

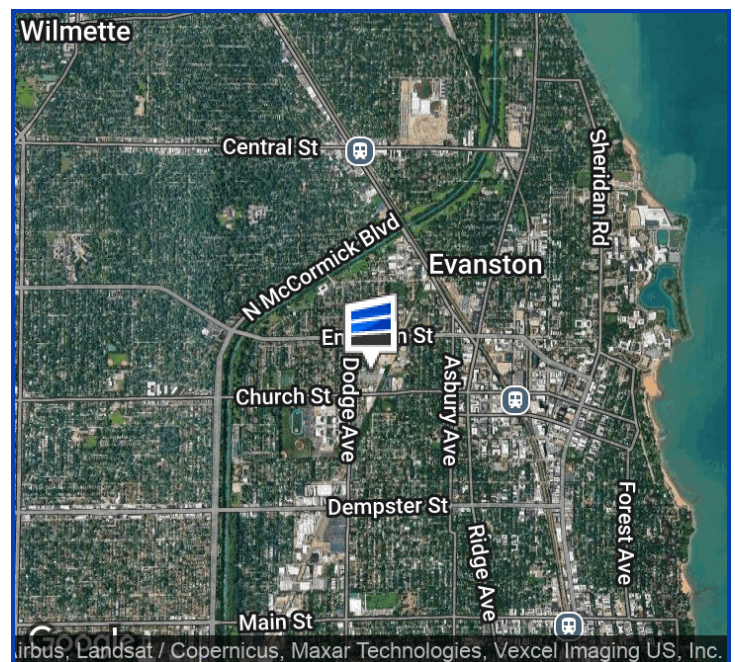


Creative Loft Office + Private Terrace Offers a Unique Live/Work Opportunity Ideal For Businesses, Entrepreneurs & Makers **1703 DARROW AVENUE, EVANSTON, IL**



LIVE/WORK LOFT HIGHLIGHTS

- Welcome clients, guests and friends into a dramatic loft filled with natural light, a high ceiling, exposed bow trusses and your own private outdoor Terrace. Thrive in a unique creative environment, take calls from your private office, collaborate in the open workspaces, and relax with friends and colleagues on the Terrace. For design firms, consultants, photographers, architects, technology companies, healthcare professionals and entrepreneurs, 1703 Darrow offers a workspace unlike anything else available in Evanston.
- **Ground Floor** features a Reception and Open Work Area with 14-foot ceiling, a Private Office, Bathroom with walk-in shower, and a Kitchen. Central HVAC, 400-amp service. ***See Space Features on next page***
- **Mezzanine** offers unique spaces filled with natural light for offices or bedrooms. Offers beautifully preserved Bow Truss architectural elements, storage, Skylight and access to your own private outdoor Terrace above street level
- **Available: 8/1/26**
- **Lease Rate: \$5,200/month for 2,600sf (\$2.00/sf)**
- Contact Ross for additional information and to schedule a tour



The information furnished herein is from sources deemed reliable and is subject to inspection and verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by Insite Commercial Realty. Price subject to change and this listing may be withdrawn without notice.

INSITE COMMERCIAL REALTY
312.203.3199 // INSITECOMMERCIALREALTY.COM
1238 OAK AVENUE, EVANSTON, IL 60202

Why You Will Love It Here



IDEAL FOR

- Creative Agencies
- Architects
- Designers
- Artists
- Content Creators
- Photographers
- Educational/Vocational
- Tech Companies
- Showroom Users
- Live-Work Entrepreneurs
- Healthcare Consultants & Practitioners

SPACE FEATURES

FEATURE	DETAILS
Size	2,600sf, includes outdoor Terrace
Use	Office / Residential / Live-Work
Layout	Flexible to meet your business's needs
Asking Rental	\$5,200/month
Ceiling Height	14 feet on 1st Floor
Kitchen	Yes
Walk-in Shower	Yes - in Downstairs Bathroom
Private Terrace	Yes, accessed from Mezzanine
HVAC	Central Air
Power	400 Amp Service
FREE Parking	On-Site Lot & Darrow
Natural Light	Yes! West-facing Windows and Skylight

LOCATION AND NEIGHBORHOOD IMPROVEMENTS

- This loft community resides in a quiet Light-Industrial and Residential Area with Single-Family Homes, with easy access to McCormick Blvd. (North-South) and Golf Road (East-West). Just 1/2-Mile west of Downtown Evanston's abundant retailers, service providers and entertainment venues and one mile to the Lakefront and Northwestern University's walking areas, events and cultural activities
- Minutes to CTA and METRA Stations on Davis Street in Downtown Evanston
- Mason Park is across the street and features a field house, basketball and overlaid pickleball courts, a baseball field, a soccer field, and a playground. Active city plans are currently underway to expand and revamp the park
- Creative, non-corporate community and neighborhood atmosphere
- Evanston Township High School provides an institutional anchor and long-term stability for the neighborhood
- Significant public and private investment is transforming the surrounding area

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Private Terrace & Kitchen



1703 Darrow Ave Evanston, IL 60201



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Mezzanine



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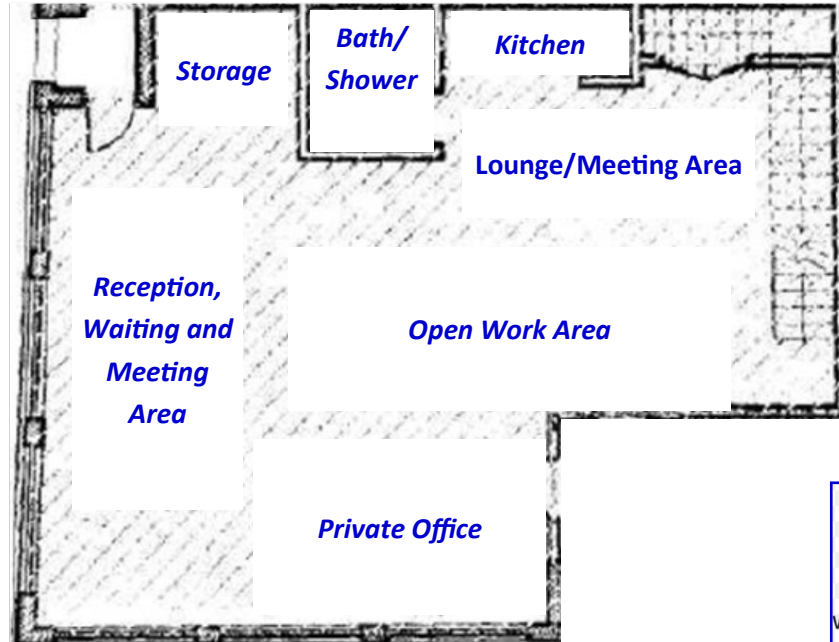
Floor Plans



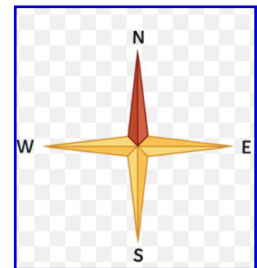
Flexible Layout Suitable For Office, Professional Services, Health Care & Wellness, Educational, Creative & Residential Uses.

First Floor

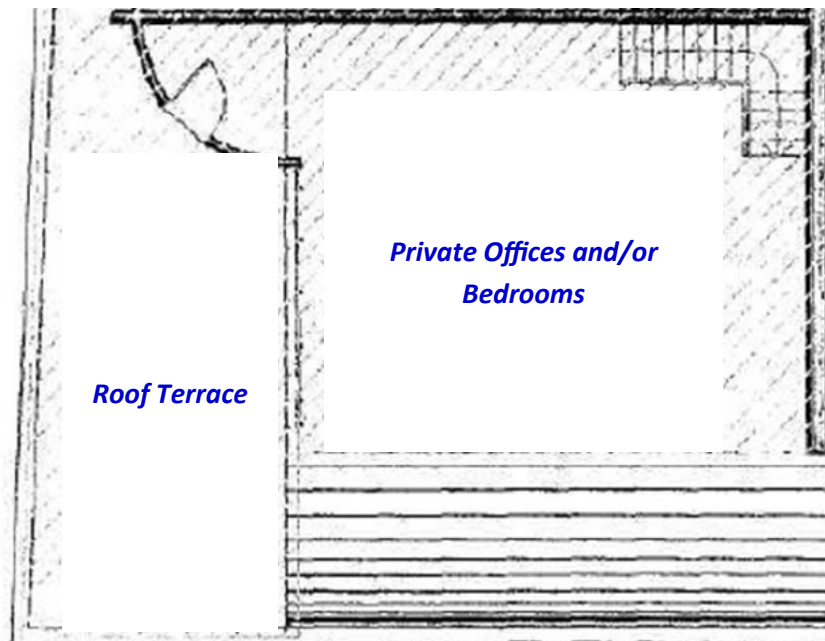
Darrow Avenue and Parking



Church Street



Mezzanine + Outdoor Terrace



Church Street

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