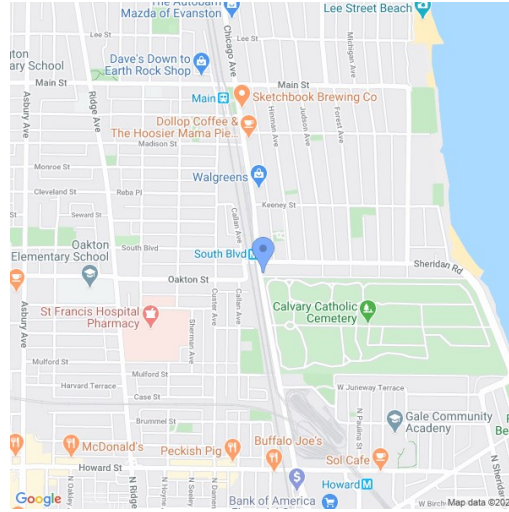




COMMERCIAL • OFFICE • FOR LEASE



LEASE RATE \$22.50/SQFT G

ZONING C1A

CLASS B

YEAR RENOVATED 2006

GROSS BLDG 3,200 SQFT

TOTAL AVAIL 1,525 SQFT

AVAIL 1,525 TO 0 SQFT

CONTIG SPACE 1,525 SQFT

- Modern, clean 1,525sf office space, renovated in 2006 and used since 1994 by a CPA Firm (they are retiring).
- Faces south and west for great light. Space includes Reception Area, 5 Offices, Kitchenette, and a full basement for storage (see Floor Plan on page 3)
- Excellent signage opportunities: marketing to 14,600 VPD entering and exiting Evanston. • 2 onsite Parking Spaces.
- Begin 2020 with a fresh start.

Ideal for professional and health care service providers. Mixed-Use 2-story property with 1,525sf office on the Ground Floor. Property is well-located at the entrance to Evanston, across the street from the METRA and CTA Purple Line train stations. Office space gets southern and western exposure for attractive light and is ideal for a professional service firm looking to occupy the entire first floor...



Ross Goldstein

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