



JAMESON.

OFFERING  
MEMORANDUM

808 GREENWOOD ST.

EVANSTON, IL

STEVEN GOLDSTEIN

SENIOR VICE PRESIDENT  
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312.840.9002

# DISCLAIMER

**This Offering memorandum is not intended to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective purchasers may need or desire.**

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## LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property may be required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based hazards. A risk assessment or inspection from possible lead-based paint hazards is recommended prior to purchase.

## HAZARDOUS MATERIALS DISCLOSURE

Various construction material may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and as such may need to be specifically treated, handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulations, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or the area, there may be hazardous or understandable metals, minerals, chemicals, hydrocarbons or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous and undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Buyer to retain qualified experts to detect and correct such matters and the consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transactions documents regarding the Property.

## AMERICANS WITH DISABILITIES ACT

The United States Congress has recently enacted the Americans with Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities. As such, modifications to real property may be required. Federal, state and local laws, codes and regulations also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult their attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

## STATE OF ILLINOIS DUAL AGENCY DISCLOSURE

The State of Illinois has enacted regulations relative to disclosure of representation. In all transactions relative to the Property, Essex Realty Group, Inc. is representing the Owner. However, in any situation where there is not a cooperating broker representing the purchaser, Essex Realty Group, Inc. is deemed to also be representing the purchaser. Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon the Licensee's/Agent's advice and the client's respective interest may be adverse to each other. Licensee/Agent will undertake this representation only with the written consent of ALL clients in the transaction. Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interest and on their own behalf. Seller hereby acknowledges that Licensee/Agent has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

## WHAT A LICENSEE / AGENT CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Treat all clients honestly; 2) Provide information about the Property to the Buyer; 3) Disclose all latent material defects in the Property that are known to Licensee/Agent; 4) Disclose financial qualification of the Buyer to the Seller; 5) Explain real estate terms; 6) Help the Buyer to arrange for Property inspections; 7) Explain closing costs and procedures; 8) Help the Buyer compare financing alternatives; 9) Provide information about comparable properties that have sold, so both clients may make educated decisions on what price to accept or offer.

## WHAT A LICENSEE / AGENT CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT:

1) Confidential information that Licensee/Agent may know about the clients, without that client's permission. 2) The price the Seller will take other than the listing price without the permission of the Seller; 3) The price the Buyer is willing to pay without the permission of the Buyer; 4) A recommended or suggested price the Buyer should offer; 5) A recommended or suggested price the Seller should counter with or accept. If either client is uncomfortable with this disclosure and dual representation, please let the Licensee/Agent know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction. By initialing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee/Agent acting as Dual Agent, should that become necessary.

## NEITHER SELLER NOR AGENT IS MAKING AND HAS NOT, AT ANY TIME, MADE ANY WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESSED OR IMPLIED WITH RESPECT TO THE PROPERTY. CONTEMPORANEOUS OFFERS

Agent and Designated Agent obtain contemporaneous offers from two or more clients. Clients of the Designated Agent may request to be referred to a different Jameson Designated Agent.

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# PROPERTY INFORMATION



# EXECUTIVE SUMMARY

THIS PROPERTY OFFERS A FANTASTIC OPPORTUNITY FOR YOUR BUSINESS TO THRIVE IN A WELL-MAINTAINED AND STRATEGICALLY LOCATED SPACE RIGHT OFF BUSY GREENWOOD STREET IN EVANSTON. THIS FIRST FLOOR SUITE LAYOUT INCLUDES THREE PRIVATE OFFICES, PERFECT FOR CONDUCTING MEETINGS OR MAINTAINING PRIVACY. A WELCOMING RECEPTION AREA AND COMFORTABLE WAITING AREA MAKE AN INVITING FIRST IMPRESSION FOR YOUR CLIENTS AND GUESTS. ADDITIONALLY, AN OPEN AREA FOR WORKSTATIONS ALLOWS FOR COLLABORATIVE WORK ENVIRONMENTS, WHILE A FULLY EQUIPPED KITCHEN PROVIDES CONVENIENCE FOR YOUR TEAM.

WHILE TENANT PARKING IS AVAILABLE ON-SITE IN LIMITED QUANTITIES, YOU'LL FIND AMPLE PUBLIC PARKING OPTIONS NEARBY AND ON THE STREET FOR YOUR CONVENIENCE. DON'T MISS OUT ON THE CHANCE TO MAKE THIS OFFICE SPACE YOUR OWN! CALL STEVEN GOLDSTEIN FOR MORE DETAILS!

**SALES PRICE:** ..... \$1,225,000

**LEASE PRICE:** ..... \$4,150/MONTH (FIRST FLOOR)

**PIN:** ..... 11-18-329-011-0000

**PROPERTY SIZE:** ..... 5,735 SF

**2022 TAXES:** ..... \$39,214.58



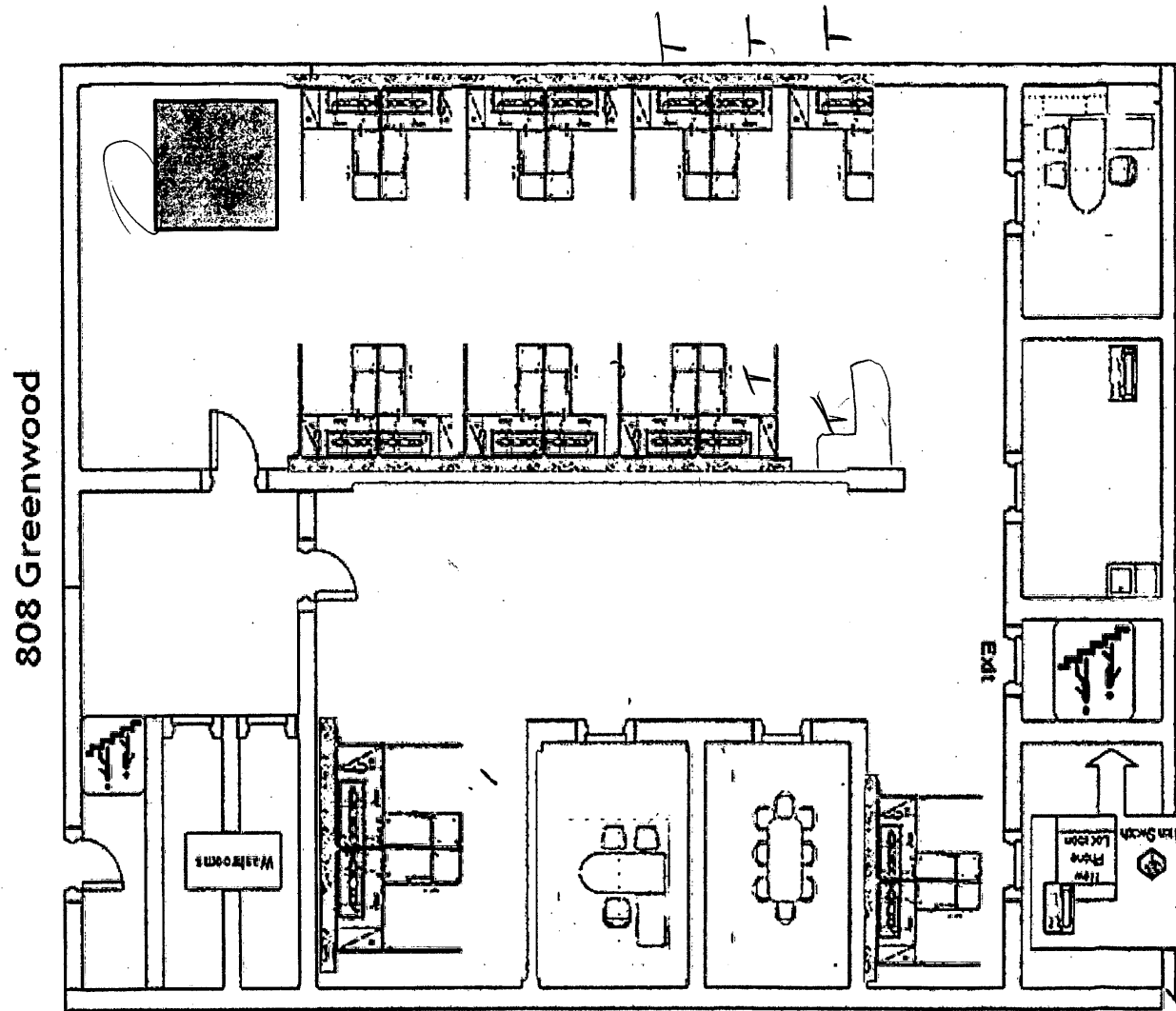
# PROPERTY HIGHLIGHTS

PROPERTY GLA: ..... 5,735 SF    YEAR BUILT: ..... 1950  
STORIES: ..... 2    YEAR RENOVATED: ..... 1995  
TYPICAL FLOOR: ..... 3,000 SF    ELEVATORS: ..... NONE  
LOT SIZE: ..... 40 X 114    CONSTRUCTION: ..... Masonry  
ZONING: ..... C2    TENANCY: ..... Multiple  
LAND SF: ..... 4,356 SF    MARKET: ..... EVANSTON





# PROPERTY FLOOR PLAN













A photograph of the Chicago skyline at sunset, with a strong red and orange color cast. The Willis Tower is the central focus, with other skyscrapers like the Trump Tower and the Aon Center visible. The text "LOCATION INFORMATION" is overlaid in a large, white, outlined font at the bottom.

# LOCATION INFORMATION



# LOCATION OVERVIEW

ZIP: ..... 60201

SUB-MARKET: ..... NEAR NORTH

SUB-MARKET CLUSTER: ..... NORTH

LOCATION TYPE: ..... SUBURBAN

MARKET: ..... CHICAGO

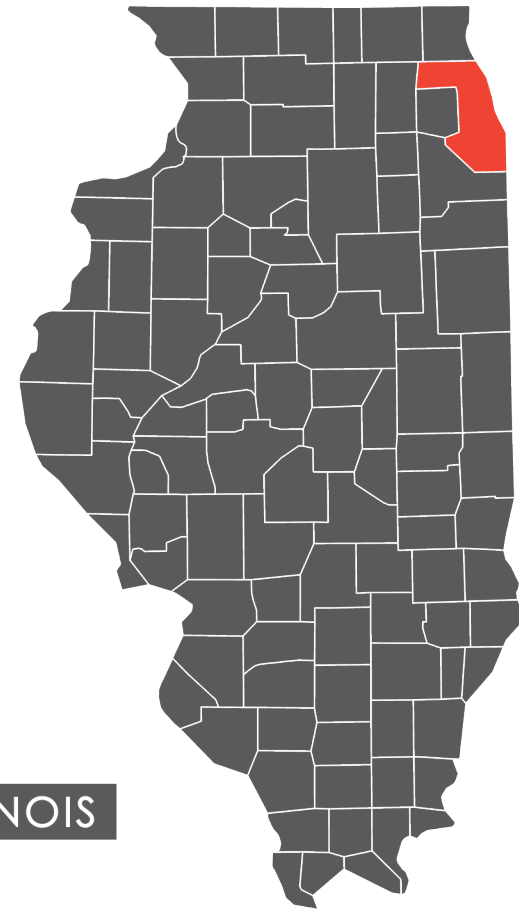
COUNTY: ..... COOK

STATE: ..... ILLINOIS

CBSA: ..... CHICAGO-NAPERVILLE-ELGIN, IL-IN-WI

DMA: ..... CHICAGO, IL-IN

COUNTRY: ..... UNITED STATES



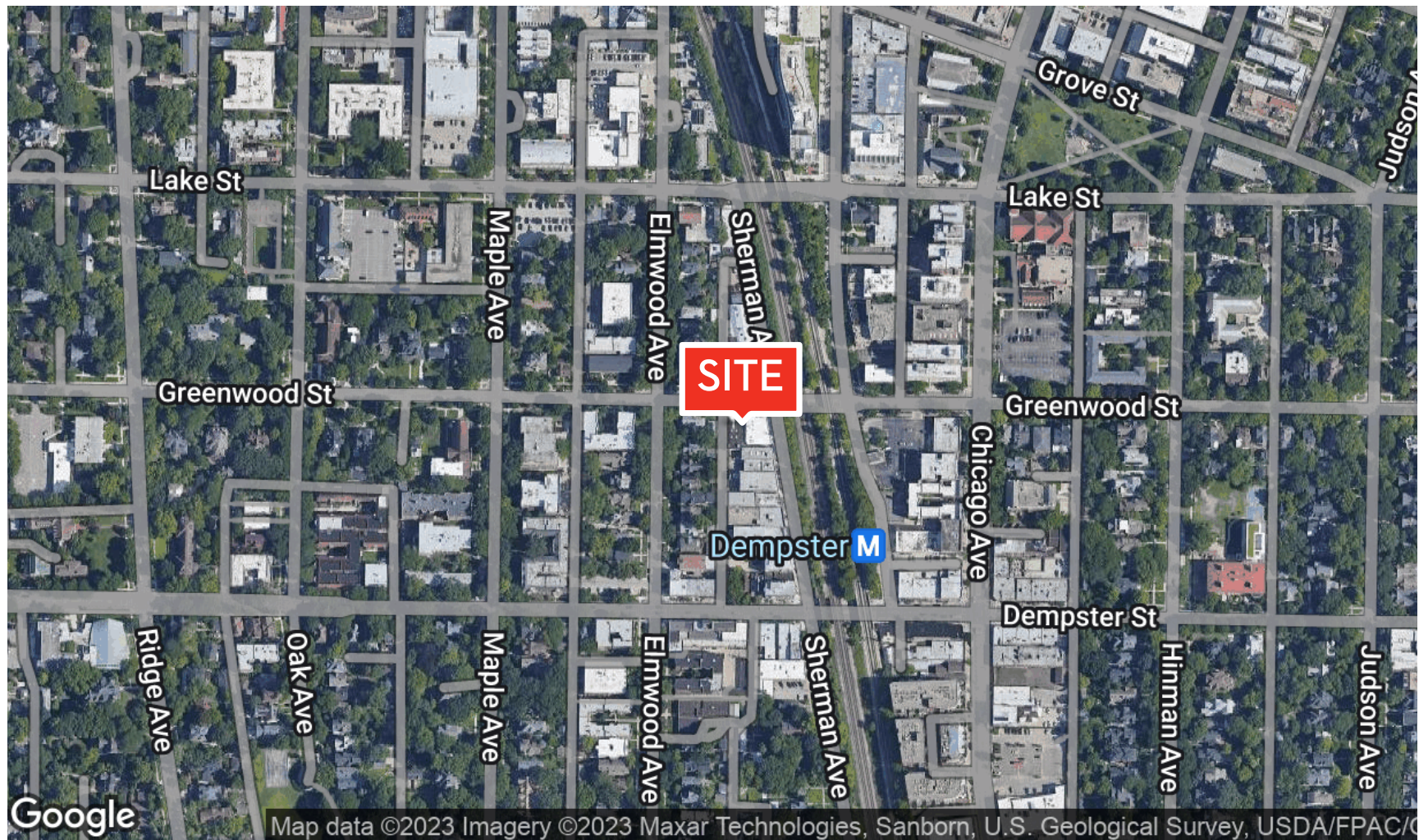
ILLINOIS



2600 GROSS POINT RD., EVANSTON

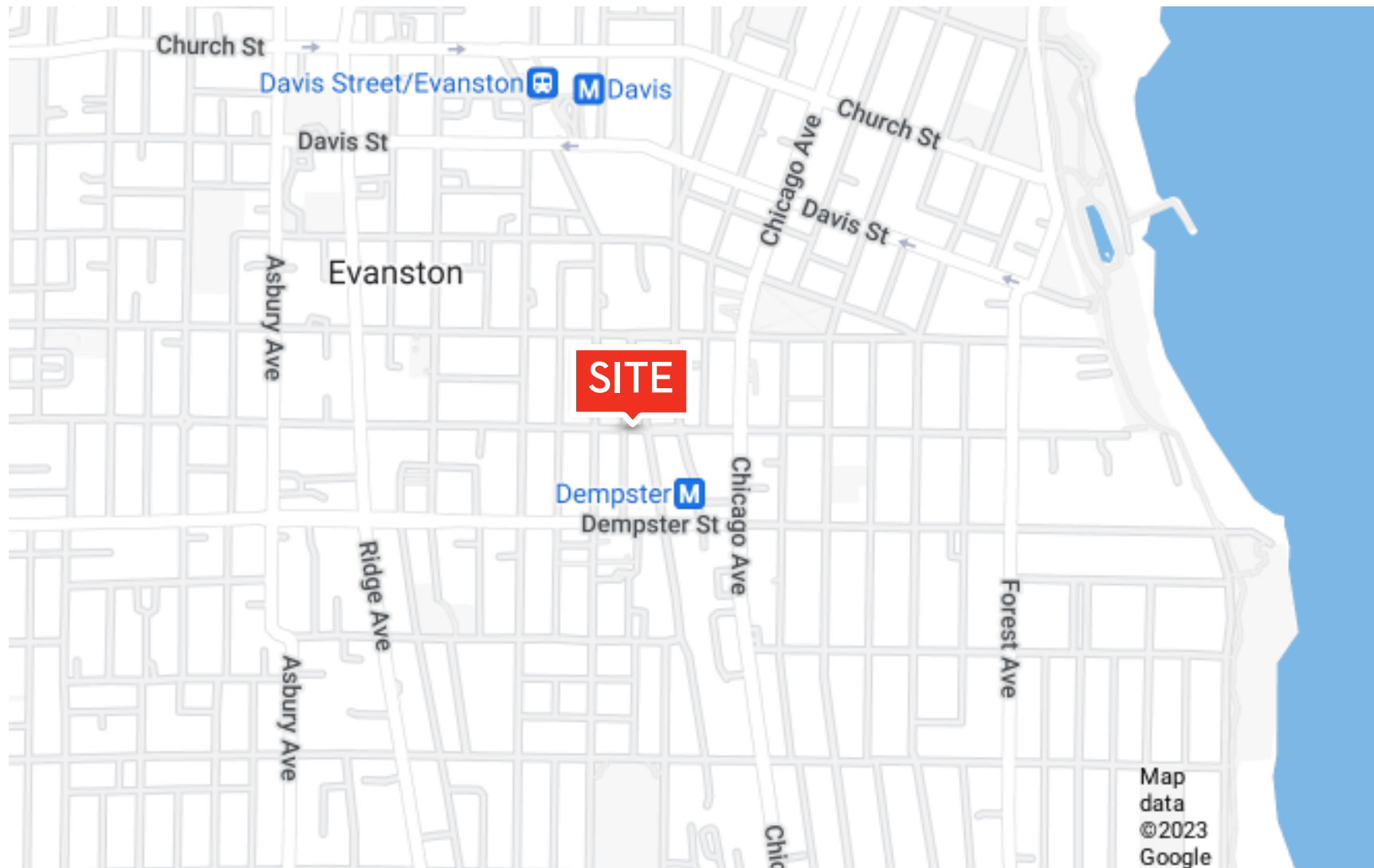


# REGIONAL MAP





# AERIAL MAP



# TRANSPORTATION HIGHLIGHTS

TRANSIT/SUBWAY	WALK	DISTANCE
Dempster Station (Purple Line)	2 min	0.1 mi
Davis Station (Purple Line)	8 min	0.5 mi
Main Street Station (Purple Line)	13 min	0.7 mi
Foster Station (Purple Line)	18 min	1.0 mi

COMMUTER RAIL	DRIVE	DISTANCE
Evanston Davis Street Station Commuter Rail (Union Pacific North Line)	1 min	0.5 mi
Evanston Main Street Station Commuter Rail (Union Pacific North Line)	2 min	0.7 mi

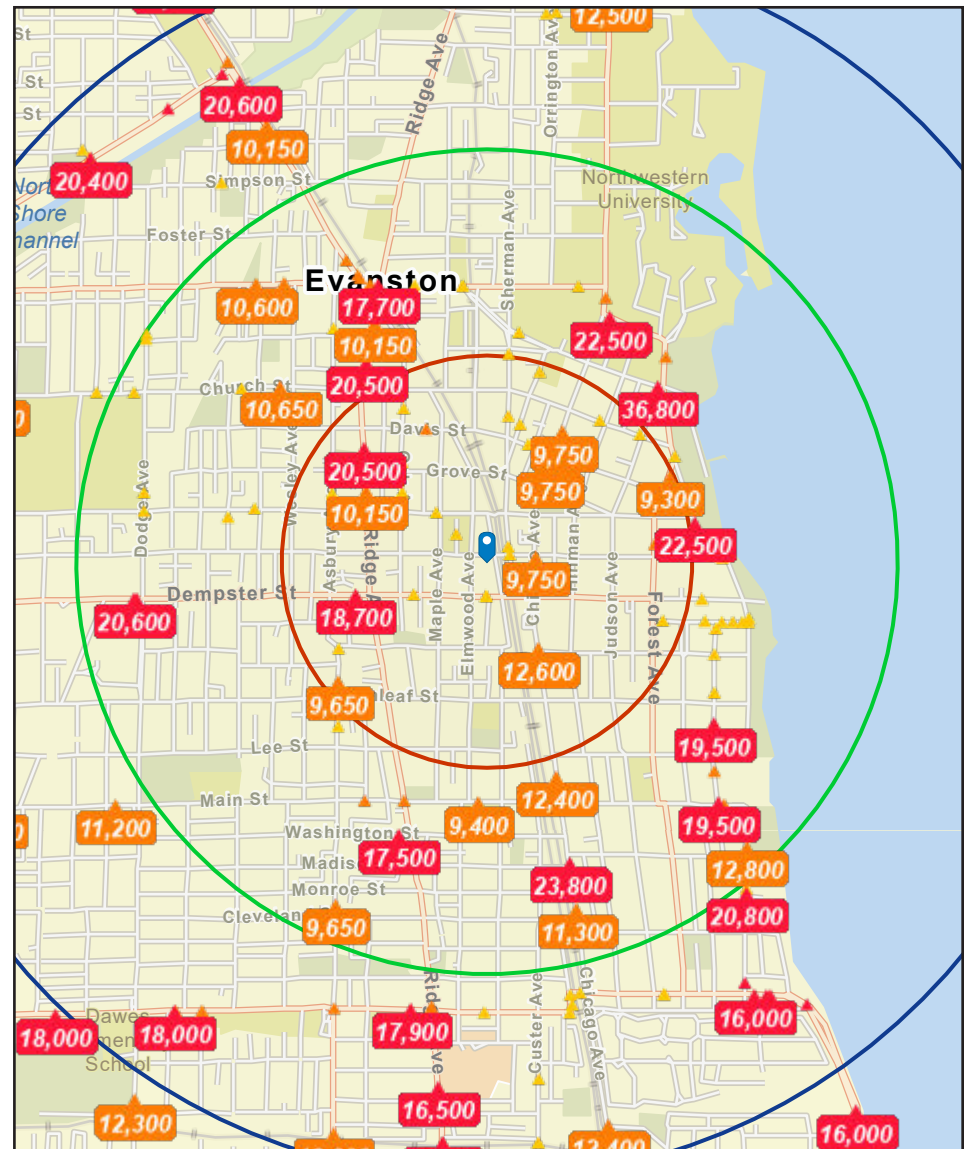
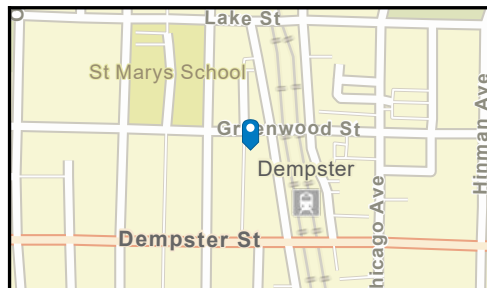
AIRPORT	DRIVE	DISTANCE
Chicago O'Hare International Airport	29 min	15.3 mi
Chicago Midway International Airport	38 min	24.6 mi



# TRAFFIC COUNT MAP

## AVERAGE DAILY TRAFFIC VOLUME

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day





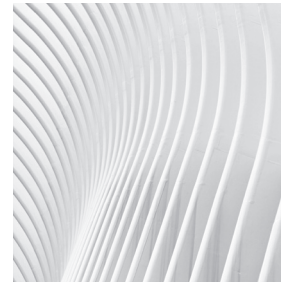
# MARKET INFORMATION



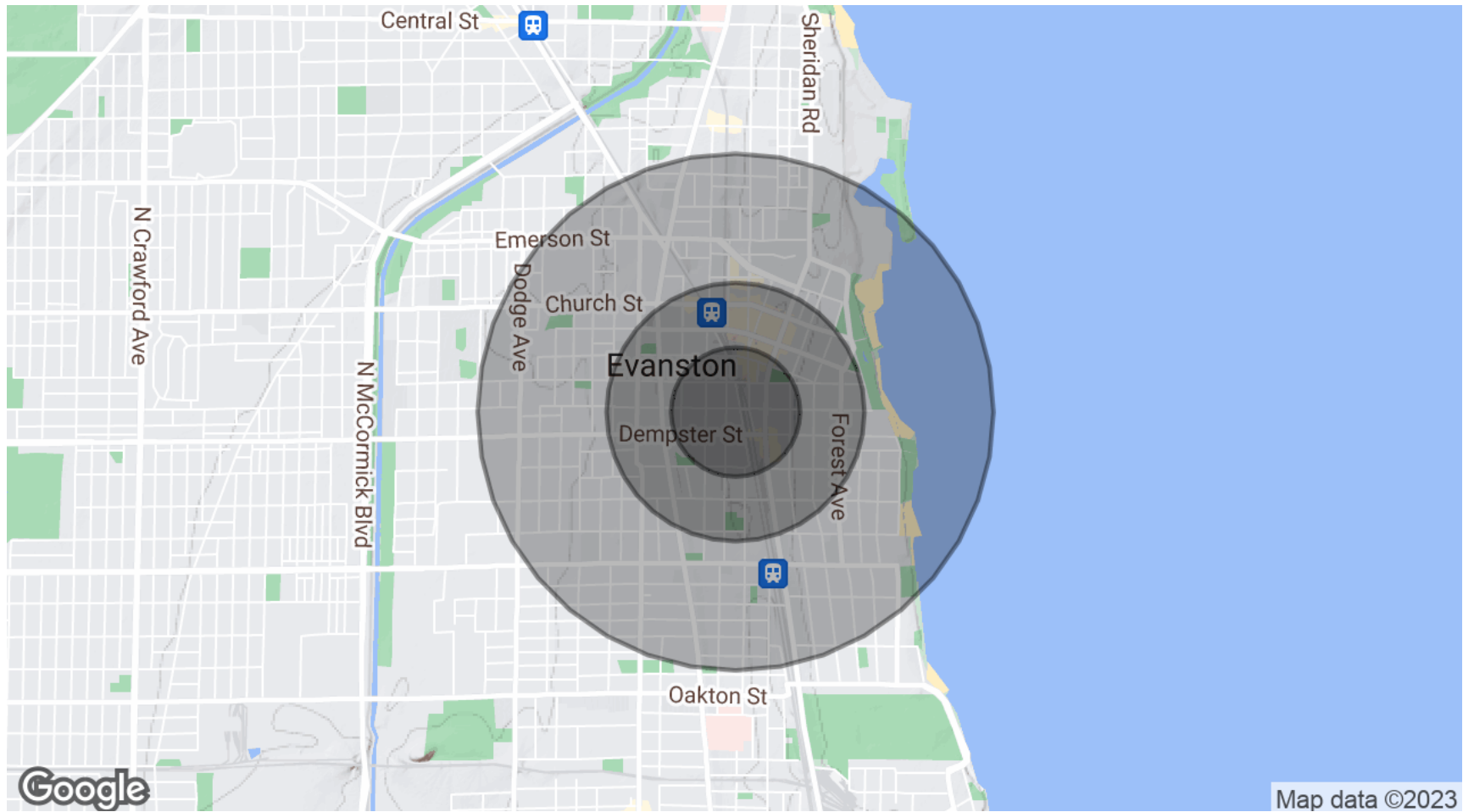
# MARKET OVERVIEW

## EVANSTON, IL

Evanston, Illinois, is a diverse and vibrant city just north of Chicago. Home to Northwestern University, it boasts a rich educational and cultural landscape, attracting individuals from various backgrounds. The city embraces its multicultural identity and has a thriving arts and culinary scene. Evanston's picturesque lakefront, extensive green spaces, and commitment to community engagement contribute to its high quality of life. Its historical significance, including ties to the abolitionist movement and the Women's Christian Temperance Union, adds depth to its character. With excellent public transportation links, Evanston offers a compelling mix of modernity and tradition within the Chicago metropolitan area. This welcoming and progressive community values diversity, sustainability, and active civic participation. Its dynamic arts and educational institutions, along with its beautiful lakeside setting, make Evanston an attractive destination for both residents and visitors seeking a rich and vibrant urban experience with a strong connection to nature and history.



# DEMOGRAPHIC MAP





# DEMOGRAPHIC INSIGHTS

## KEY FACTS

11,245

Population



5,835

Households

38.1

Median Age

\$62,513

Median Disposable Income

## EDUCATION

1%

No High School Diploma



8%

High School Graduate



11%

Some College



80%

Bachelor's/Grad/Prof Degree

## INCOME



\$77,103

Median Household Income



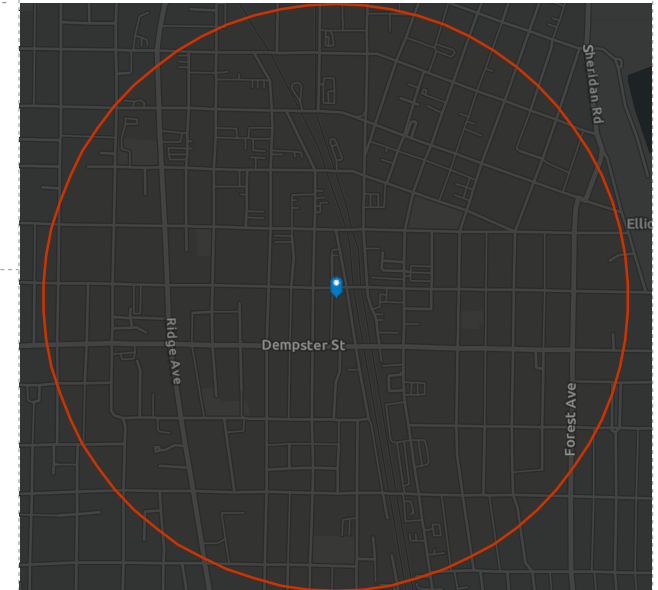
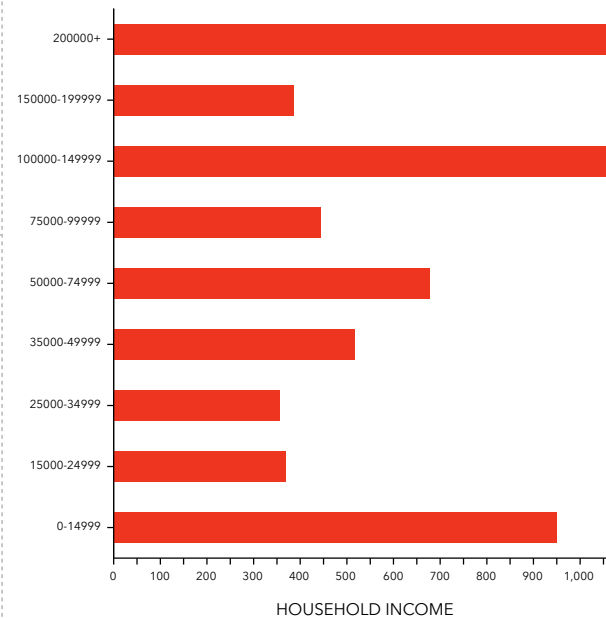
\$68,550

Per Capita Income



\$75,834

Median Net Worth



## EMPLOYMENT



89%

White Collar



5%

Blue Collar



7%

Services

3.9%

Unemployment Rate





ADDITIONAL  
INFORMATION



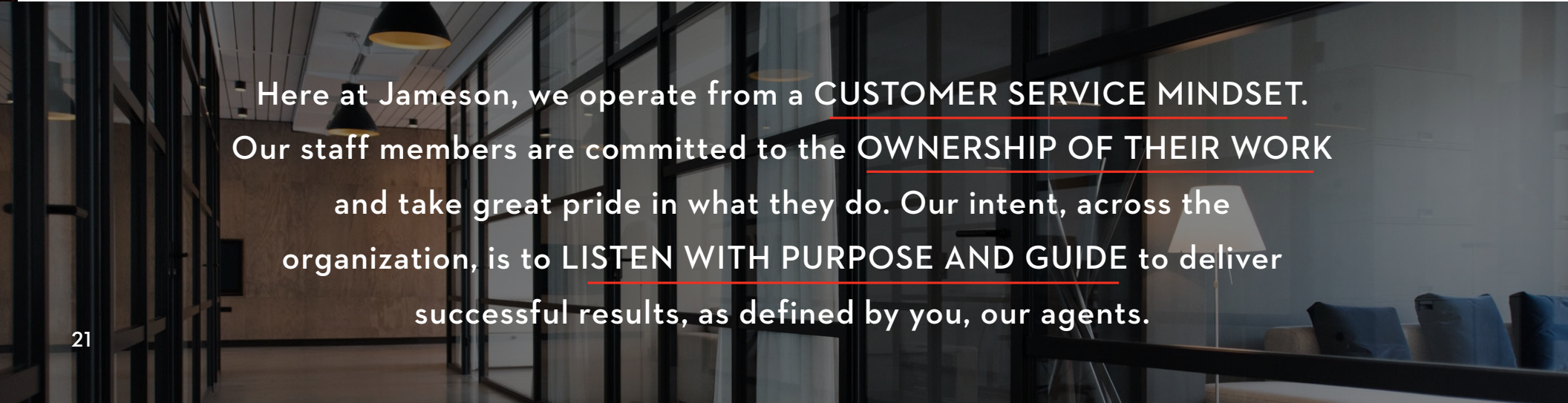
# ABOUT JAMESON COMMERCIAL

With billions of dollars in transactions, Jameson Commercial has been a proven member of the Chicagoland Real Estate community since 1982. The expertise you will find at Jameson Real Estate's Commercial Division applies to all types of transactions, from purchases to sales to leasing. We have specialists in multi-family, retail, office, land, industrial, and business real estate - the right fit for your commercial real estate needs.

Our Jameson Commercial professionals offer a wealth of experience and knowledge. Because of our day-in and day-out presence in the marketplace, we have an extensive database of clients and properties. Our commercial real estate brokers are familiar with the marketplace and have marketed a wide variety of property types using an array of sales methods. This experience ensures that your goals will be optimized.

Founders Charley and Harry Huzenis have been active in the real estate industry for over 30 years. Shortly after acquiring their real estate licenses, the Huzenis brothers started Jameson Realty Group in 1982. They grew the company from a traditional storefront brokerage into one of the city's foremost representatives of developers of both new construction and renovation projects. The company has been responsible for successfully marketing over 300 residential development projects.

Now, Chris Feurer, CEO brings his years of successful experience in almost every facet of real estate: sales, leasing, management, training, commercial, and development. Jameson Real Estate has quickly grown to a nearly \$3 billion dollar company to become one of Chicago's leading realty firms.



Here at Jameson, we operate from a CUSTOMER SERVICE MINDSET.  
Our staff members are committed to the OWNERSHIP OF THEIR WORK  
and take great pride in what they do. Our intent, across the  
organization, is to LISTEN WITH PURPOSE AND GUIDE to deliver  
successful results, as defined by you, our agents.

# WHY WORK WITH US

1

## THE PLACE INVESTORS GO TO GET "OFF MARKET" & "FIRST-TO-MARKET" DEALS

We transact a large number of "off market" deals and actively market these opportunities to our database of past and prospective clients. Our "off market" inventory is created through our comprehensive farming, unique marketing and lead generation, social media, strong developer relationships, and collaboration with the residential real estate agents of Jameson Sotheby's International Realty.

2

## STRONG RELATIONSHIPS WITH DEVELOPERS

We identify land and building opportunities for developments, underwrite them, and advise on floor plans, unit mix, amenities, pricing, and absorption rate. We also connect developers with lenders, investors, architects and builders. Finally, we help the developer sell or lease the development. With over 350 developments sold, we have a track record that is unrivaled in the Chicago real estate industry.

3

## WE LEVERAGE THE SOTHEBY'S INTERNATIONAL REALTY BRAND

Sotheby's International Realty is a globally recognized residential real estate brand with over 25,000 agents in 1,000 offices across 77 countries and territories worldwide. Our relationship with Jameson Sotheby's International Realty gives our Jameson Commercial agents access to 430+ local residential agents between 6 offices on Chicago, the North Shore, Hinsdale and Barrington, as well as opportunities to tap into their network of high net worth clients. This relationship provides a remarkable source for lead generation and client support between Jameson Commercial and Jameson Sotheby's International Realty agents.

4

## AN ACCOMPLISHED BUSINESS BROKERAGE DIVISION

Our Business Brokerage Division generates numerous bar, nightclub, and restaurant listings. Our experience in Municipal licensing and the transferring of liquor licenses within the City of Chicago is second to none.



5

## DOMINANT RETAIL SHOP PRESENCE IN CHICAGO'S MOST MERCANTILE AREAS

Our retail shop signage creates extensive call volume, lead generation, and substantial retail presence in Chicago's most mercantile areas. This presence gives us insider expertise on current market trends in the local marketplace.

6

## WE SPECIALIZE IN \$2-20M DEALS

We close over \$150M in commercial properties annually on average with a focus on investment sales in the middle market ranging from \$2-20M.

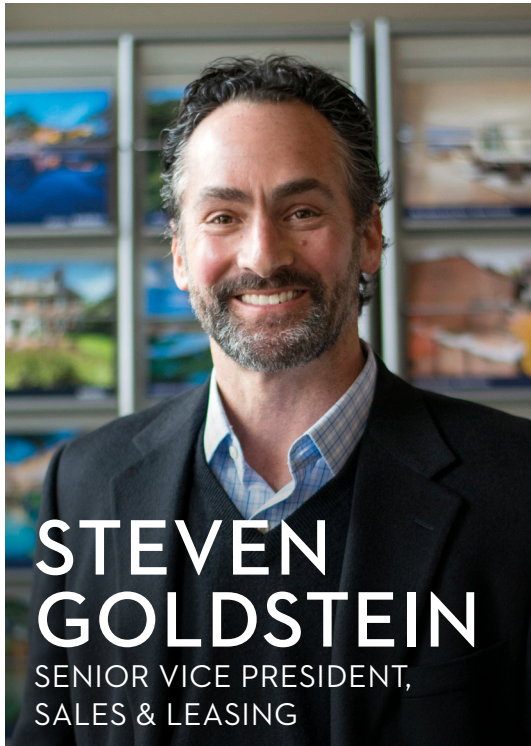
7

## TRAINED TEAM OF TALENT

The technological and marketing resources we provide are unrivaled. Nowhere else - within real estate or outside of it - can an agent receive support like we provide. Our marketing team is filled with creative, daring, and innovative specialists who take our brand and our agents to a whole new level. We create semi-custom to fully custom marketing strategies for every single agent. Our technology interface allows us to implement marketing seamlessly; company-wide, resources are easily accessed on-line and are mobile-optimized. With the highest staff-to-agent ratio in our market, our team is available to all of our agents to facilitate the success of their business.



# ABOUT YOUR TEAM



**STEVE@CHICAGOBROKER.COM**  
**312.840.9002**

## ■ ABOUT STEVEN

In the realm of commercial real estate, where obstacles and challenges are par for the course, having a seasoned broker advisor with a blend of real estate acumen and business savvy is crucial. However, it's the touch of creative problem-solving that truly distinguishes the exceptional. Enter Steve Goldstein, a creative force in commercial real estate, renowned for his diverse experience and "Outside the Building Thinking" that permeates every project he undertakes.

For over three decades, Steve has been a pillar in the Chicago commercial real estate market, specializing in office, medical and retail tenant representation and commercial buyer representation. His consultancy spans a diverse array of clients, from small business owners to large corporations with intricate facility requirements. What sets Steve apart is not only his extensive experience in Chicago's commercial real estate arena but also his decades of expertise, profound market knowledge, and an expansive network of connections to brokers, managers, property owners and industry consultants.

Clients engaging with Steve discover a unique value proposition. Far from the realm of "cookie-cutter" transactions, Steve's ability to envision imaginative solutions distinguishes him. His philosophy of "Thinking Outside the Building" becomes the driving force behind each transaction, endowing his clients with a distinct advantage. As an innovative thinker, Steve excels in generating creative alternatives and options, bolstering negotiating positions and propelling clients toward their goals. His practical approach is evident in various aspects, from devising attention-grabbing marketing strategies for spaces to helping clients reimagine raw spaces as their future corporate homes. Steve is a constant wellspring of "out-of-the-building" ideas and solutions.

Steve is affiliated with prestigious organizations, including Provisors, CAR, NSBAR, NAR Jameson Sotheby's International Realty, OfficeFinder.com, Real Estate Connectors, CoStar/LoopNet, and MRED/MLS and the North Shore Networking Group.



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