

816 Church Street

EVANSTON, IL 60201 | DOWNTOWN EVANSTON

For Lease

RETAIL / RESTAURANT



BUILDING INFORMATION

LEASE RATE: \$25 NNN

AVAILABLE SPACE: 2,362 SF – Eastern Space
1,969 SF – Western Space
Spaces can be combined for 4,331 SF

TOTAL FRONTAGE: 42'

TAXES & OPEX \$12.35 / SF

ZONING: D3 - Downtown Core

SITE HIGHLIGHTS

Two prime retail availabilities for lease in a dynamic downtown Evanston location

Excellent pedestrian and vehicular traffic and is only steps from public transportation (CTA and Metra) and Northwestern University

Spaces can be easily combined

Additional basement storage is available

EASTERN SPACE:

- ▶ 2,362 SF
- ▶ Fully fixtured restaurant infrastructure, formerly a national hamburger chain
- ▶ Improvements include black iron, 18' foot hood, oversized water service to the building, open kitchen, walk in cooler, two (2) ADA bathrooms and more

WESTERN SPACE:

- ▶ 1,969 SF
- ▶ Improved Vanilla Box condition
- ▶ Ready for most retail or office concepts

ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113



© 2018 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.

816 Church Street

EVANSTON, IL 60201 | DOWNTOWN EVANSTON

For Lease

RETAIL / RESTAURANT

EASTERN SPACE - FORMER RESTAURANT



ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113



© 2018 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.

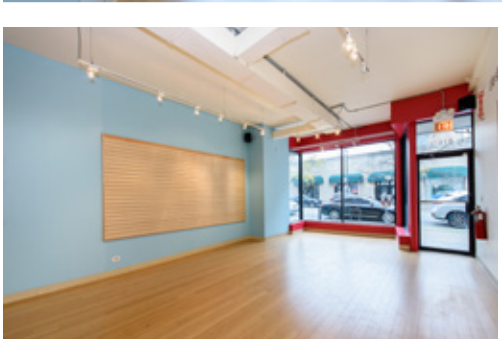
816 Church Street

EVANSTON, IL 60201 | DOWNTOWN EVANSTON

For Lease

RETAIL / RESTAURANT

WESTERN SPACE - IMPROVED VANILLA BOX



ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113



© 2018 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.

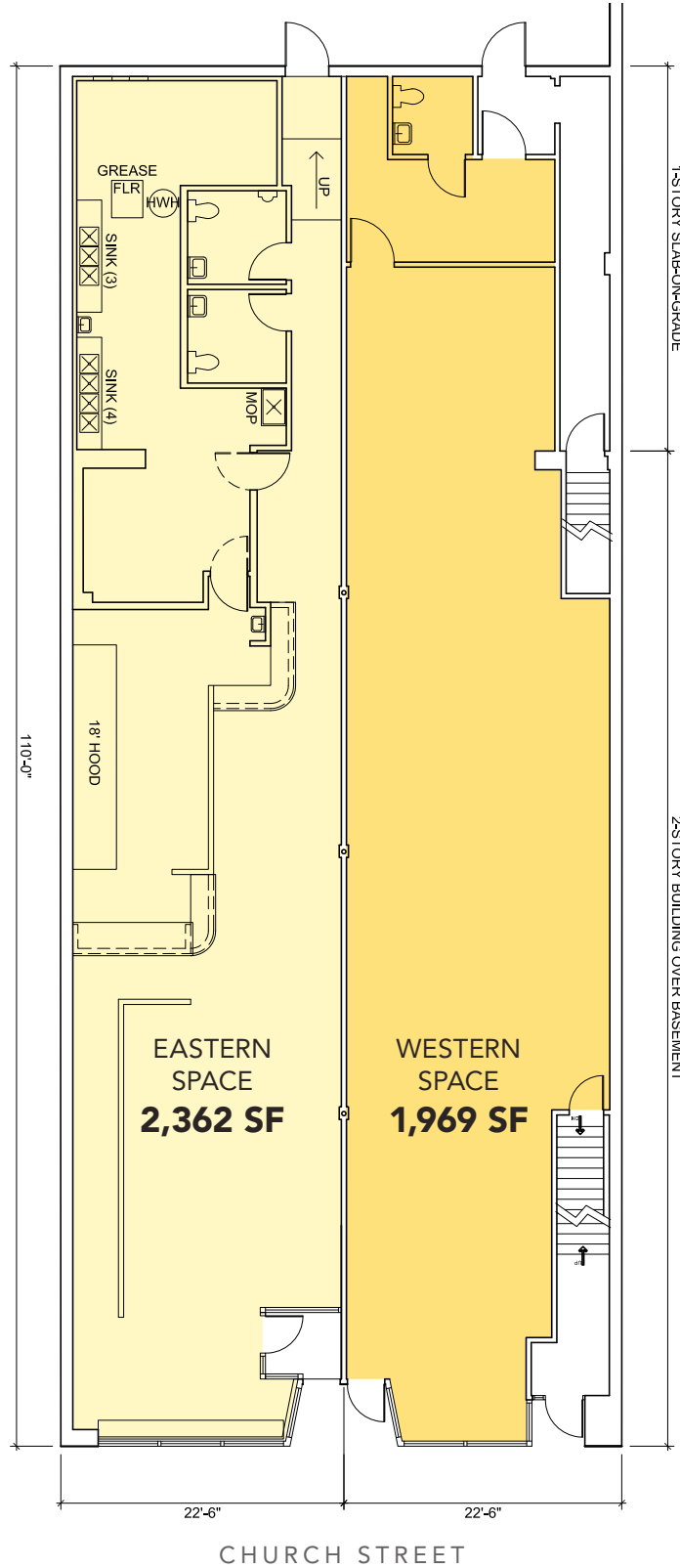
816 Church Street

EVANSTON, IL 60201 | DOWNTOWN EVANSTON

For Lease

RETAIL / RESTAURANT

TWO TENANT PLAN



ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113



© 2018 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.

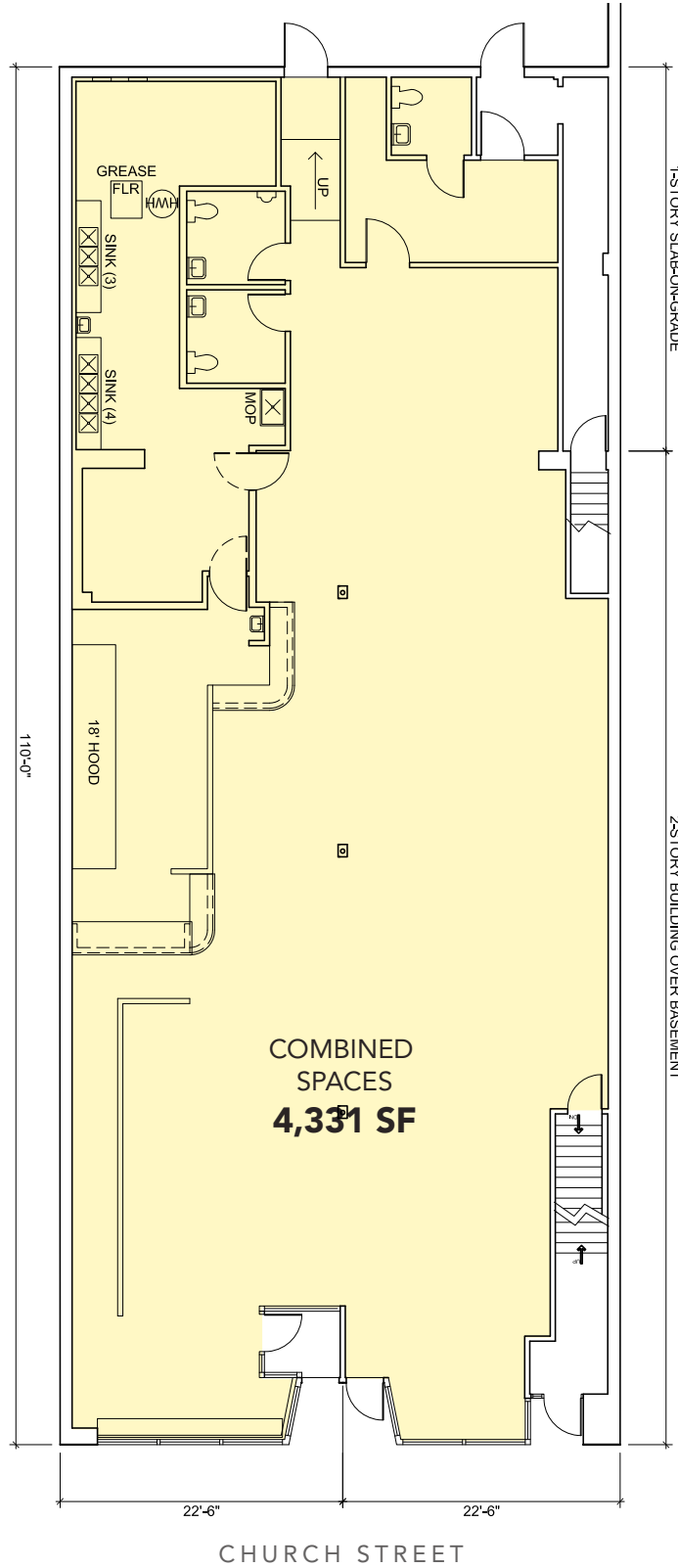
816 Church Street

EVANSTON, IL 60201 | DOWNTOWN EVANSTON

For Lease

RETAIL / RESTAURANT

SINGLE TENANT PLAN



ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113



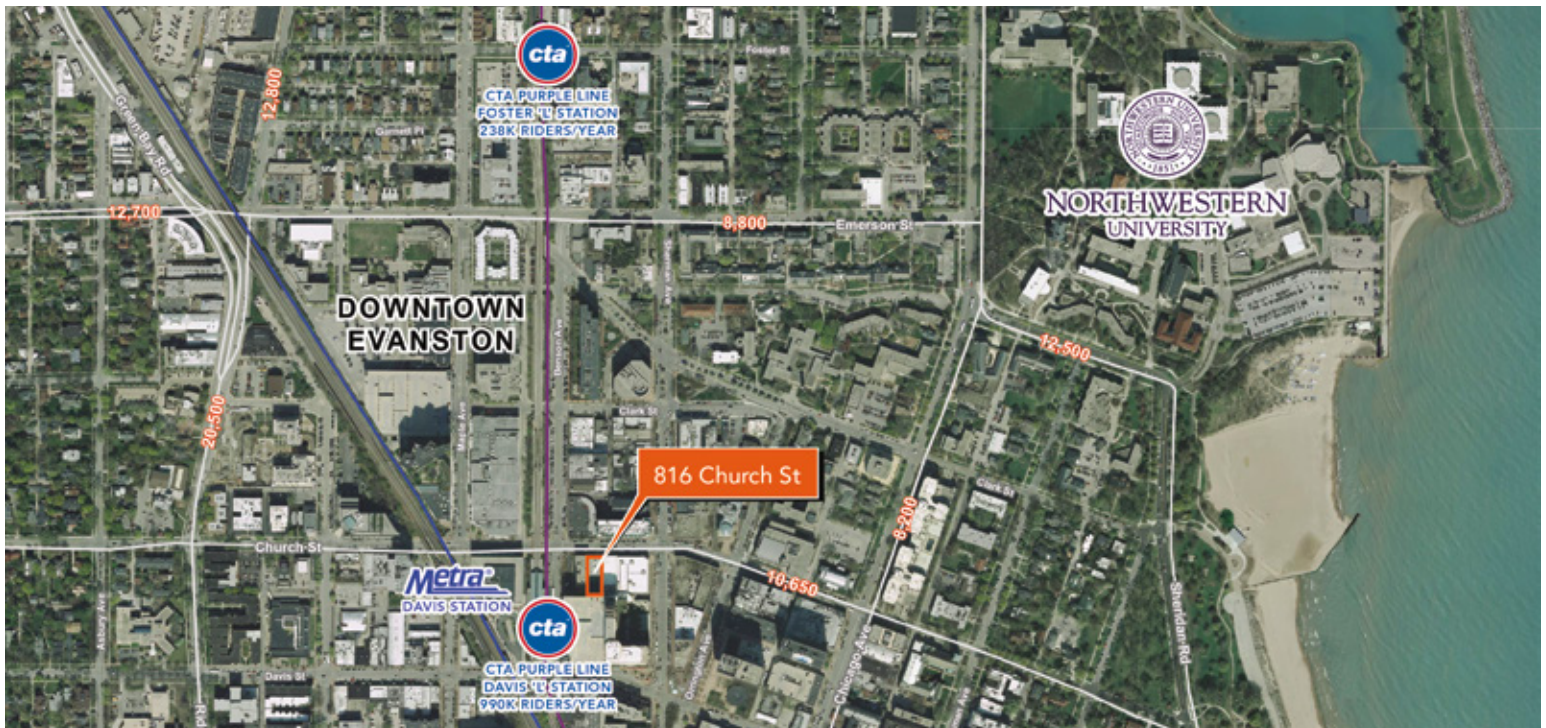
© 2018 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.

816 Church Street

EVANSTON, IL 60201 | DOWNTOWN EVANSTON

For Lease

RETAIL / RESTAURANT



ARI TOPPER, CFA
ari@baumrealty.com
312.275.3113



© 2018 All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings, the terms of which are available to principals or duly licensed brokers. This information may include estimates and projections with respect to future events, and these future events may or may not actually occur. Such estimates and projections reflect various assumptions concerning anticipated results. While we believe these assumptions are reasonable, there can be no assurance that any of these estimates and projections will prove to have been correct. Therefore, actual results may vary materially from these forward-thinking estimates and projections. Any square footage dimensions set forth are approximate.