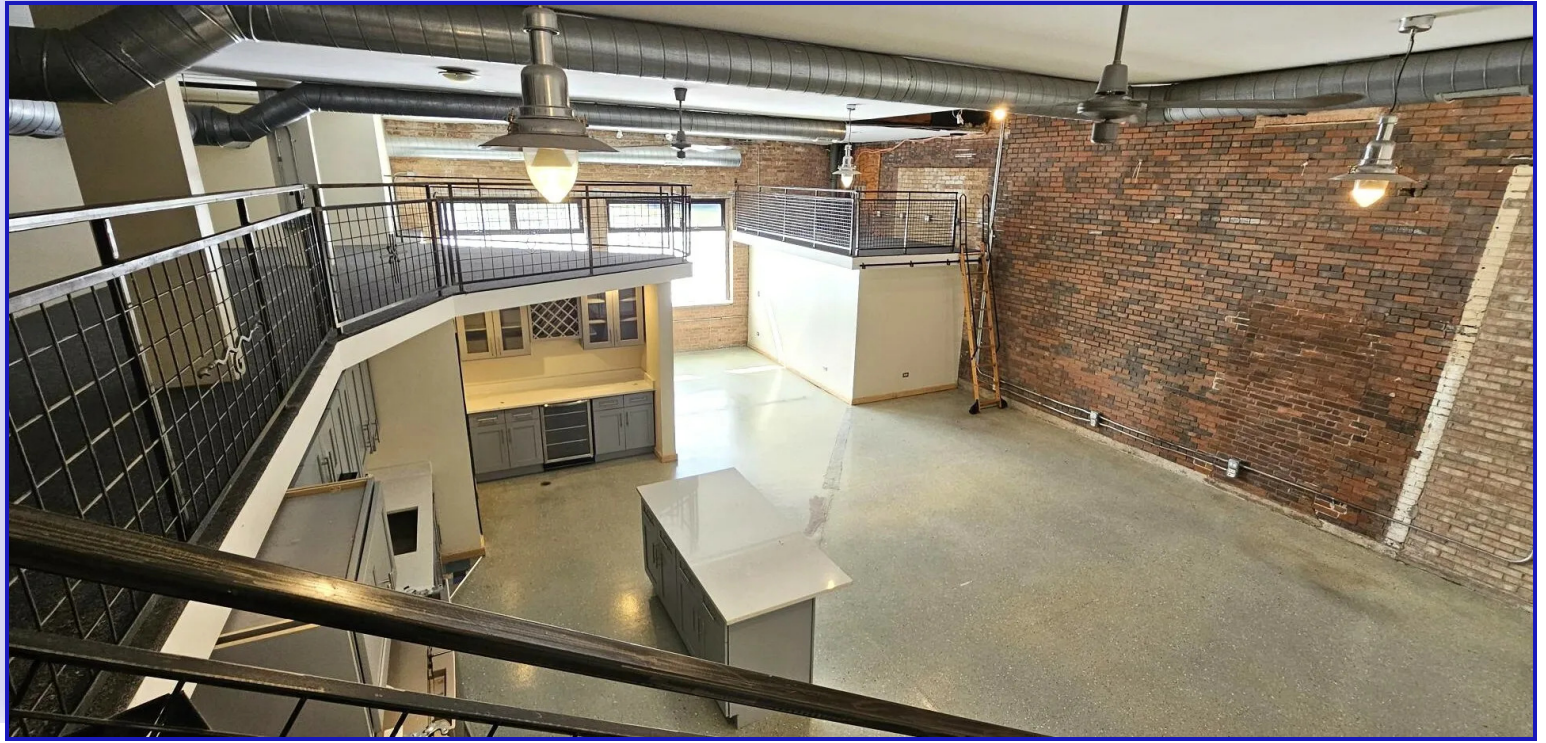


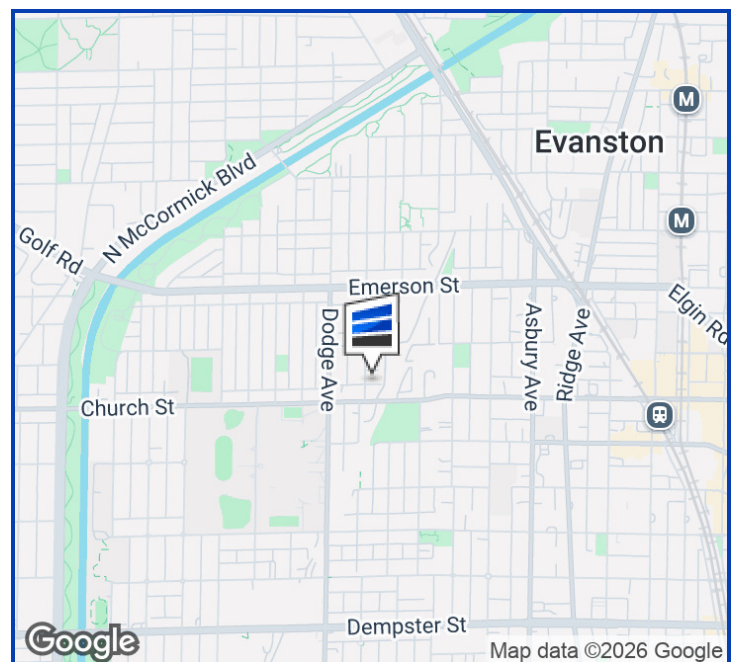


**FOR LEASE: Light-filled 2BR-2Bath Live-Work
Loft with Private Terrace
Ideal For Businesses, Entrepreneurs & Makers
1703 DARROW AVENUE, EVANSTON, IL**



UNIT HIGHLIGHTS & LIVE-WORK OPTIONS

- Imagine living and working in a light-filled loft with 14-foot ceilings, exposed bow trusses and a Private Rooftop Terrace. Whether you're a creative agency, a design studio, consultant, maker, entrepreneur, or someone seeking a true live-work environment, 1703 Darrow offers a rare combination of flexibility, character and convenience. Loft faces west, creating an airy environment filled with natural light
- Ground Floor features a Living Room, Private Studio/Office Space, an outstanding Kitchen with an Island, abundant Countertops and Storage Areas, Bathroom with walk-in shower, and a Utility Room/Pantry with Washer-Dryer and additional Storage. Central HVAC and 400-amp service
- Mezzanine level accessible by stairs offers a separate storage area
- 2nd Floor has two 200sf Bedrooms with Skylights and Windows, and access to a Private Rooftop Terrace
- Lease Rate: \$3,800/month (\$17.50/sf)
- Contact Ross with questions 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 Price subject to change and this listing may be withdrawn without notice.

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1238 OAK AVENUE, EVANSTON, IL 60202

1st Floor - Photos



Kitchen & Mezzanine off of Entry Way



Full Updated Kitchen with side-by-Side Refrigerator, Island, Cabinets and Countertop Space

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ross@insitecommercialrealty.com

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1st Floor - Photos



1703 Darrow Avenue, #2 Evanston, IL 60201



Additional Kitchen Storage with Beverage Cooler, Cabinets and Counter Space



Utility Room off of Kitchen - 100sf (20' long by 5' wide) includes Washer/Dryer, HWH & Furnace

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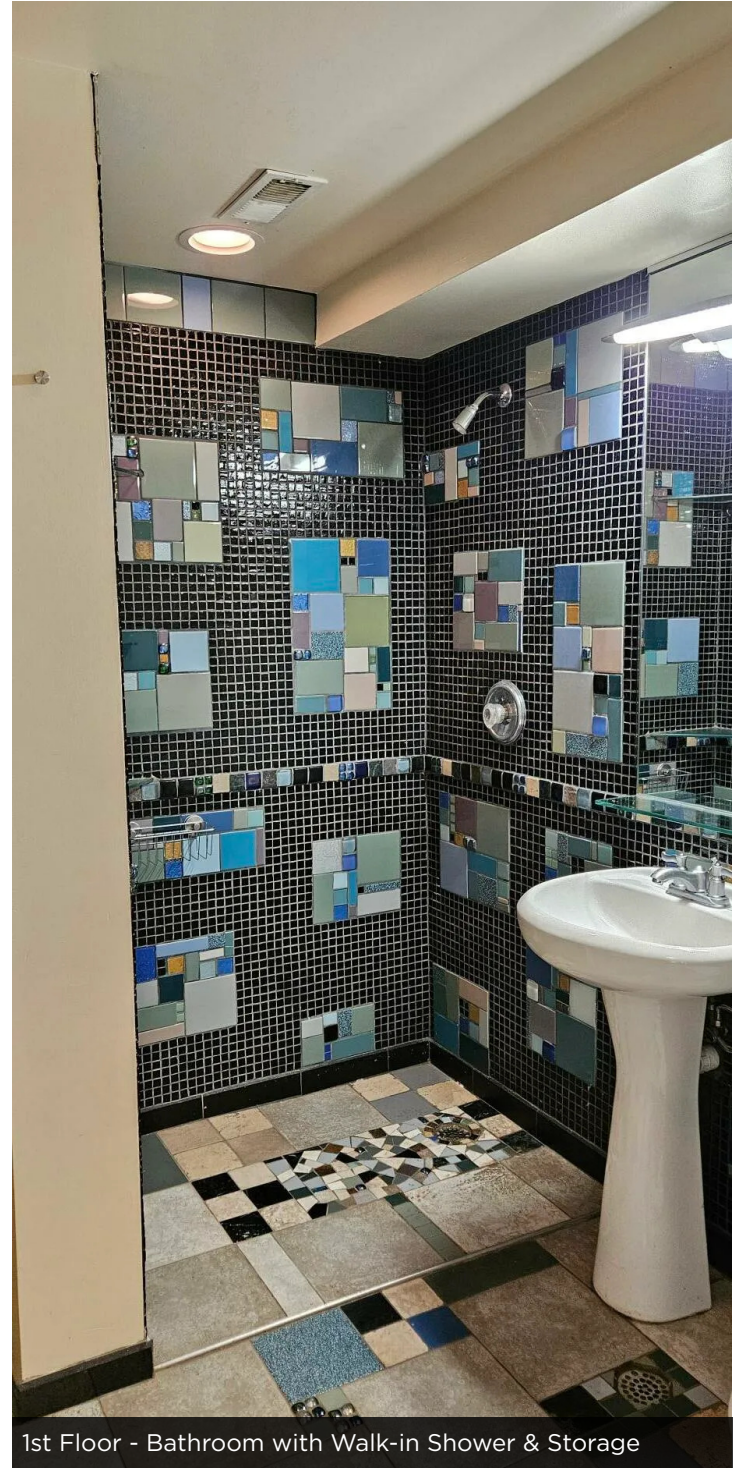
Additional Photos



1703 Darrow Avenue, #2 Evanston, IL 60201



Mezzanine Level for Storage or Fitness



1st Floor - Bathroom with Walk-in Shower & Storage

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Rooftop Terrace



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What You Need To Know!



IDEAL SPACE FOR:		FAST FACTS	
		FEATURE	DETAILS
•	Creative Agencies	Size	2,600sf
•	Architects	Use	Office / Residential / Live-Work
•	Designers	Rent	\$3,800/month
•	Artists	Ceiling Height	14 feet
•	Content Creators	Full Kitchen	Yes
•	Photographers	Shower	Yes - Walk-in
•	Consultants	Private Terrace	Yes
•	Tech Companies	HVAC	Central Air
•	Showroom Users	Power	400 Amp Service
•	Live-Work Entrepreneurs	Parking	On-Site & Street
•	Educational	Skylight	Yes

LOCATION HIGHLIGHTS & TRANSITIONING NEIGHBORHOOD

- 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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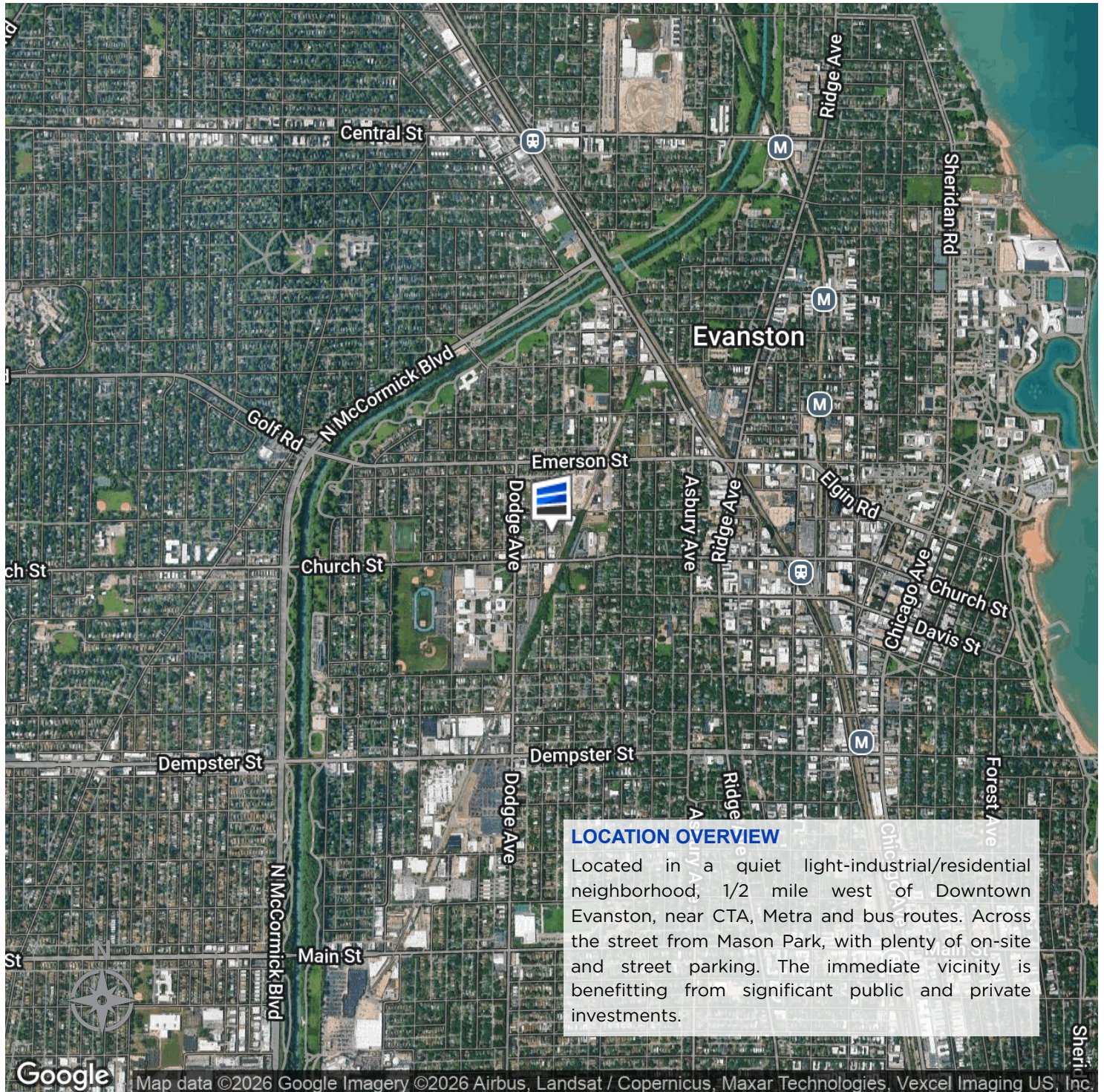
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Location Map



1703 Darrow Avenue, #2 Evanston, IL 60201



LOCATION OVERVIEW

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. The immediate vicinity is benefitting from significant public and private investments.

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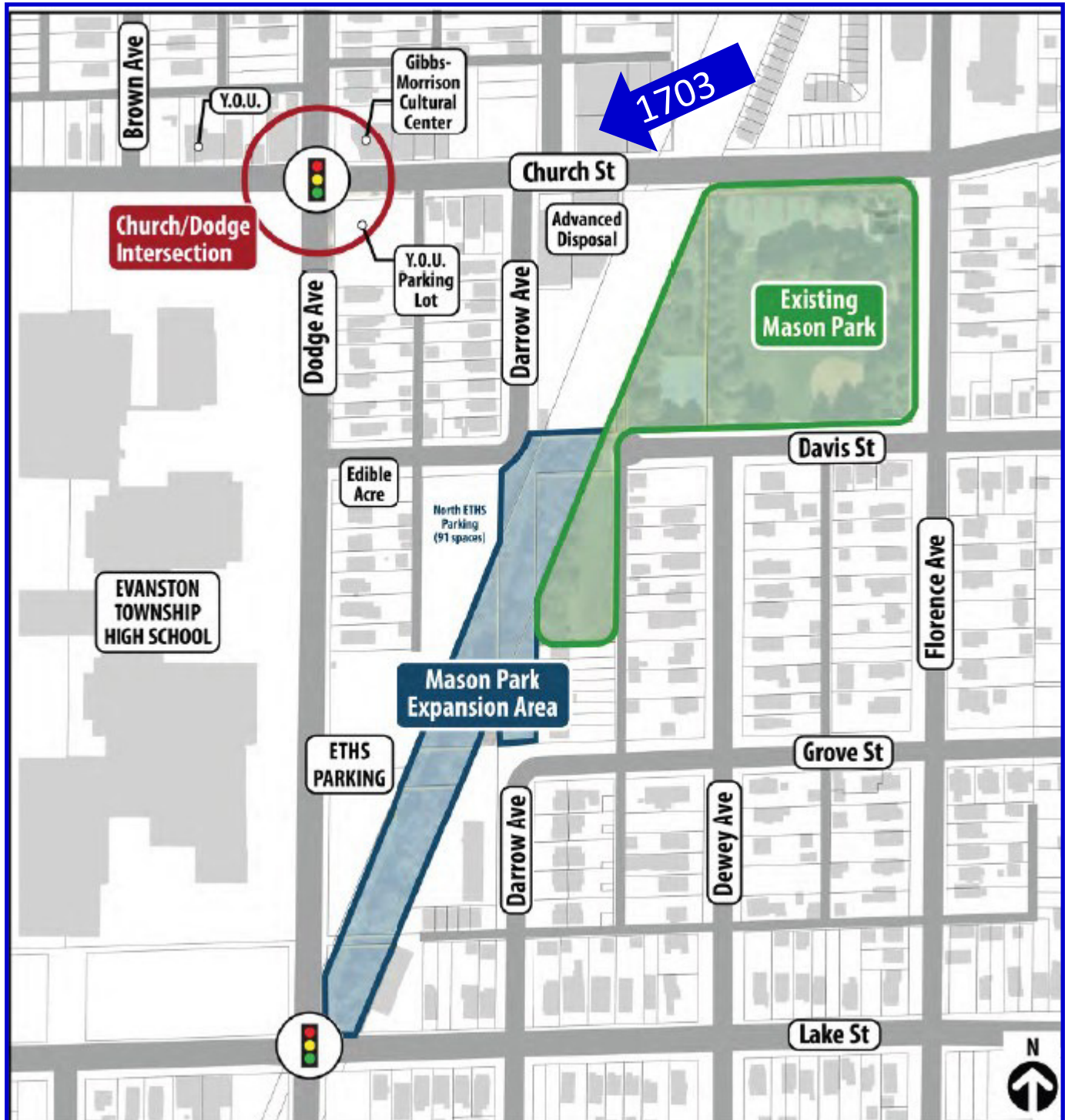
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Public Improvements



Upgrades Coming To Mason Park And Church/Dodge Intersection



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