

Ridge Plaza Office Suites for Lease

1822 Ridge Avenue
\$18.00 per Square Foot

Evanston, IL



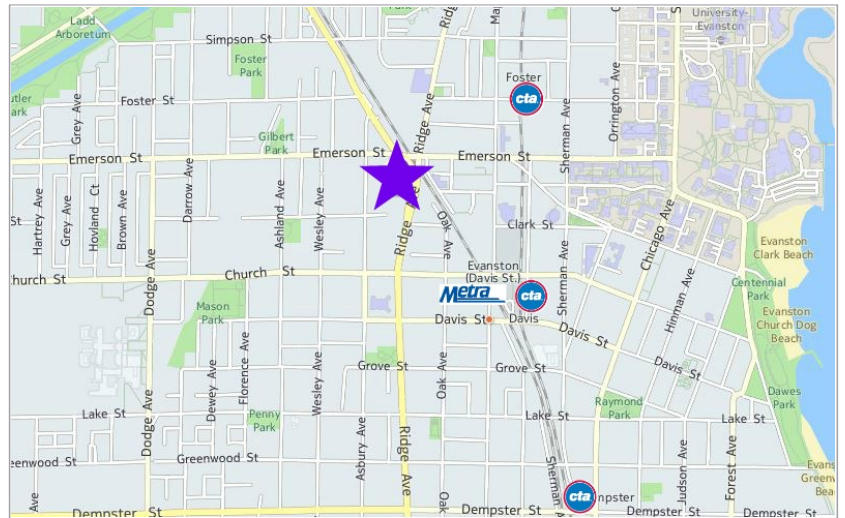
650 - 2,020 Square Feet Available

Building Features

- Affordable office suites - Excellent location
- Indoor parking
- Individual HVAC and electric
- Sprinkler system
- Some suites can be combined

Area Amenities

- Short walk to Downtown Evanston
- Close Proximity to Northwestern University
- Convenient to CTA, Metra and Pace Bus
- Near intersection of Ridge, Green Bay & Emerson



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Real Estate
Business Advisors

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Available for Lease - Ridge Plaza Offices

1822 Ridge Avenue Evanston, IL

PROPERTY OVERVIEW

This one-story, loft style office building is fully sprinklered and has an indoor parking lot. All units have independent gas heat, electric and air-conditioning. The 1822 Ridge Plaza office building is located just west of Downtown Evanston and just south of the intersection of Ridge Avenue, Green Bay Road and Emerson Street.

Units for Lease

Unit	Square Feet	\$ Per Square Foot	Monthly Rent	Tenant Pays
100	707	\$18	\$1,060.50	Utilities plus parking
110	812	\$18	\$1,218	Utilities plus parking
120	650	\$18	\$975	Utilities plus parking
220	910	\$18	\$1,365	Utilities plus parking, Available Oct.
210*	1110	\$37.83	\$3,500	Utilities, parking included

*Unit 210 is currently being renovated as a 3 bedroom, 2 bath, live/work unit

Building Details

Built	1940
Lot Size	80.14' x 240.75' x 79.31' x 259.47'
Lot Area	Approximately 19,980 square feet
Building Area	16,283+/- square feet – ground floor
Garage	16,000+/- square feet with overhead door
Parking	Indoor parking for 42 cars
HVAC	Rooftop units, separately metered, except for two units
Office Units	15
Electric	1200+ AMP electric service
Washrooms	2 men's, 2 women's, plus 3 private
Sprinklers	Building is fully sprinklered
Roof	Several bow truss roof sections with skylights
Zoning	O1 Office

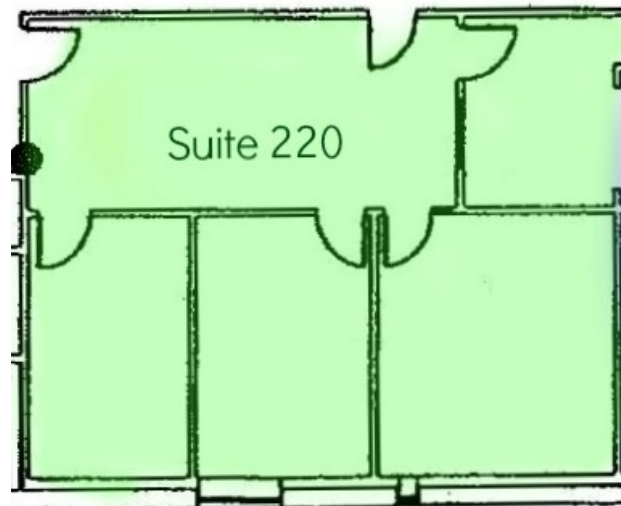
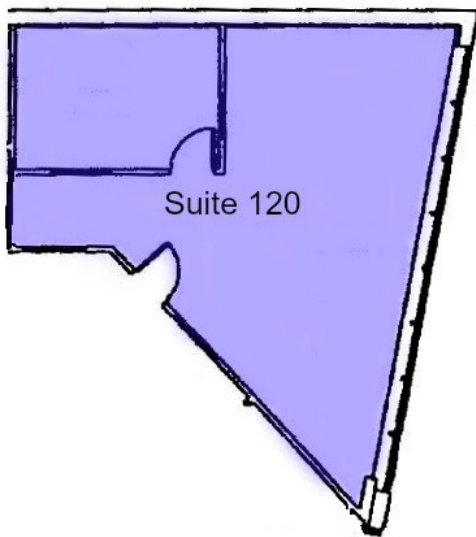
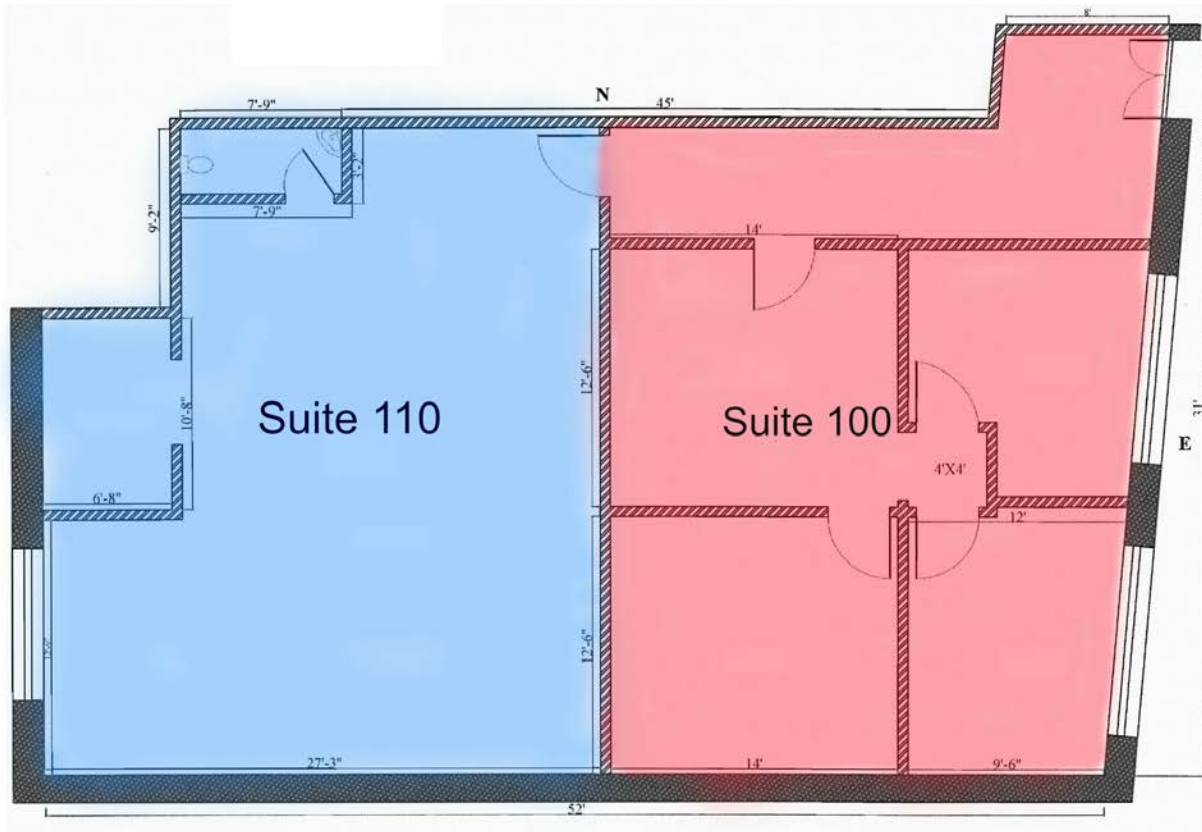


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Floor Plans - Available Suites

1822 Ridge Avenue Evanston, IL



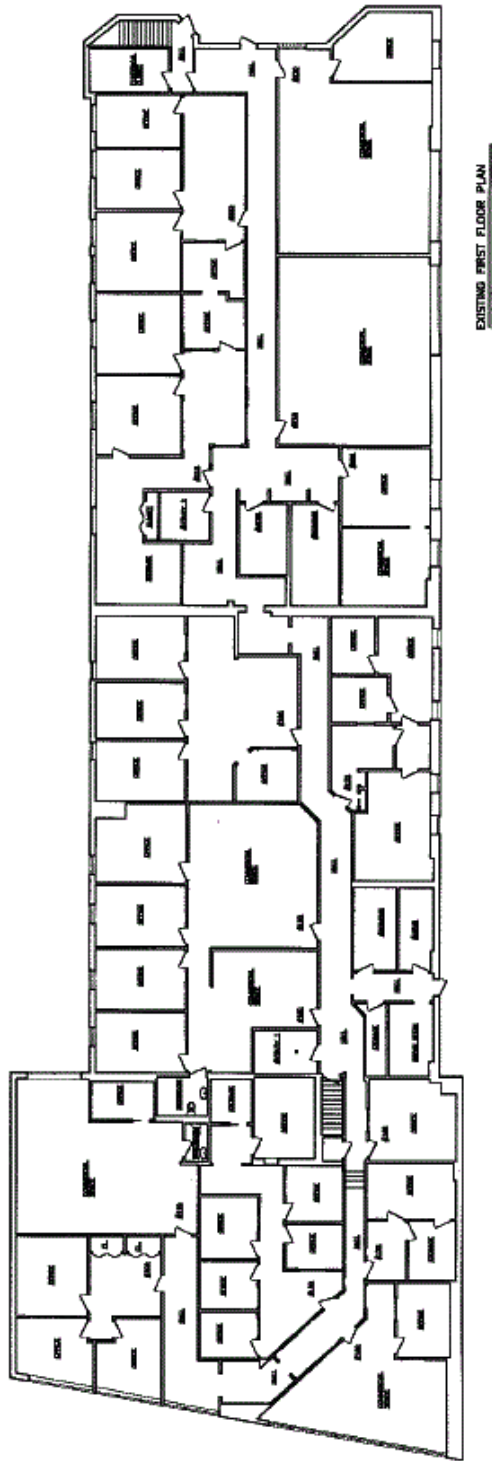
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Floor Plan - First Floor

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