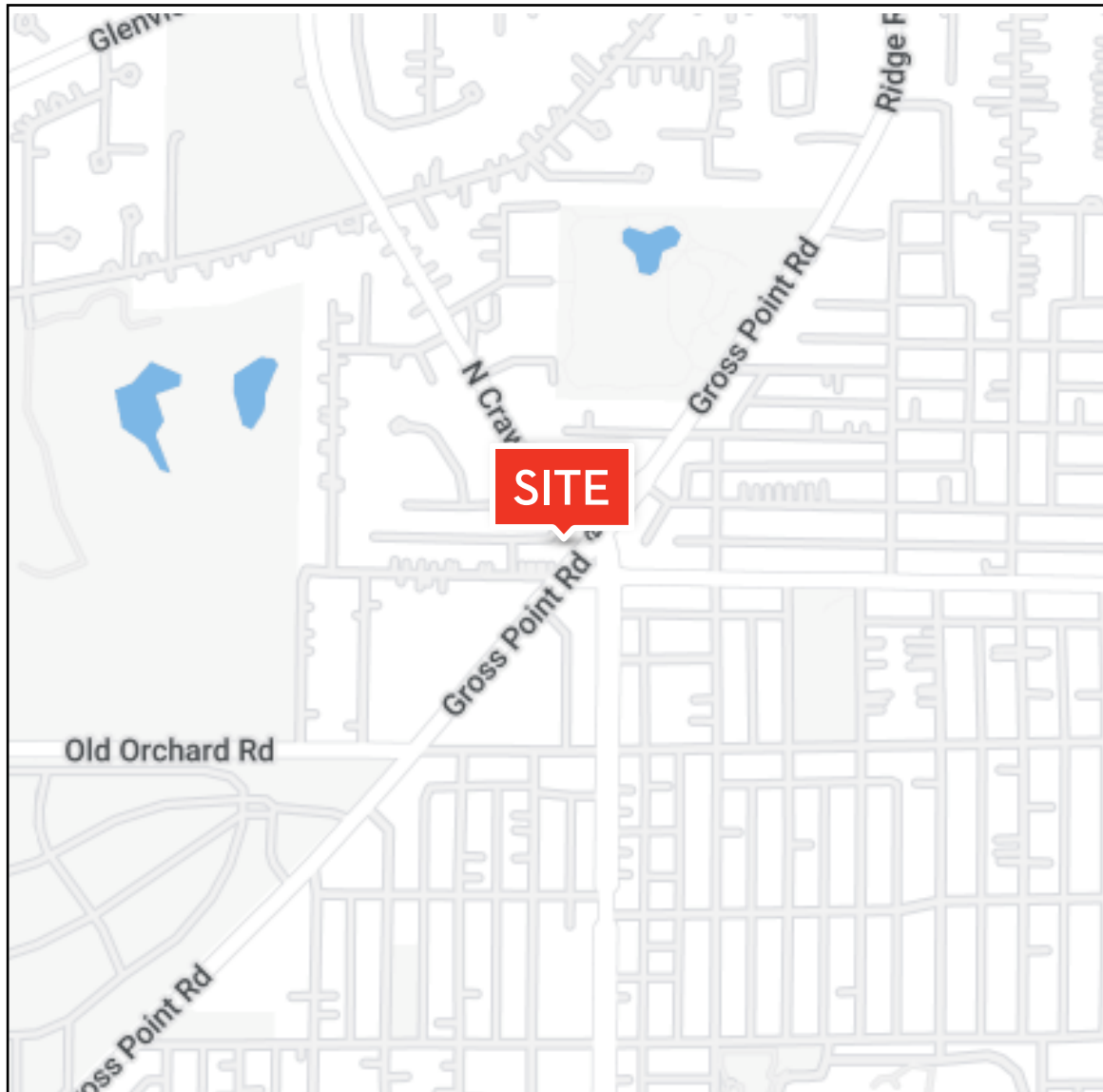
Cowper Ave

Culver St

Princeton Ave

Greeley Ave

POINTS OF INTEREST



RESTAURANTS

BURRITO BEACH
ROSEBUD ON RUSH
RL RESTAURANT
BUONA - STREETERVILLE
DOC B'S RESTAURANT
EPIC BURGER
PURPLE PIG RESTAURANT
WEBER GRILL RESTAURANT
RL RESTAURANT
PURPLE PIG RESTAURANT
BILLY GOAT TAVERN
GORDON RAMSAY BURGER
SU CASA MEXICAN RESTAURANT

COFFEE SHOP

STARBUCK'S RESERVE ROASTERY

FINANCIAL

BANK OF AMERICA
CHASE BANK

SCHOOLS

NORTHWESTERN UNIVERSITY
LOYOLA UNIVERSITY ARRUPE
COLLEGE

ENTERTAINMENT

BALLY'S CASINO
AMC DINE-IN 600
THE ESCAPE GAME

BARS

UPSTAIRS AT THE GWEN
ROSSI'S

SHOPPING

SHOPS AT NORTH BRIDGE
WATER TOWER PLACE
NIKE CHICAGO
NORDSTROM
ZARA
SAKS FIFTH AVENUE
ROLEX
TOMMY BAHAMA
CARTIER CHICAGO

TRANSPORTATION HIGHLIGHTS

COMMUTER RAIL

Wilmette Station Commuter Rail
(Union Pacific North Line)

DRIVE

4 min

DISTANCE

1.6 mi

Evanston Central Street Station Commuter Rail
(Union Pacific North Line)

4 min

1.6 mi

AIRPORT

Chicago O'Hare International Airport

DRIVE

23 min

DISTANCE

13.3 mi

Chicago Midway International Airport

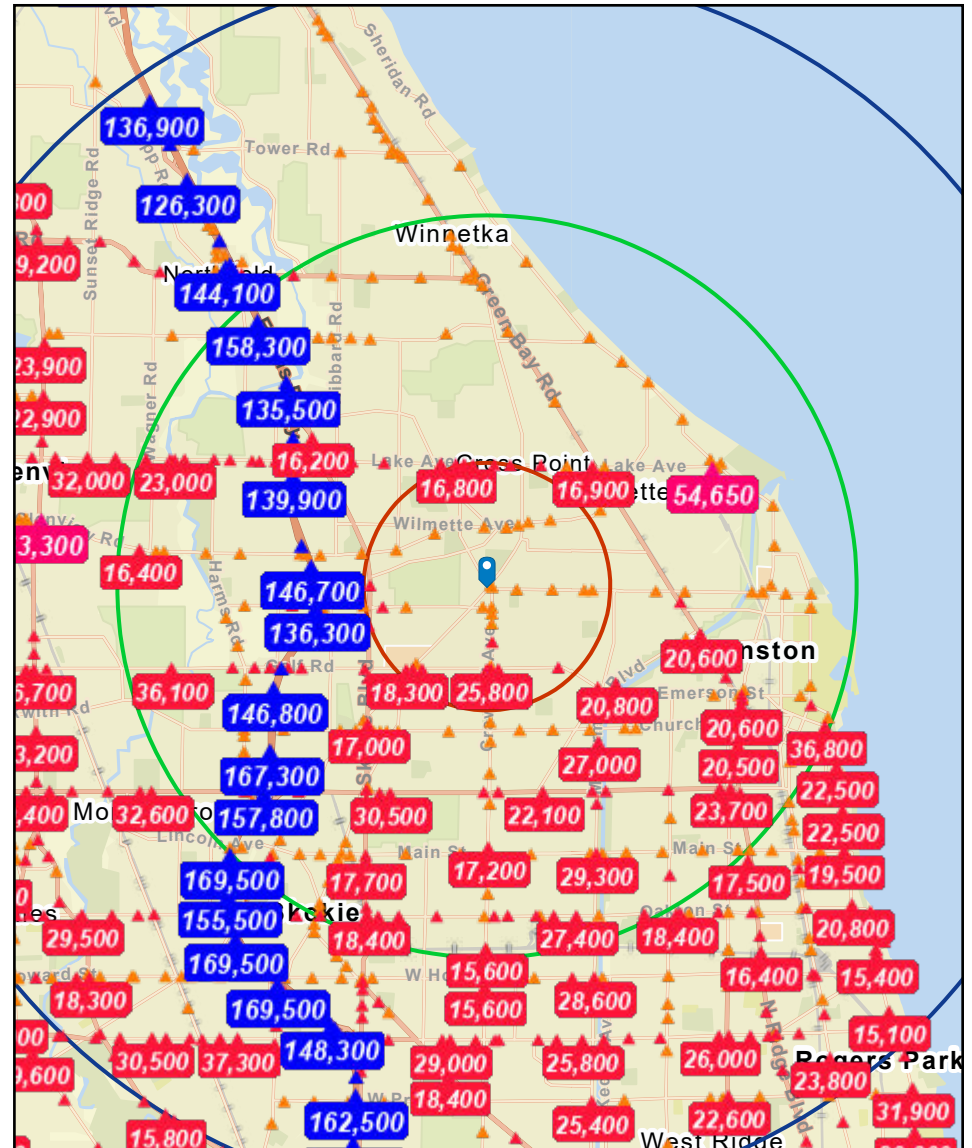
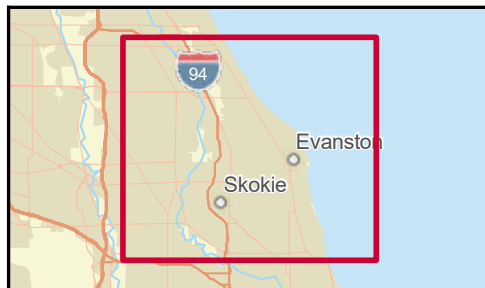
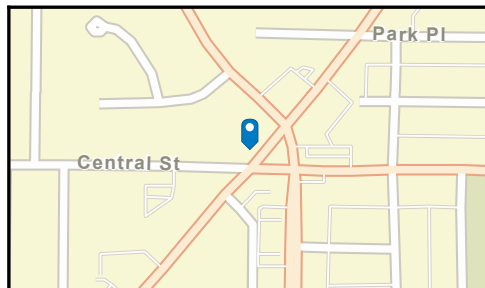
38 min

21.3 mi

TRAFFIC COUNT MAP

AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





MARKET INFORMATION

CHICAGOLAND MARKET DATA

9.5 MILLION+

population - 3rd largest
in the United States

3RD LARGEST

gross metropolitan product
exceeding \$680 BN

4.5 MILLION+

employees-3rd largest
labor pool in the U.S.

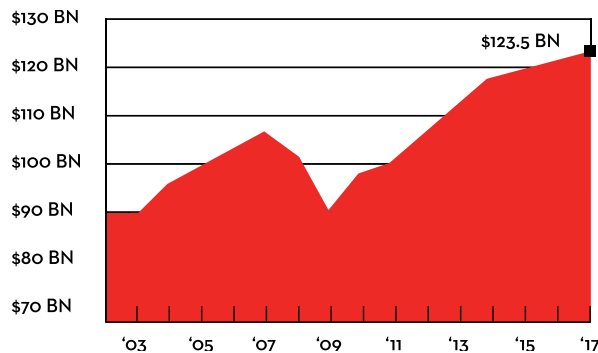
THE ECONOMY

Home to an unrivaled talent pool, Chicago features a strong, globally diverse economy - larger than that of many countries, has a uniquely friendly and welcoming business community, and boasts one of the best quality-of-life to cost-of-living ratios in the nation.

Chicago is located at the center of global trade, transit and data networks. The city is an economic powerhouse, home to more than 400 major corporate headquarters, including 36 in the Fortune 500. Among the most diversified economies in the nation, Chicago is a key player in every sector from risk management innovation to manufacturing to information technology to health services. Chicago's industry possesses no single economic engine employing more than 12% of its workforce. The metro also hosts 1,800 foreign-based companies, with more than \$100 billion in foreign direct investments.

CHICAGO METRO RETAIL SALES

\$123.5 BN, the HIGHEST Retail Sales in Chicagoland History



12%
**DIVERSIFIED
WORKFORCE**

the largest portion
of the workforce
employed by any
single industry

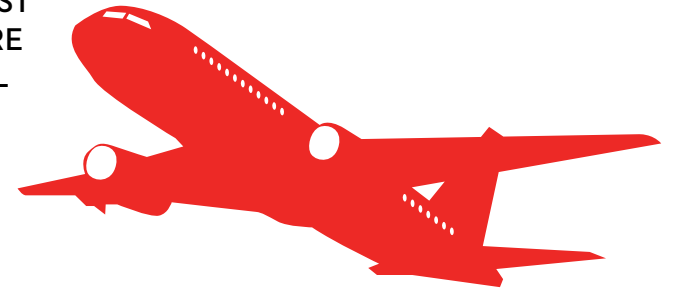
EDUCATION + TRANSPORTATION

Chicago provides easy access to the world with more than 1,400 daily departures (between O'Hare + Midway) to more than 250 cities worldwide. The city serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates. Virtually every major data network in the world intersects in Chicago.

**WORLD'S BUSIEST
AIRPORT: O'HARE
INTERNATIONAL
AIRPORT**

79,828 ,183
passengers

903,000
flights



The CTA, one of three service boards within the Regional Transportation Authority, operates the second largest public transportation system in the United States. Metra trains provide service to and from downtown Chicago with 241 stations over 11 hours.

**303 MILES OF
BIKE LANES**

2nd highest percentage
of commuters riding their
bikes to work

714K



people with bachelor's degrees or
greater live in the City of Chicago

145K



annual graduates from 138 degrees-
granting colleges & universities

CULTURE + REC

Chicago was the second most visited city in the United States with 57.6 million domestic and international visitors, behind the 62 million visitors to New York City in 2018. Chicago is home to 2,720,546 residents (9,504,753 Chicago metro) in 50 wards, 77 community areas, and 100 neighborhoods.

8,200+ RESTAURANTS

26 Michelin-Starred
40 James Beard Awards

167+ BREWERIES & DISTILLERIES

more than any other city in
the United States

WORLD CLASS SPORTS

Chicago has won championships in each of the four major professional leagues.



CHICAGO WHITE SOX
3 World series



CHICAGO CUBS
3 World series



CHICAGO BEAR
9 Championships



CHICAGO BLACKHAWKS
9 Stanley Cups

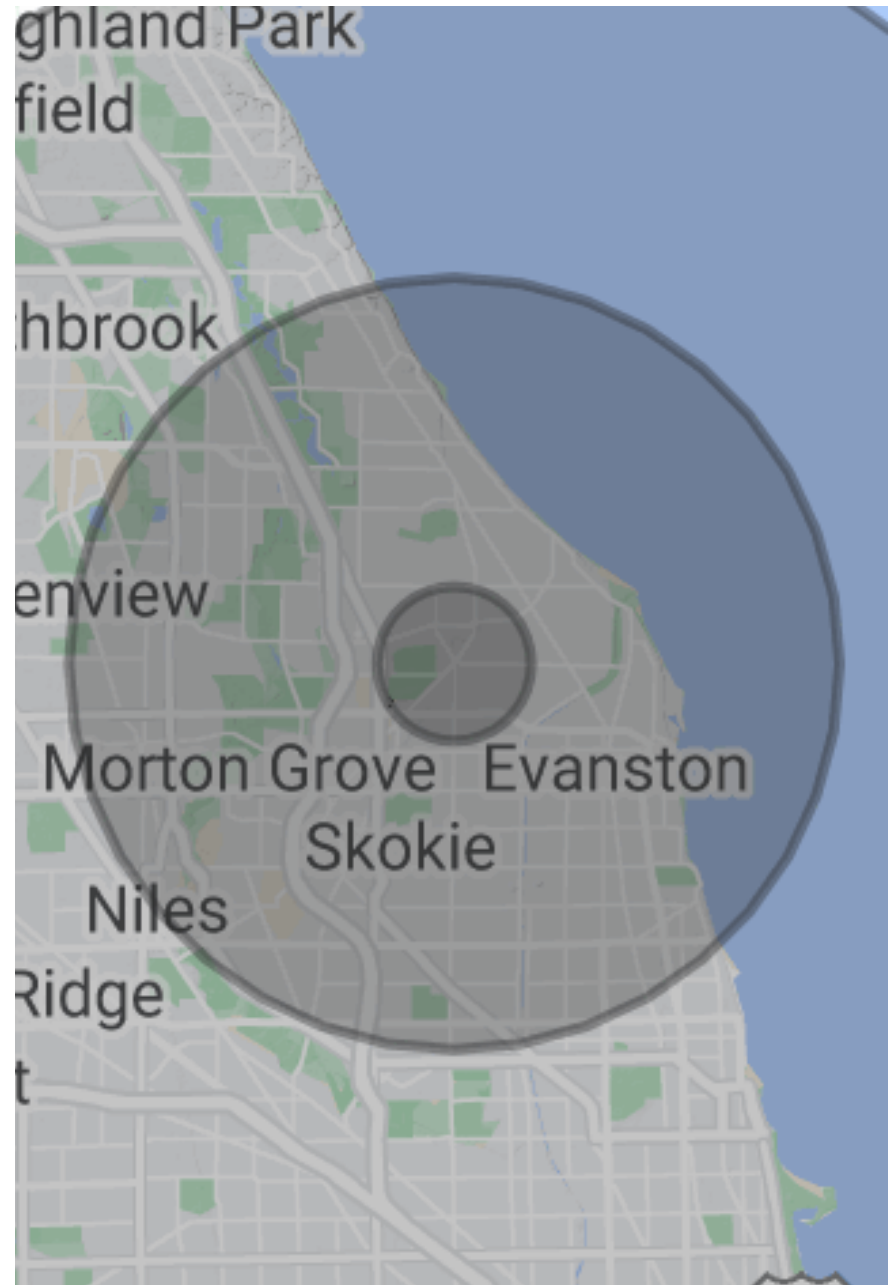


CHICAGO BULLS
6 NBA Championships

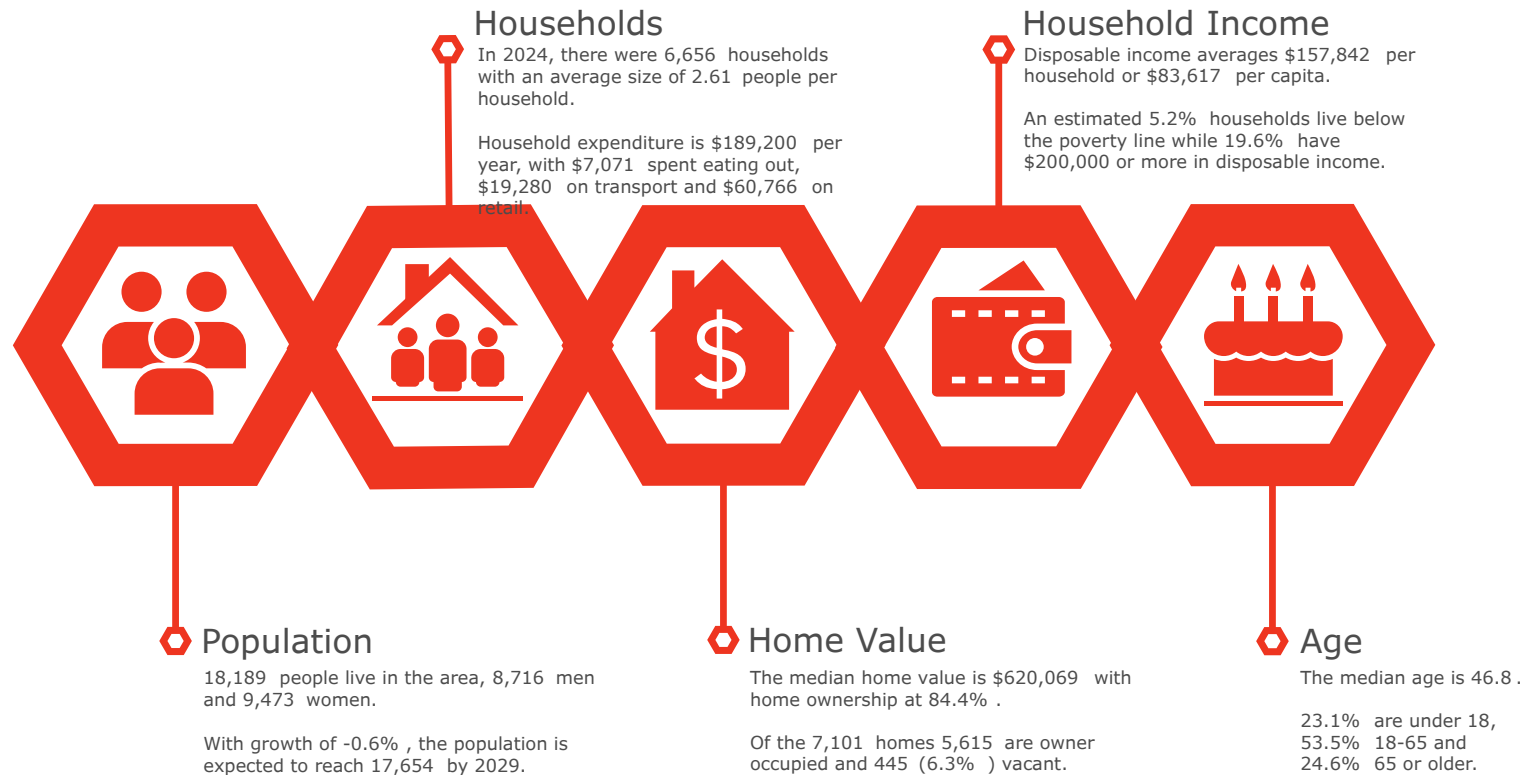
MARKET OVERVIEW

EVANSTON, IL

Evanston, Illinois, is a diverse and vibrant city just north of Chicago. Home to Northwestern University, it boasts a rich educational and cultural landscape, attracting individuals from various backgrounds. The city embraces its multicultural identity and has a thriving arts and culinary scene. Evanston's picturesque lakefront, extensive green spaces, and commitment to community engagement contribute to its high quality of life. Its historical significance, including ties to the abolitionist movement and the Women's Christian Temperance Union, adds depth to its character. With excellent public transportation links, Evanston offers a compelling mix of modernity and tradition within the Chicago metropolitan area. This welcoming and progressive community values diversity, sustainability, and active civic participation. Its dynamic arts and educational institutions, along with its beautiful lakeside setting, make Evanston an attractive destination for both residents and visitors seeking a rich and vibrant urban experience with a strong connection to nature and history.



DEMOGRAPHIC INSIGHTS





ADDITIONAL
INFORMATION

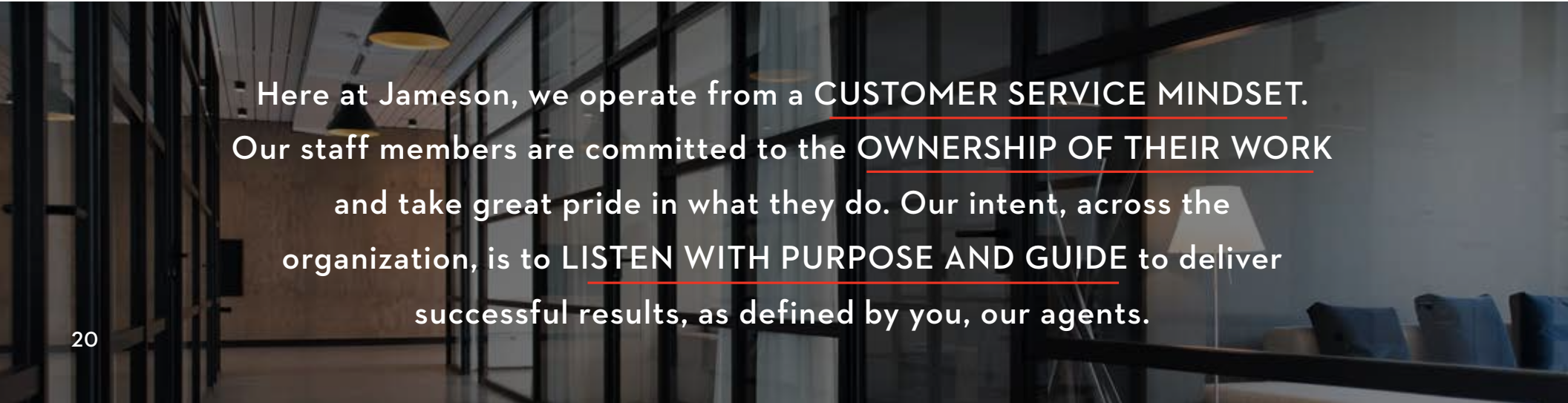
ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.
Our staff members are committed to the OWNERSHIP OF THEIR WORK
and take great pride in what they do. Our intent, across the
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver
successful results, as defined by you, our agents.

ABOUT YOUR BROKER



STEVE@CHICAGOBROKER.COM
312.840.9002

■ ABOUT STEVEN

Steven Goldstein is a lifelong Chicago area resident that has specialized in commercial real estate brokerage and development in Chicago since 1990.

AREAS OF SPECIALIZATION

- Tenant Representation
- Landlord Representation
- Developer Representation
- Investment Property Sales
- Subleasing Services
- Commercial Development Consulting

Visit ChicagoBroker.com for more information on Steve and his experience and services.

ABOUT YOUR BROKER



MARIA@CHICAGOBROKER.COM
773.799.0007

■ ABOUT MARIA

With over 3 decades of experience in both the hospitality industry and the resi-mercial brokerage space, Maria brings a wealth of experience and expertise to her consulting practice. Licensed in both Illinois and Florida, Maria's blend of industry experience, proactive opportunity-seeking, and client-focused service makes her a trusted advisor in the complex world of residential and commercial real estate.

AREAS OF SPECIALIZATION

- Landlord and Tenant Representation
- Sale and Purchase Representation
- Market Analysis and Valuations
- Investment Properties and Opportunities
- Negotiation Services



JAMESON.

JAMESON COMMERCIAL REAL ESTATE

425 W. NORTH AVENUE | CHICAGO, IL

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