



For Lease: Residential/Office/Live-Work  
2,600sf with Kitchen and Private Terrace

**1703 DARROW AVENUE, EVANSTON, IL**



### PROPERTY OVERVIEW

This recently rehabbed and well-maintained property offers unique loft-style Commercial, Residential and Live-Work spaces that attract creative businesses, individuals and entrepreneurs. Located in a quiet light-industrial/residential neighborhood, 1/2 mile west of Downtown Evanston, near CTA, Metra and bus routes. Across the street from Mason Park, with plenty of on-site and street parking.

### SPACE HIGHLIGHTS

- High ceilings and abundant natural light from west-facing windows provide an open and airy feel throughout the unit
- Ground Floor measures approximately 35' x 45' (1,575sf) and features an open work area with a 14-foot ceiling height, private office, bathroom with walk-in shower, kitchen and mop sink. Facing west creates a light-filled space. Central HVAC and 400-amp service.
- Mezzanine level offers a separate storage area, two spaces that can be used as offices and/or bedrooms, a beautiful Bow Truss architectural element, Skylight and a private outdoor Terrace
- Lease Rate: \$5,200/month (\$2.00/sf)
- Contact Ross for additional information and to schedule a tour

Presented by  
**ROSS GOLDSTEIN**  
Managing Broker  
312.203.3199

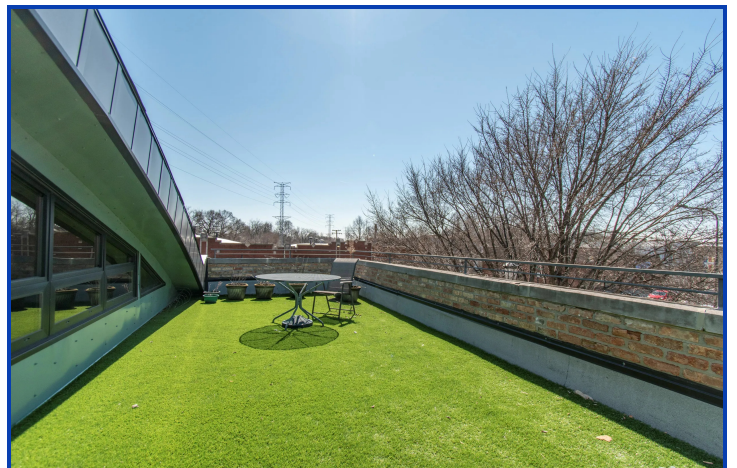
[ross@insitecommercialrealty.com](mailto:ross@insitecommercialrealty.com)



# Additional Photos



1703 Darrow Ave Evanston, IL 60201



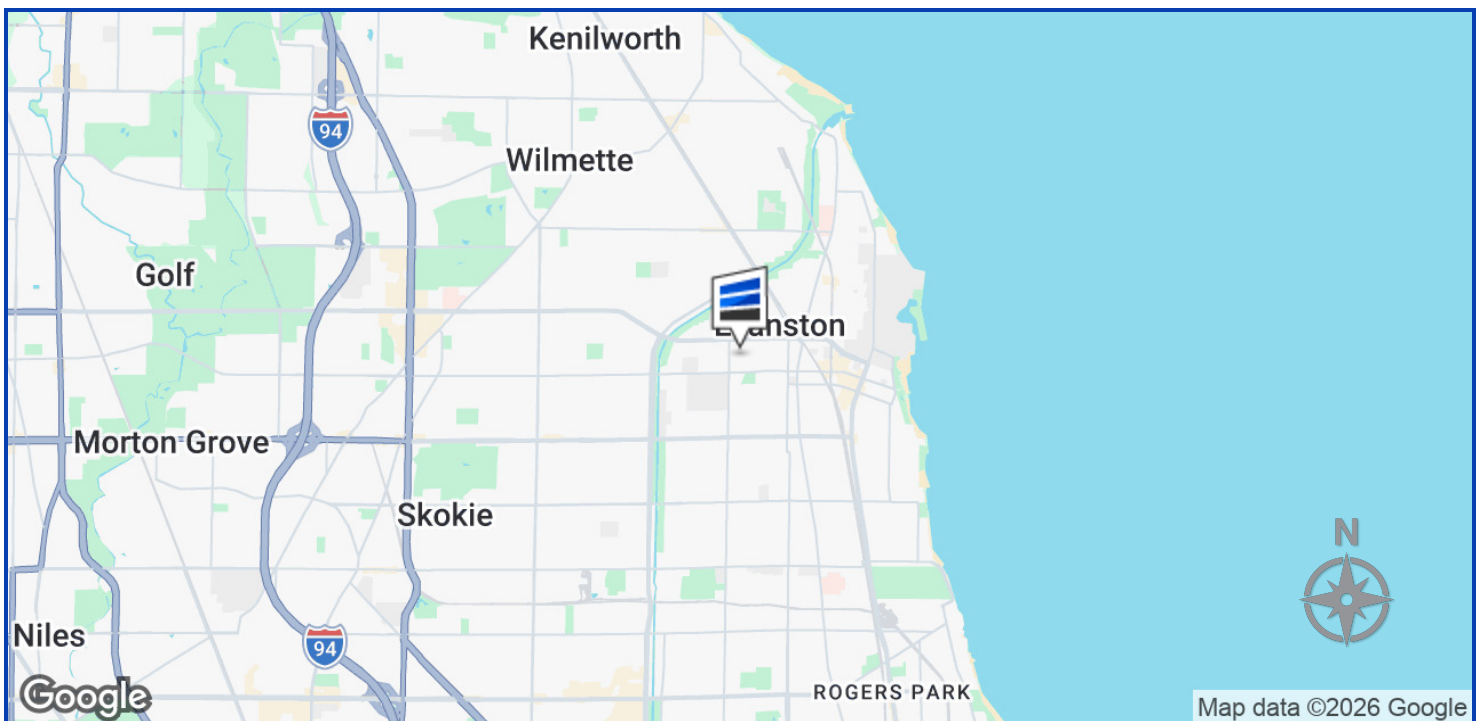
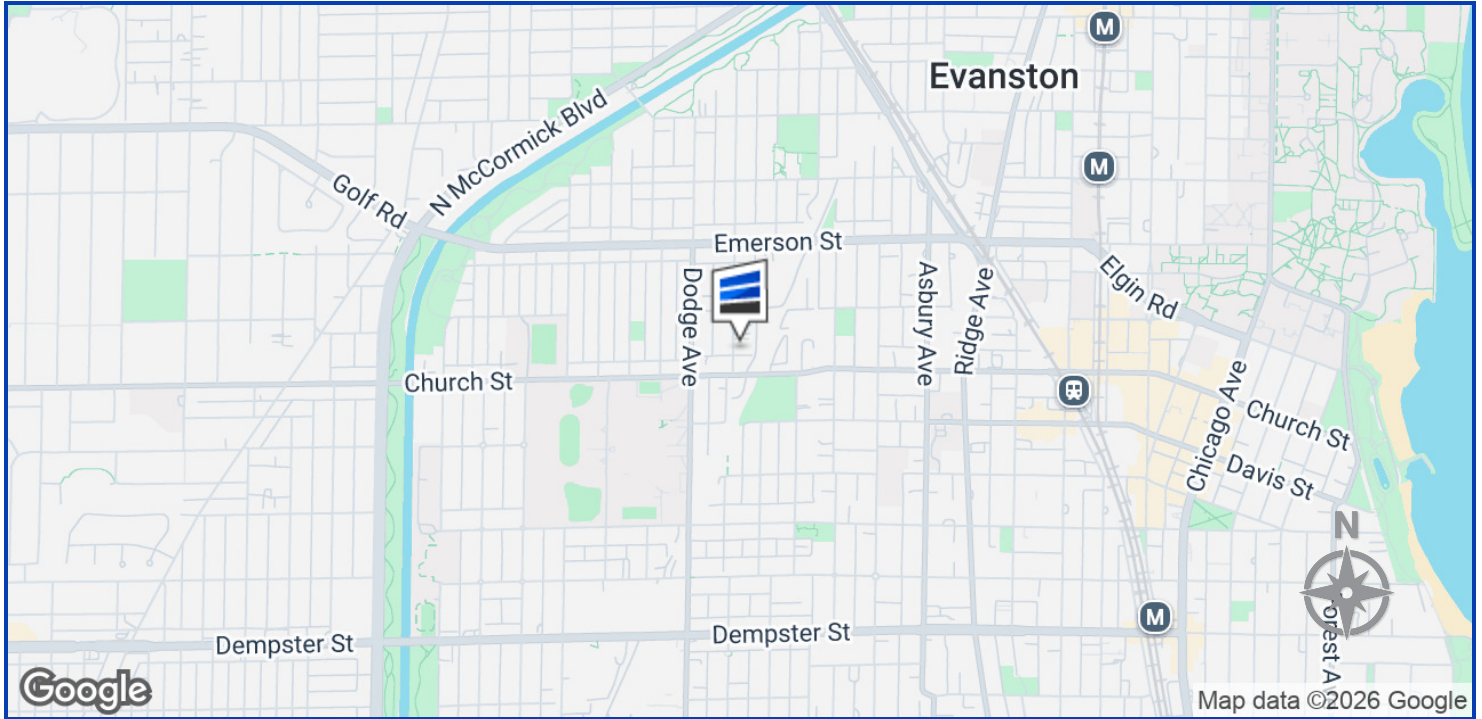
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1238 Oak Avenue, Evanston, IL 60202

# Location Map

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## **MXE MIXED USE EMPLOYMENT DISTRICT.**

### **PERMITTED USES.**

The following uses are permitted in the MXE district:

Artist studio.

Building materials establishment.

Business or vocational school.

Caterer.

Craft alcohol production facility.

Dwelling—Single-family attached.

Dwelling—Single-family detached.

Dwelling—Two-family.

Dwelling—Multiple-family.

Educational institution—Public.

Government institution.

Industrial service establishment.

Light manufacturing.

Live-work units (subject to the general requirements of Section 6-4-13 of this Title).

Mixed-use market (provided the use does not exceed seven thousand five hundred (7,500) square feet).

Neighborhood garden.

Office.

Public transportation center.

Public utility.

Residential care home—Category I.

Residential care home—Category II.

Restaurant, Type 1.

Retail goods establishment.

Retail services establishment.

Trade contractor.

Vehicle storage establishment.

Warehouse establishment.

Wholesale goods establishment.

## **6-13-4-2.5. ADMINISTRATIVE REVIEW USES.**

Commercial indoor recreation.

Restaurant—Type 2.

## **6-13-4-3. SPECIAL USES.**

Aquaponics.

Automobile repair service establishment.

Automobile service station.

Banquet hall.

Brew pub.

Cannabis craft grower.

Cannabis infuser.

Cannabis processor.

Cannabis transporter.

Car wash.

Commercial outdoor recreation.

Commercial parking garage.

Commercial parking lot.

Community center.

Cultural facility.

Daycare center—Domestic animal.

Educational institution—Private.

Funeral services excluding on site cremation.

Kennel.

Media broadcasting tower.

Mixed-use market (over twenty thousand (20,000) square feet in size).

Planned development.

Recreation center.

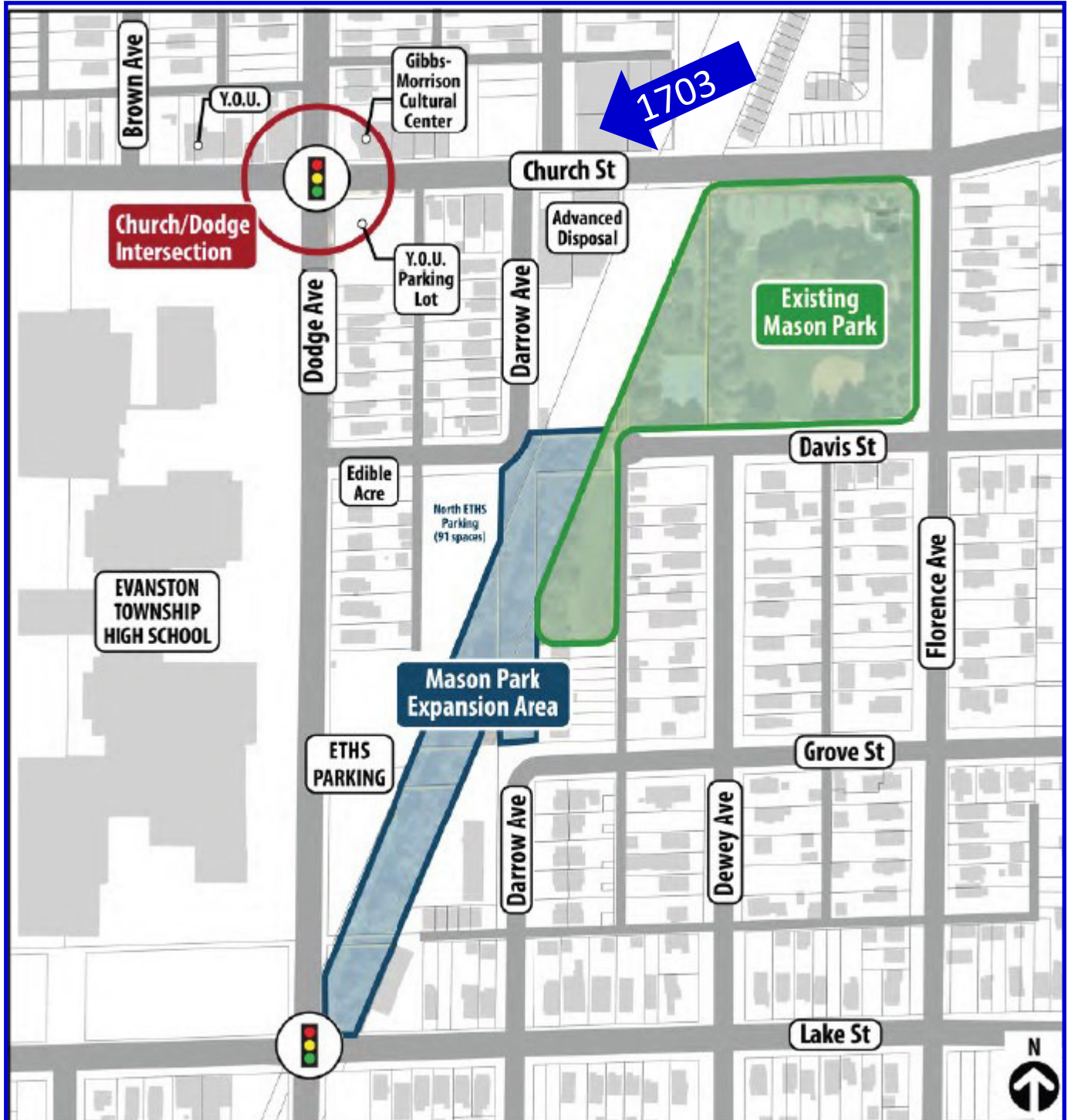
Religious institution.

Resale establishment.

Transitional shelter.

# Public Improvements

*Upgrades Scheduled For Mason Park And Church/Dodge Intersection*



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## ROSS GOLDSTEIN

Managing Broker



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### Professional Background

Ross Goldstein began InSite Commercial Realty in 2013 and serves as its President and Managing Broker. With 35 years of experience as a commercial banker, entrepreneur and CRE professional, Ross offers a wealth of financial, business and transactional expertise to his clients.

Goldstein began his professional career by successfully completing the Management and Credit Training program at Manufacturers Hanover Bank in New York City. Goldstein focused his practice on financing smaller businesses in the New York City market, advancing quickly to become an Assistant Vice President. Working with this market allowed him to create more personal, advisory relationships with his clients. Over the next 8 years, he successfully created traditional loan arrangements and structured financings for Leveraged Buyouts and independent film production.

With a deep understanding of finance and business strategy, Goldstein embarked on an entrepreneurial path by starting and growing The International Gourmet Co. and gifter.com. These companies offered gifting services to corporations and high net worth individuals. Goldstein orchestrated the company's growth, its acquisition of two competitors and the sale of the combined companies. During his 13 years as owner, he gained a healthy respect and appreciation for the entrepreneur's challenges and opportunities.

Since 2005, Goldstein's real estate clients have relied on his business, financial and analytical skills to uncover and successfully pursue opportunities in Chicagoland's commercial and investment real estate markets. In his second full year he was awarded Salesman of the Year. In addition to his proven brokerage skills and integrity, Goldstein's clients benefit from the added dimensions of value and insight he brings to his relationships.

Goldstein serves as Treasurer for the Evanston Food Exchange, a community-based organization with the mission of reducing hunger and poverty while creating a healthier community. He also serves as a facilitator and active participant in The Mankind Project (<http://mankindproject.org/>). Ross was born and raised in Dallas, Texas, earned his degree in Economics at UCLA and currently enjoys living in Evanston, IL with his wife Anya.

### Memberships & Affiliations

Business Broker - Licensed in Illinois

### Education

UCLA - Los Angeles: B.A. in Economics

Study Abroad - Florence, Italy: Language and International Business

St. Marks School of Texas - Dallas, Texas

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# Lease & Sale Deal Summaries Evanston



Address	Property Type	Size (sf)	Represented
641 Howard Street	Retail	10,850	Landlord
625 Grove Street	Retail	2,600	Landlord
1909 Howard Street	Retail	2,100	Landlord & Tenant
2341 Howard Street	Retail	2,000	Landlord
941 Chicago Avenue	Retail	1,500	Tenant
710 Main Street	Retail	1,200	Landlord
716 Main Street	Retail	1,200	Landlord
801-809 Main Street	Retail	7,000	Seller
1805 Central Street	Retail	1,400	Landlord & Tenant
2114 Central Street	Retail	1,400	Landlord
1590 Sherman Avenue	Retail	925	Buyer
1310 Chicago Avenue	Retail	800	Landlord
619 Grove Street	Retail	800	Landlord & Tenant
1005 Davis Street	Retail	850	Landlord & Tenant
1610 Maple Avenue	Retail	1,950	Landlord & Tenant
355 Howard Street	Retail	1,200	Tenant
1917 Central Street	Retail	500	Landlord & Tenant
1921 Central Street	Restaurant	1,480	Landlord & Tenant
1315 Sherman	Office	3,000	Landlord & Tenant
1840 Oak Avenue	Office	54,000	Seller
1615 Oak Street	Office	8,400	Seller
1840 Oak Avenue	Office	6,300	Landlord
1030 Davis Street	Office	3,500	Tenant
622 Davis Street	Office	3,200	Tenant
1840 Oak Avenue	Office	2,900	Landlord
1601 Sherman Avenue	Office	2,000	Tenant
1840 Oak Avenue	Office	1,900	Landlord
1601 Sherman Avenue	Office	1,750	Tenant
900 Chicago Avenue	Office	1,050	Landlord & Tenant
1006 Garnett Place	Multi-Family	4 units	Seller
1001 Davis Street	Mixed Use	17,000	Buyer & Seller
710-716 Main Street	Mixed Use	13,500	Buyer & Seller
1610 Maple Avenue	Mixed Use	9,000	Buyer & Seller
802 Dempster Street	Mixed Use	3,800	Seller
832 Dempster Street	Mixed Use	2,250	Tenant
820 Garnett Place	Land	34,250	Advisory - Seller
718 Main Street	Land	28,000	Seller
912 Custer Street	Industrial	50,600	Buyer
1625 Payne Street	Industrial	3,500	Landlord & Tenant
1625 Payne Street	Industrial	3,500	Tenant

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