

# New Retail Space in Luxury E2

1890 Maple Avenue

Evanston, IL 60201



**RETAIL FOR LEASE**

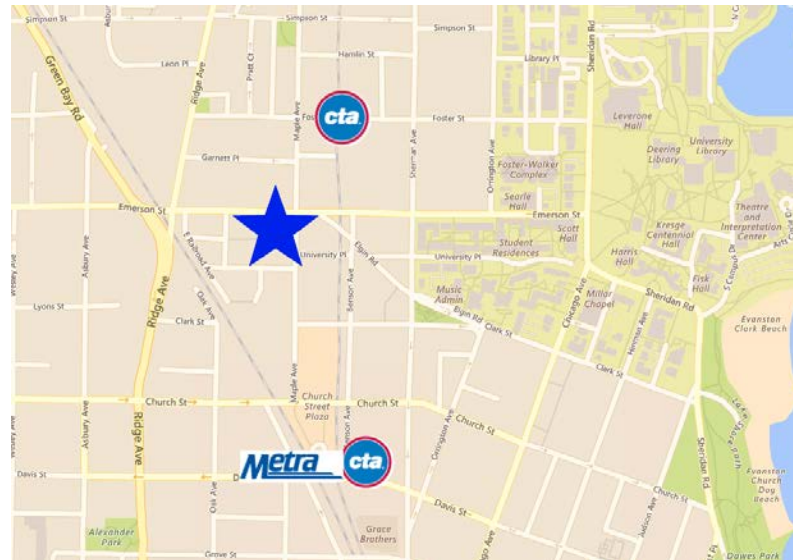
**\$30 Per Square Foot NNN**

## Space Highlights

- 1,345 square feet of newly constructed retail space
- Ground floor space at base of new E2 luxury rental community
- 50 feet of street frontage
- High-speed fiber connectivity and enhanced electrical capacity
- Amenities available include lounge, business center, conference room, event space, fitness room
- Outdoor amenities include outdoor terrace with pool, hot tub, lounge, grill
- Garage parking available, plenty of street parking
- On-site building management and maintenance

## Area Highlights

- Located on north end of Downtown Evanston and steps to Northwestern University campus
- Walk to multitude of shops, restaurants and entertainment
- Three block walk to CTA & Metra, bus stops at corner



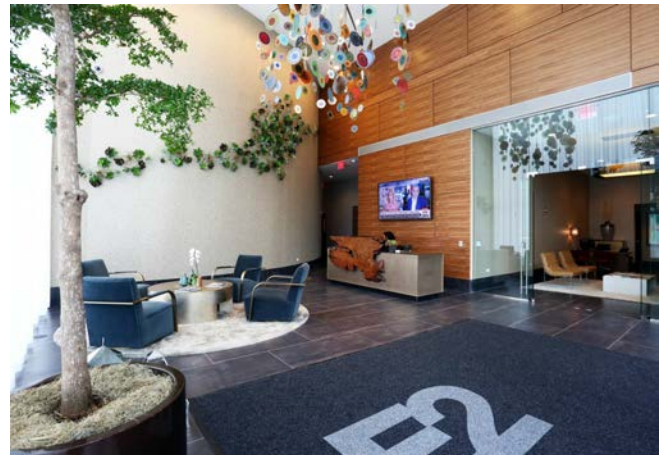
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**Real Estate  
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# Photos

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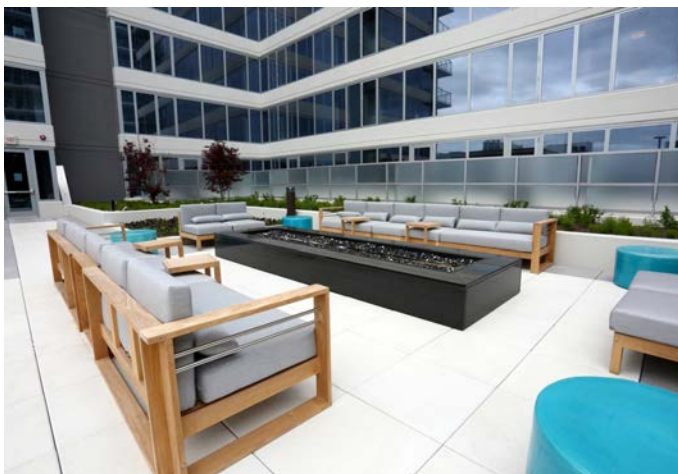
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# Building Amenities

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# Salient Facts and Features

1890 Maple Avenue | Evanston, IL 60201

1890 Maple Avenue offers 1,345 square feet on the ground floor of Evanston's new E2 luxury rental community. Completed in 2015, the E2 Building has 16 stories of 350 rental apartments and 12 townhouses and is currently 94% occupied. Many outstanding amenities are available including: business center, lounge, conference room with flat screen, event space with chef's kitchen, coffee station, outdoor terrace with pool, fitness center and more. On-site building management and maintenance. High-speed internet available, plus enhanced electrical capacity for today's technology needs. 24-hour key card access. Storage and garage parking available. Excellent street exposure with 50 feet of frontage on Maple Avenue. Retail, office or service business ideal. Tenant improvement package available.

Property is located on north end of downtown Evanston and steps to Northwestern University campus. Three block walk to CTA & Metra plus bus stop on corner. Walk to multitude of shopping, dining and entertainment options and lake front.

Built	2015
PIN#s	11-18-112-045-0000, 11-18-112-011-0000, 11-18-112-012-0000, 11-18-112-01-30000, 11-18-112-014-0000, 11-18-112-045-0000, 11-18-112-046-0000
Space SF	1,345
Construction	New
Property Type	Mixed Use: Office, Retail, Residential 350 Rental Apartments, 12 Townhomes
Total Bldg. SF	304,700
Zoning	RP Research Park District
Permitted Uses	Retail, Office, Service, Restaurant, Daycare, Warehouse
Frontage	50 feet on Maple Avenue
Electrical	400 AMPS, 120/208V
HVAC	Forced air, gas
Technology	High speed internet provided by Access Media 3, Cable provided by Direct TV
Parking	Garage parking available; street parking
Security	24-hour key card access
Storage	Available on site for additional fee
Amenities Outside	Access to outdoor terrace with lounges and seating areas, grill area, fire pit, pool, hot tub
Amenities Inside	Lounge with fire place and pool table, conference room with flat screen, coffee bar, state-of-the-art fitness center, full size basketball court, business center, large screen theatre with surround sound, party room with chef's kitchen
Green Features	Silver LEED Certified
Miscellaneous	Available Tenant Improvement Package

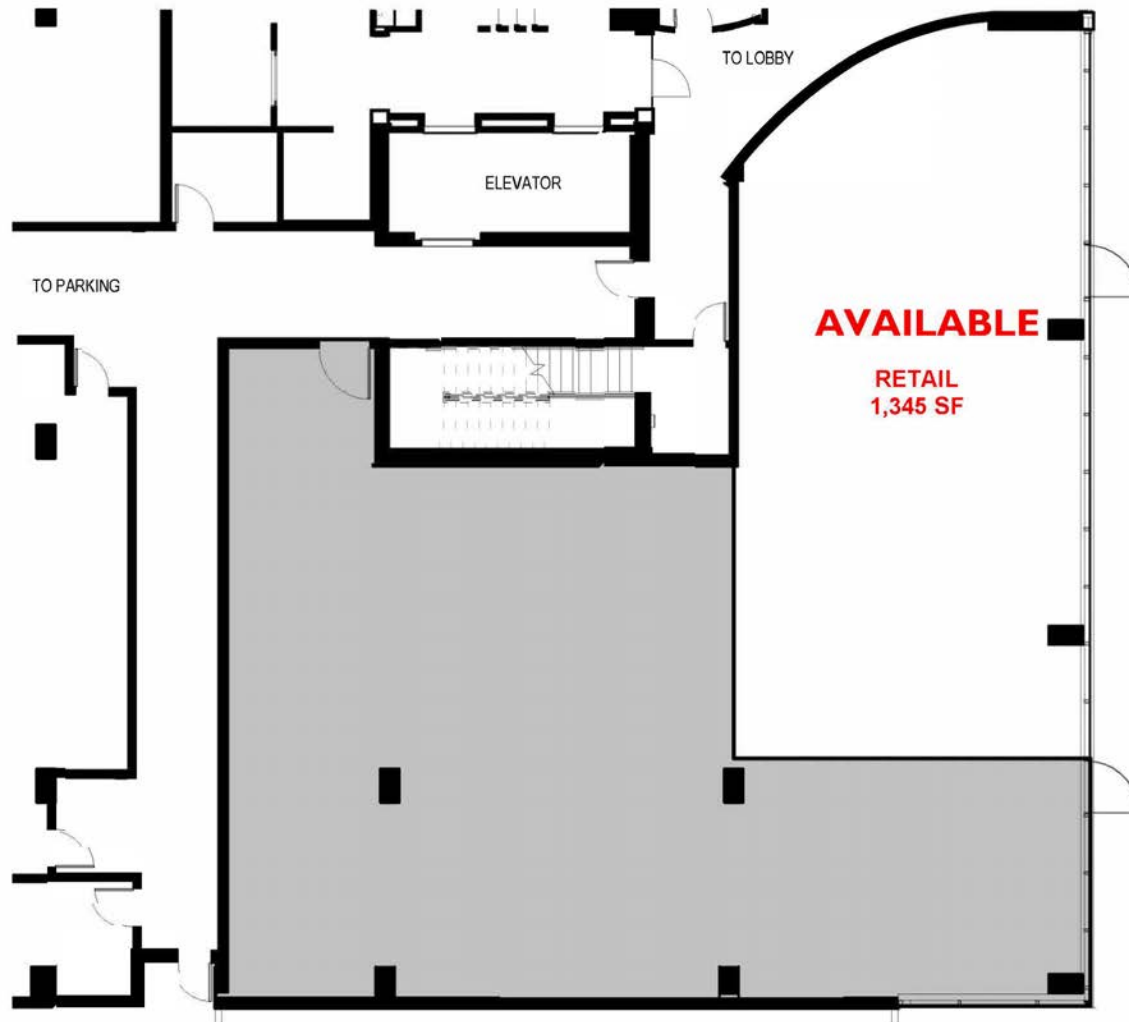


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# Floor Plan - Ground Floor

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**FitzGerald**  
Associates Architects

1890 MAPLE AVENUE  
Evanston, IL 60201

E2  
12119



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# Demographics

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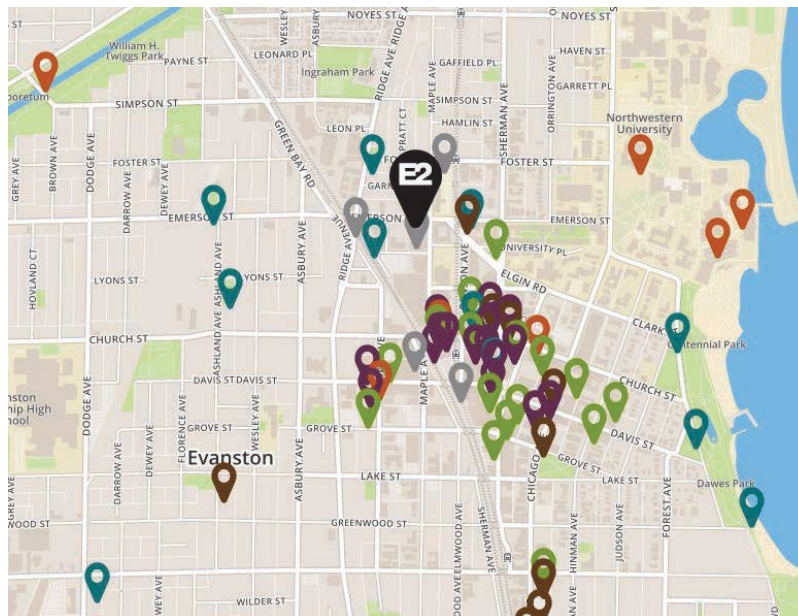
1890 Maple Avenue is a Walker's Paradise with 67 restaurants within walking distance. Shopping, yoga, coffee shops, breweries and entertainment are only blocks away. Plus, this property is a very convenient walk to many parks, beaches and Northwestern University campus. There are many public transportation options with the CTA Purple Line stop .2 miles at Foster Street, Metra Train stop at Davis Street .3 miles and the CTA bus stops in front of the building.

## DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Average HHI	\$90,258	\$98,964	\$87,022
Total Annual Consumer Spending	\$331,655	\$1,826,677	\$4,271,376
Residential Population	32,281	163,053	403,016

## TRAFFIC COUNTS

Ridge Ave. & Emerson St.	20,947 VPD
Sherman Ave. & Emerson St.	11,130 VPD
Ridge Ave. & Green Bay Rd.	21,849 VPD



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