

## 1840 Oak Avenue, Evanston – Building Notes and Leasing listing

**Building Notes:** The Evanston Enterprise Center, located at 1840 Oak Avenue in downtown Evanston, offers companies and professional service providers a vibrant environment in which to conduct business and meet fellow entrepreneurs.

Current space availability ranges from 775sf to 5,000sf, with TI dollars available for the right fit. One half of the second floor is available as a Build-to-Suit opportunity. On-site features include a conference center, Tenant break room, high ceilings/loft-type interiors, concrete floors, two elevators and an interior loading dock. Men’s and women’s bathrooms are located on each floor. Building is a former lumber warehouse, has 18-inch thick walls and a fully-enclosed mezzanine level offering additional storage options. Central heating and air conditioning in this all-electric building are included in the rent.

Location features abundant on-site and nearby parking, easy access (2 blocks) to downtown Evanston’s numerous and distinctive eating, shopping and entertainment venues. Nearby public transportation options include the Davis Street METRA Station, CTA’s Purple Line and Bus Station and PACE Busses). A Hilton Garden Inn and meeting facilities, and Northwestern University, are located 1 block away.

**Leasing Contact:** Ross Goldstein, InSite Commercial Realty®

### Space:

| Floor           | Use         | Type   | SF Avail | Fl. Contig | Rent           | Occupancy | Listing Co. |
|-----------------|-------------|--------|----------|------------|----------------|-----------|-------------|
| 1 <sup>st</sup> | Office/Food | Direct | 1,550    | 1,550      | \$26/sf<br>nnn | Vacant    | InSite      |
| 2 <sup>nd</sup> | Office      | Direct | 775      | 5,000      | \$26/sf<br>nnn | Vacant    | InSite      |
| 2 <sup>nd</sup> | Office      | Direct | 950      | 5,000      | \$26/sf<br>nnn | Vacant    | InSite      |
| 2 <sup>nd</sup> | Office      | Direct | 1,900    | 5,000      | \$26/sf<br>nnn | Vacant    | InSite      |
| Lower Level     | Office      | Direct | 2,100    | 2,850      | \$23/sf<br>nnn | Occupied  | InSite      |
| Lower Level     |             | Direct | 7,650    | 7,650      | \$21/sf<br>nnn | Occupied  | InSite      |