

1740 RIDGE AVENUE OFFICE BUILDING

1740 RIDGE AVENUE, EVANSTON, IL



OFFERING SUMMARY

Lease Rate:	\$1,650 per month (Full Service)
Building Size:	21,000 SF
Available SF:	650 SF
Year Built:	1951
Zoning:	O1 - Office District
Market:	Chicago MSA
Submarket:	Evanston
Traffic Count:	21,289

PROPERTY OVERVIEW

Four-story Class-B office building featuring traditional office and executive suites located near downtown Evanston and Northwestern University.

SUITE 114 - +/- 640 SF - \$1650/month - UPDATED CORNER UNIT - wet-bar, refrigerator hookup, and shelving included.

PROPERTY HIGHLIGHTS

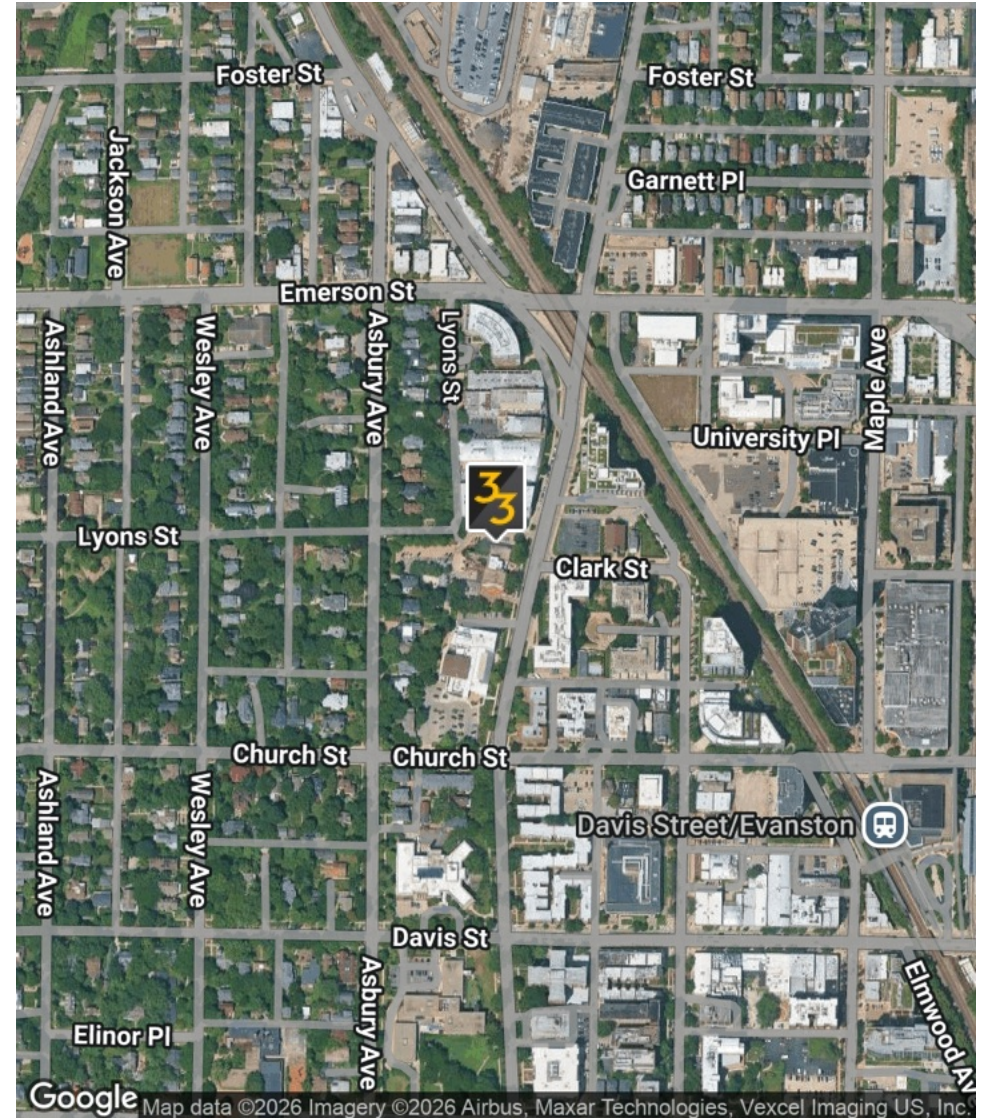
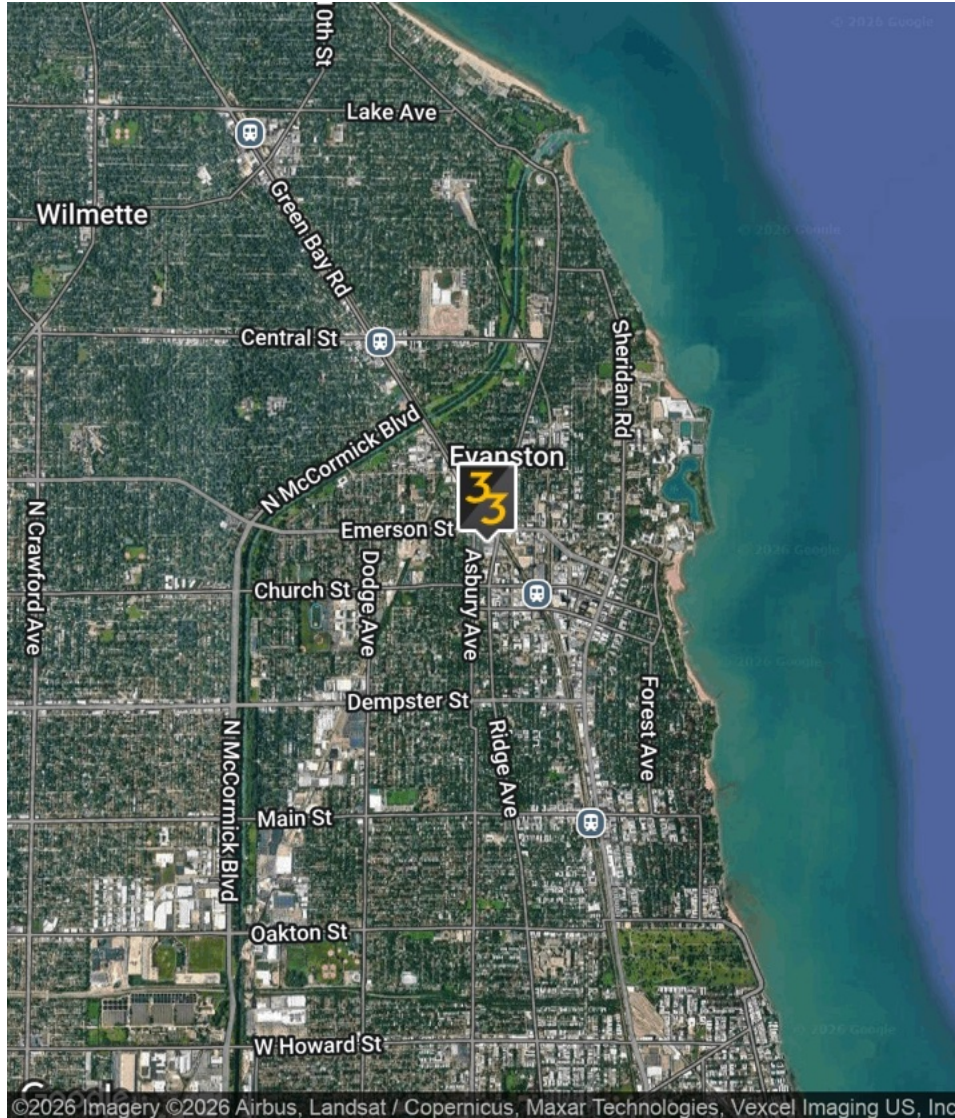
- Executive suites & traditional office available - see flyer for additional info and floor plans
- Full-Service Gross Lease: heating, AC, and electric included with rent - tenants pay cable/WiFi
- Janitorial services: Monday through Thursday trash / vacuum services
- Responsive, local management and ownership; LARGE, FREE parking lot for clients and tenants
- Professional building with many long-term tenants

PRESENTED BY: **GENE
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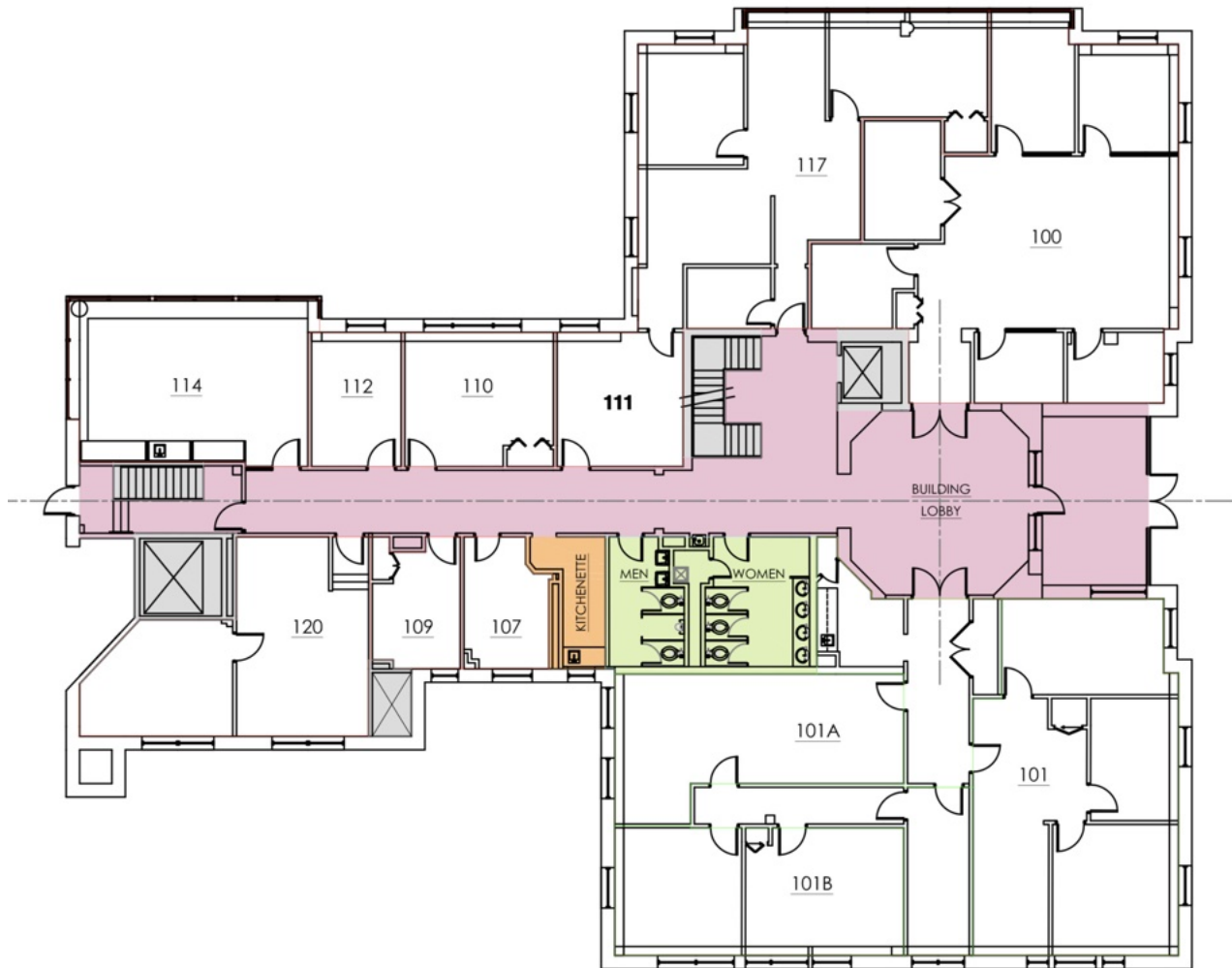
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FIRST FLOOR



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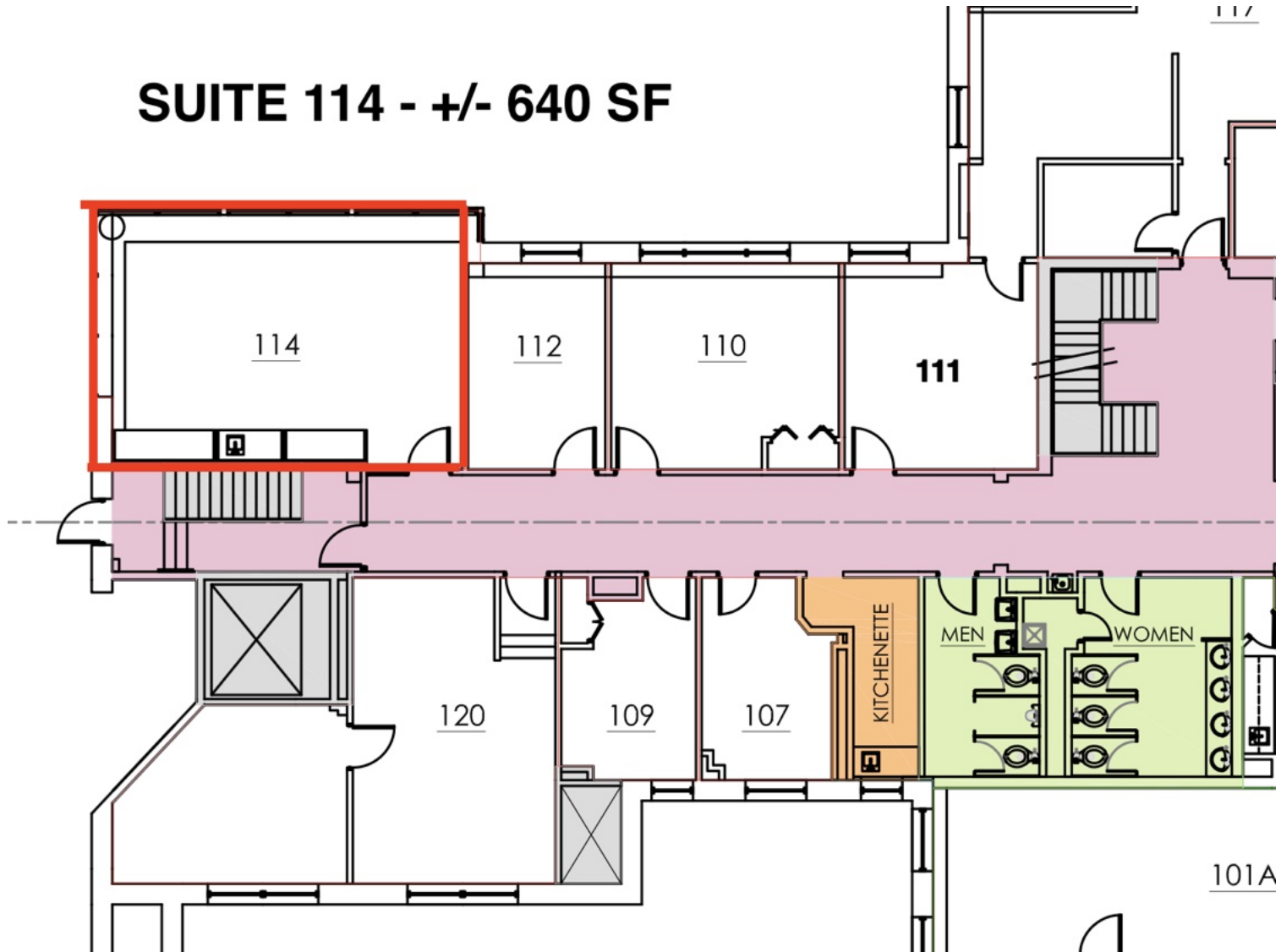
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SUITE 114 - +/- 640 SF



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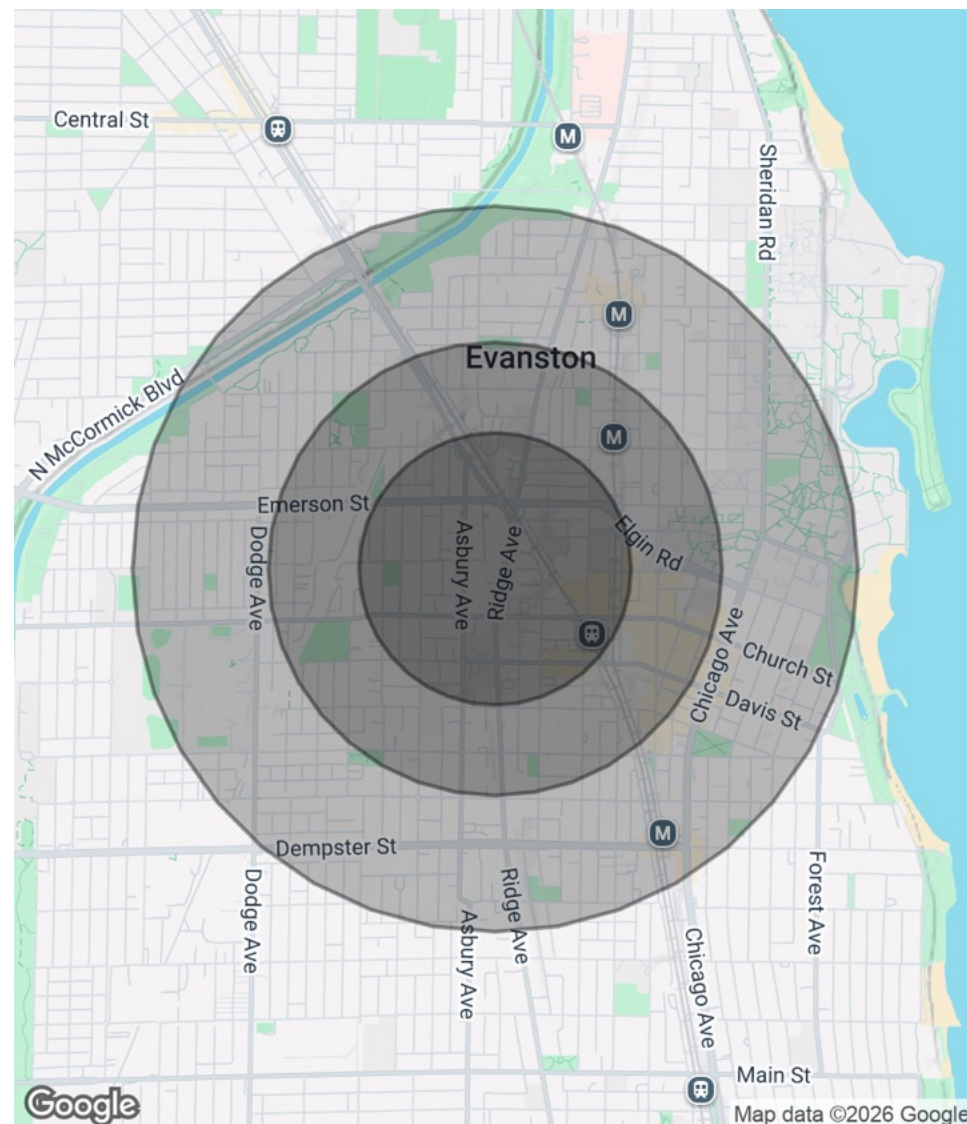
POPULATION

	0.3 MILES	0.5 MILES	0.8 MILES
Total Population	3,086	11,963	24,618
Average Age	39	37	37
Average Age (Male)	37	36	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	0.8 MILES
Total Households	1,598	5,714	10,380
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$111,933	\$104,169	\$113,507
Average House Value	\$675,640	\$602,724	\$590,765

2020 American Community Survey (ACS)



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GENE HART

Broker

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PROFESSIONAL BACKGROUND

Gene joined 33 Realty's Investment Brokerage team in 2018 after fortunately becoming acquainted with Sean Connelly. He specializes in middle-market multifamily, retail, and mixed-use investment properties and commercial leasing in Chicago. He is a proud alumni of DePaul University's Real Estate and Liberal Studies Honors programs. During his time at DePaul, he had the fortune to intern for two of Chicago's most respected real estate firms: R2 Companies & Baum Realty, while also leasing apartments with residential firms "on the side" to fund bar/restaurant tabs and travel.

Prior to joining 33 Realty, Gene had the pleasure to cut his teeth for two years as a multifamily investment sales and retail leasing broker at First Western Properties under Paul Tsakiris' guidance after six years in appraisal/valuation at CBRE, The Butler Burgher Group, and Colliers alongside Chad Bosley and Mike D'Alessandro. As a commercial appraiser, he gained invaluable experience working on varying property types and classes: both institutional and middle-market retail, office, industrial, and multi-family. This diverse background gives him a unique capability to competently service clients across multiple asset types both in sales and leasing.

As a devout and passionate Chicagoan, Gene lives with his beautiful and talented wife Sara, an emergency veterinarian, and four French Bulldogs: Jerry, Elaine, Kramer, and George in Chicago's Wicker Park neighborhood.

EDUCATION

DePaul University 2011 - Real Estate Program

DePaul University - Honors Program - Liberal Studies

33 Realty

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