

DOWNTOWN EVANSTON OFFICE SPACE FOR LEASE

FOR LEASE

\$32.00 PSF Modified Gross

AVAILABLE

July 1, 2019

Property Highlights

- 9,573 SF available on 2nd, 3rd and 4th floors
- 6,382 SF max contiguous (2nd and 3rd); 3,191 on 4th floor
- Excellent mix of private offices, open workspaces, support and storage areas
- Well maintained, move-in ready condition
- Beautiful finishes: glass-walled conference rooms, unique lighting, high ceilings
- Elevator building, secure entrance, tenant-controlled HVAC
- Ideal for consulting, law firm, educational training, accounting

Location Highlights

- Located in the center of Downtown Evanston Commercial District
- Steps to outstanding dining, unique shopping and many services
- Quick walk to Northwestern University Campus and lakefront
- One block to CTA & Metra Trains at Davis Station
- Public parking garage also within one block

ED SCHWARTZ
President

847.570.0668

ed@farabrokerage.com

@properties
COMMERCIAL

622 Davis Street offers office space in the heart of Downtown Evanston.

Beautifully designed and maintained, 622 Davis Street is a four story building with 9,573 square feet of office space on floors 2, 3 and 4. The 2nd and 3rd floors are contiguous with an internal stairway, elevator and atrium and offers 6,382 square feet. The 4th Floor offers 3,191 square feet.

The spaces are an extremely well-maintained with an outstanding mix of private offices and open work areas of varying sizes. Conference rooms, work stations, file rooms and storage areas. Large breakrooms with full kitchens are located on 3rd and 4th levels, with option on 2nd level. Beautiful finishes include, wood and slate wall coverings, unique lighting and glass-walled conference rooms. Large northern and southern facing windows provide abundant natural light. Tenant-controlled HVAC. Secure building and suite access. Ideal for professional services, law firm, consulting, educational training, marketing, accounting.

Located within Downtown Evanston Commercial District surrounded by dining, shopping, entertainment and transportation. Metra Rail and CTA trains are within a 1 block walk at Davis Street Stations. Public parking garages within 2 blocks. Very convenient to Northwestern University and Lake Michigan.

Available July 1, 2019.

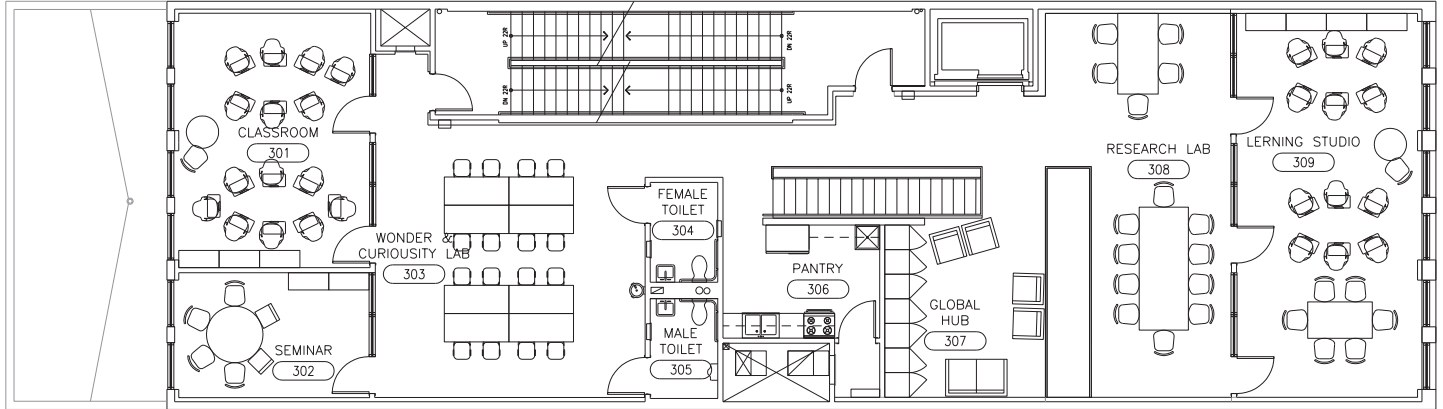
BUILT	2003
BUILDING	12,764 SF
TOTAL AVAILABLE	9,573 SF
MAX CONTIGUOUS	6,382 SF, second and third floors connected by internal stairway
SMALLEST	3,191 SF
ZONING	D2 Commercial
PERMITTED USES	Office
REAL ESTATE TAXES	Estimated 2018 \$7.37 PSF
OPERATING EXPENSES	Estimated 2018 \$11.93 PSF
HVAC	Tenant Controlled Air and Heat
ELECTRICAL	400 AMPs per floor, 3 phase, metered separately
CURRENT CONDITIONS	<u>Second Floor</u> Reception, Waiting Area, 3 Private Offices, 2 Conference Rooms, Open Work Area, Internal Stairway and Atrium to 3rd Floor <u>Third Floor</u> 2 Private Offices, 1 Large Shared Office, 3 Open Work Areas <u>Fourth Floor</u> 1 Private Office, 2 Open Work Areas, 1 Conference Room
KITCHEN	Full Kitchens on 3rd and 4th floors
WASHROOMS	2 on each floor
MISCELLANEOUS	Secure entry, passenger elevator, internal stairway, glass conference rooms



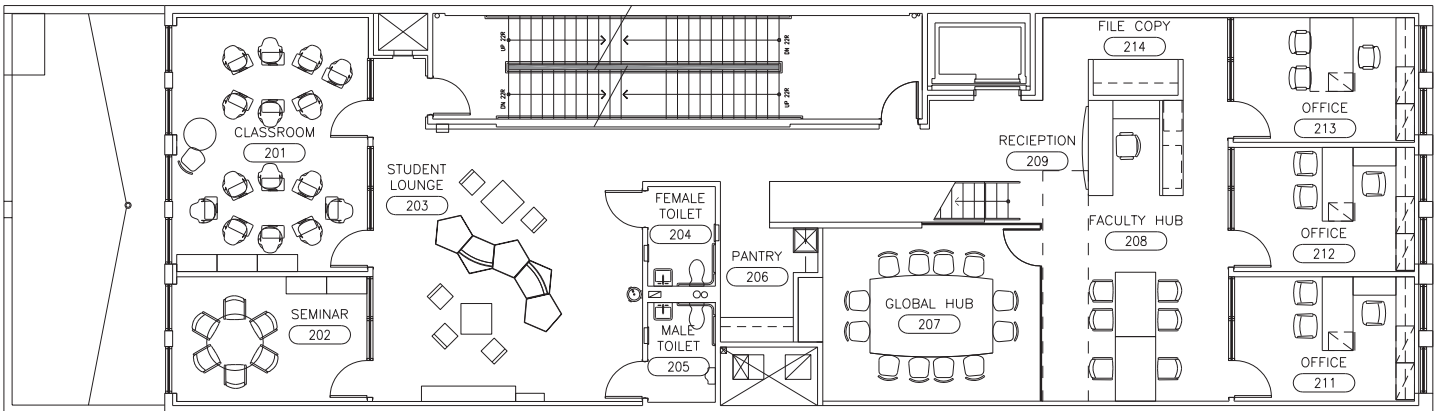




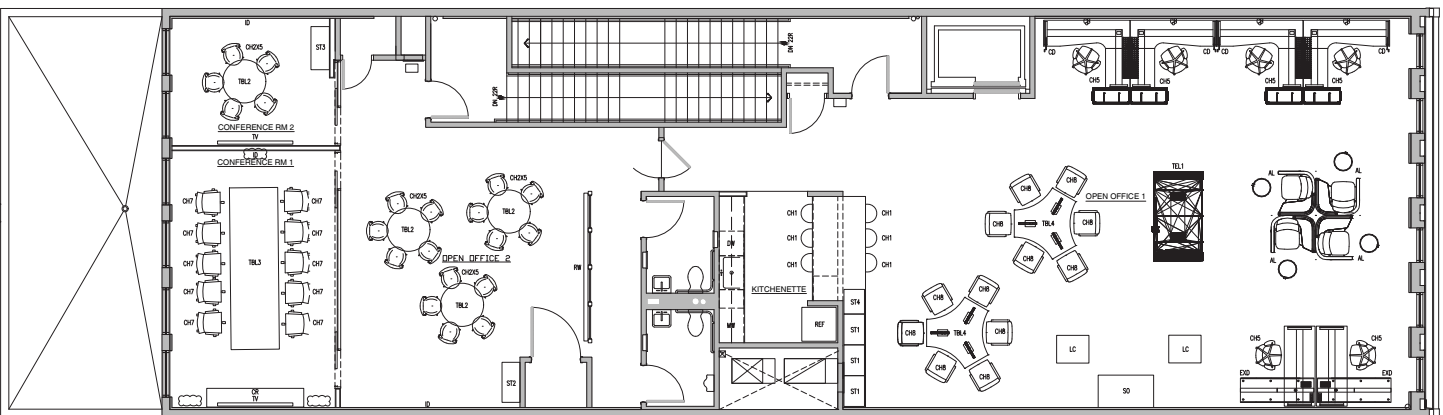
2ND FLOOR

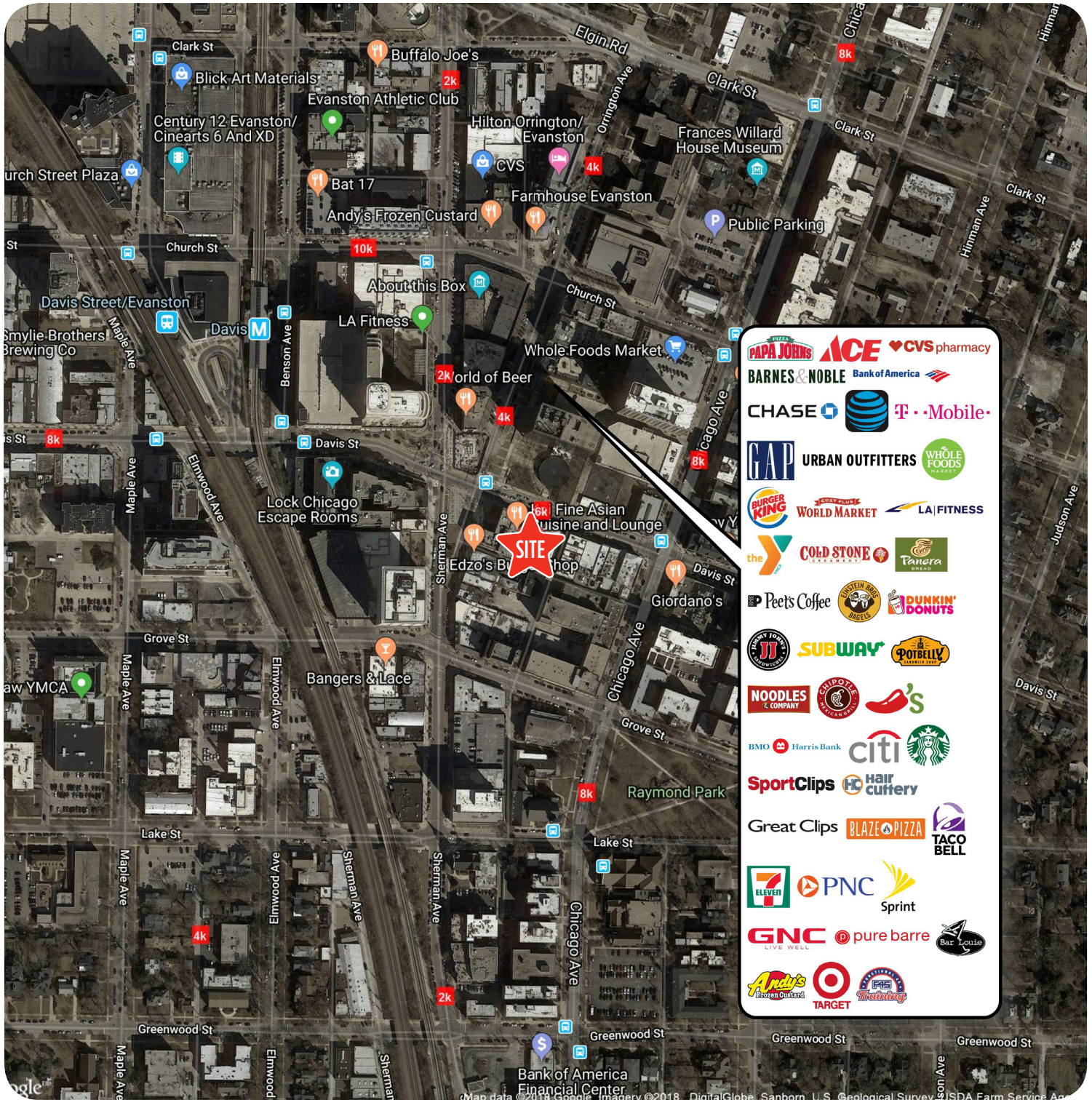


3RD FLOOR



4TH FLOOR





622 Davis St Evanston, IL 60201		0.25 mi radius	0.5 mi radius	1 mi radius
POPULATION	2018 Estimated Population	4,924	14,375	33,965
	2023 Projected Population	4,767	13,984	33,111
	2010 Census Population	4,644	13,540	33,582
	2000 Census Population	3,799	11,990	32,465
	Projected Annual Growth 2018 to 2023	-0.6%	-0.5%	-0.5%
	Historical Annual Growth 2000 to 2018	1.6%	1.1%	0.3%
	2018 Median Age	38.4	33.4	33.4
HOUSEHOLDS	2018 Estimated Households	2,890	6,561	14,364
	2023 Projected Households	2,905	6,585	14,455
	2010 Census Households	2,611	5,847	13,582
	2000 Census Households	2,272	5,007	12,941
	Projected Annual Growth 2018 to 2023	0.1%	0.1%	0.1%
	Historical Annual Growth 2000 to 2018	1.5%	1.7%	0.6%
RACE AND ETHNICITY	2018 Estimated White	55.6%	62.9%	63.1%
	2018 Estimated Black or African American	22.6%	15.4%	16.1%
	2018 Estimated Asian or Pacific Islander	18.0%	17.5%	14.6%
	2018 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.2%
	2018 Estimated Other Races	3.7%	4.0%	6.0%
	2018 Estimated Hispanic	8.0%	7.4%	9.4%
INCOME	2018 Estimated Average Household Income	\$84,749	\$99,259	\$109,241
	2018 Estimated Median Household Income	\$57,099	\$68,332	\$72,380
	2018 Estimated Per Capita Income	\$50,139	\$46,259	\$46,963
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.2%	2.2%
	2018 Estimated Some High School (Grade Level 9 to 11)	1.2%	1.7%	2.4%
	2018 Estimated High School Graduate	10.3%	8.4%	9.6%
	2018 Estimated Some College	9.8%	9.8%	12.1%
	2018 Estimated Associates Degree Only	1.5%	1.8%	2.2%
	2018 Estimated Bachelors Degree Only	30.1%	30.9%	29.3%
	2018 Estimated Graduate Degree	46.3%	46.2%	42.1%
BUSINESS	2018 Estimated Total Businesses	1,006	1,494	2,266
	2018 Estimated Total Employees	10,510	16,785	28,950
	2018 Estimated Employee Population per Business	10.5	11.2	12.8
	2018 Estimated Residential Population per Business	4.9	9.6	15.0



D1-D4*

Downtown Districts

(Zoning Ordinance §6-11-2; 6-11-3; 6-11-4; 6-11-5) updated January 13, 2017

PURPOSE STATEMENTS

***See Title 6, Chapter 11 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.**

D1 Downtown Fringe District

To provide for business and office development in compact locations. Massing and scale of structures should be reflective of established uses and provide suitable transition between the adjacent residential districts and the more intense downtown districts. Mixed use development is encouraged through the use of planned developments.

D2 Downtown Retail Core District

To support traditional downtown shopping in Evanston. The district is characterized by street level storefronts and structures that accent pedestrian use. 75% of the total sidewalk exterior shall be dedicated to retail trade activity, including Type I Restaurants. Mixed use developments and reuse of structures shall be encouraged to create and maintain the pedestrian retail character as identified in the adopted "Plan for Downtown Evanston." Lots zoned D2 located in the oRD Redevelopment Overlay District must be developed through planned development.

D3 Downtown Core Development District

To provide the highest density of business infill development and large scale redevelopment in downtown Evanston. This district is also intended to encourage a mix of office, retail, and residential uses. Lots zoned D3 located in the oRD Redevelopment Overlay District must be developed through planned development to ensure consistency with the "Plan for Downtown Evanston."

D4 Downtown Transition District

To provide business infill development and redevelopment in downtown Evanston. Massing and scale of structures should reflect established uses and provide suitable transitions between downtown and neighboring areas. The district is also intended to encourage a mix of office, retail, and residential uses. Lots zoned D4 located in the oRD Redevelopment Overlay District must be developed through planned development to ensure consistency with the "Plan for Downtown Evanston."

BUILDING HEIGHTS

The maximum mean building heights permitted in D1-D4 districts are:

	D1	D2	D3	D4
Containing Residential				105 ft ²
Not Containing Residential	42 ft ¹	42 ft ^{1,2}	85 ft ²	85 ft ²

MAXIMUM FLOOR AREA RATIOS

	D1	D2	D3	D4
Containing Residential	No requirement			5.4
Not containing Residential		2.75	4.5	4.5

MINIMUM YARD REQUIREMENTS

Principle Structures		D1	D2	D3	D4
Front	All	15 ft	0 feet ³		
Street Side	All	15 ft	0 feet ³		
Interior Side, Abutting	Residential district	15 ft	5 ft	15 ft	N/R
	Nonresidential district	No requirement			
Rear, Abutting	Residential district	5 ft	10 ft		
	Nonresidential district	10 ft	(No requirement)		

Parking Setbacks		D1	D2	D3	D4
Front	All	Open, unenclosed parking prohibited			
Street Side	All	Open, unenclosed parking prohibited			
Interior Side, Abutting	Residential	10 feet			5 ft
	Nonresidential	5 feet			
Rear, Abutting	Residential district	5 ft	10 feet		
	Nonresidential district	5 feet		Zero feet	5 ft



D1-D4*

Downtown Districts

(Zoning Ordinance §6-11-2; 6-11-3; 6-11-4; 6-11-5) updated January 13, 2017

PURPOSE STATEMENTS

***See Title 6, Chapter 11 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.**

D1 Downtown Fringe District

To provide for business and office development in compact locations. Massing and scale of structures should be reflective of established uses and provide suitable transition between the adjacent residential districts and the more intense downtown districts. Mixed use development is encouraged through the use of planned developments.

D2 Downtown Retail Core District

To support traditional downtown shopping in Evanston. The district is characterized by street level storefronts and structures that accent pedestrian use. 75% of the total sidewalk exterior shall be dedicated to retail trade activity, including Type I Restaurants. Mixed use developments and reuse of structures shall be encouraged to create and maintain the pedestrian retail character as identified in the adopted "Plan for Downtown Evanston." Lots zoned D2 located in the oRD Redevelopment Overlay District must be developed through planned development.

D3 Downtown Core Development District

To provide the highest density of business infill development and large scale redevelopment in downtown Evanston. This district is also intended to encourage a mix of office, retail, and residential uses. Lots zoned D3 located in the oRD Redevelopment Overlay District must be developed through planned development to ensure consistency with the "Plan for Downtown Evanston."

D4 Downtown Transition District

To provide business infill development and redevelopment in downtown Evanston. Massing and scale of structures should reflect established uses and provide suitable transitions between downtown and neighboring areas. The district is also intended to encourage a mix of office, retail, and residential uses. Lots zoned D4 located in the oRD Redevelopment Overlay District must be developed through planned development to ensure consistency with the "Plan for Downtown Evanston."

BUILDING HEIGHTS

The maximum mean building heights permitted in D1-D4 districts are:

	D1	D2	D3	D4
Containing Residential	42 ft ¹	42 ft ^{1,2}	85 ft ²	105 ft ²
Not Containing Residential				85 ft ²

MAXIMUM FLOOR AREA RATIOS

	D1	D2	D3	D4
Containing Residential	No requirement	2.75	4.5	5.4
Not containing Residential				4.5

MINIMUM YARD REQUIREMENTS

Principle Structures		D1	D2	D3	D4
Front	All	15 ft	0 feet ³		
Street Side	All	15 ft	0 feet ³		
Interior Side, Abutting	Residential district	15 ft	5 ft	15 ft	N/R
	Nonresidential district	No requirement			
Rear, Abutting	Residential district	5 ft	10 ft		
	Nonresidential district	10 ft	(No requirement)		

Parking Setbacks		D1	D2	D3	D4
Front	All	Open, unenclosed parking prohibited			
Street Side	All	Open, unenclosed parking prohibited			
Interior Side, Abutting	Residential	10 feet			5 ft
	Nonresidential	5 feet			
Rear, Abutting	Residential district	5 ft	10 feet		
	Nonresidential district	5 feet		Zero feet	5 ft