



EVANSTON LABS

710 CLARK ST., EVANSTON, ILLINOIS
NORTH SHORE, CHICAGO





Designed for innovators, Evanston Labs is the only commercial Class-A lab and office building in Evanston, across from Northwestern University.

Startups, spinoffs, and forward-thinking companies now have access to a world-class lab environment, where they can tap into a robust ecosystem of ideas, funding, and collaboration.



AERIAL SITEPLAN

Northwestern
University

NORTHWESTERN UNIVERSITY

Steps from campus, Evanston Labs offers a world-class lab environment for companies wanting to be proximate to the University's groundbreaking research and talent.

Northwestern is driving new science research:

- Nanotechnology
- Chemistry
- Advanced Molecular Imaging
- Biosystems & Robotics
- Advanced Regenerative Engineering
- Physical Genomics
- Sustainability & Energy
- Molecular Therapeutics

Northwestern is driving innovation:

#9

globally for producing
VC-backed startup founders*

1500 +

Northwestern-educated startup
founders raised \$45 billion in
the last decade*

\$924 M

attracted by Northwestern
in FY2022 sponsored
research funding**

10 M

patients have been
impacted by Northwestern
therapeutics**

\$78 M

R&D start-up incubator lead by
Northwestern faculty, Querrey
InQbation Lab

700

faculty inventors served
since 2010**

the BUILDING



Stacking Plan

177,575 RSF

Total building square footage

10

Stories

8

Lab/office floors

20,370 RSF - 21,090RSF

Floor plates

13,599 SF

Indoor & outdoor rooftop amenities

14'6" - 16'

Floor-to-floor heights

33 ft

Column-free bay spacing

35

Indoor parking spaces

TENANT PRIVATE BALCONIES

PENTHOUSE MECH

LEVEL 10
(AMENITY)

LEVELS 04 - 09 21,090 RSF
(TENANT)

LEVEL 03 20,585 RSF
(GRADUATION SUITES)

LEVEL 02 20,370 RSF
(TENANT)

LEVEL 01
(LOADING & CHEMICAL STORAGE/STAGING
RETAIL, BOH, LOBBY,
RESTAURANT)

PARKING





STATE-OF-THE-ART INFRASTRUCTURE

Specialized Systems:

- Duplex domestic water pressure booster pumps
- Lab waste + vent risers piped to shared base building
- pH neutralization capabilities to be installed by tenants
- Chilled water and heating hot water riser network
- Dedicated space for chemical storage

Construction:

- Cast-in-place, post-tensioned concrete

Floors:

- Floor Load: 100 PSF live load for all lab/office
- Vibration Criteria: VC-A (2,000 MIPS) vibration velocity limit in specified areas
- Tenant Floor Heights: 14'-6" – 16'

Electrical & HVAC:

- Power:
 - Lab: 22 W/USF
 - Office: 7 W/USF
- Back-up Generator: capacity to support ~5 W/RSF of lab premises*
- HVAC System: Outdoor air provided at up to 1.5 CFM per SF to all lab spaces*

Elevators:

- Three (3) Passenger – 3,500 lb. capacity, 500 fpm
- One (1) Freight – 5,000 lb. capacity, 350 fpm

*Assumes 60%/40% office-to-lab ratio

Typical Level Fitplan

LAB TEST-FIT

36 WORKSTATIONS (4X6 DESK)

35 WORKSTATIONS (5' BENCH)

05 PRIVATE OFFICES

08 HOTELLING STATIONS

01 MEDIUM CONFERENCE

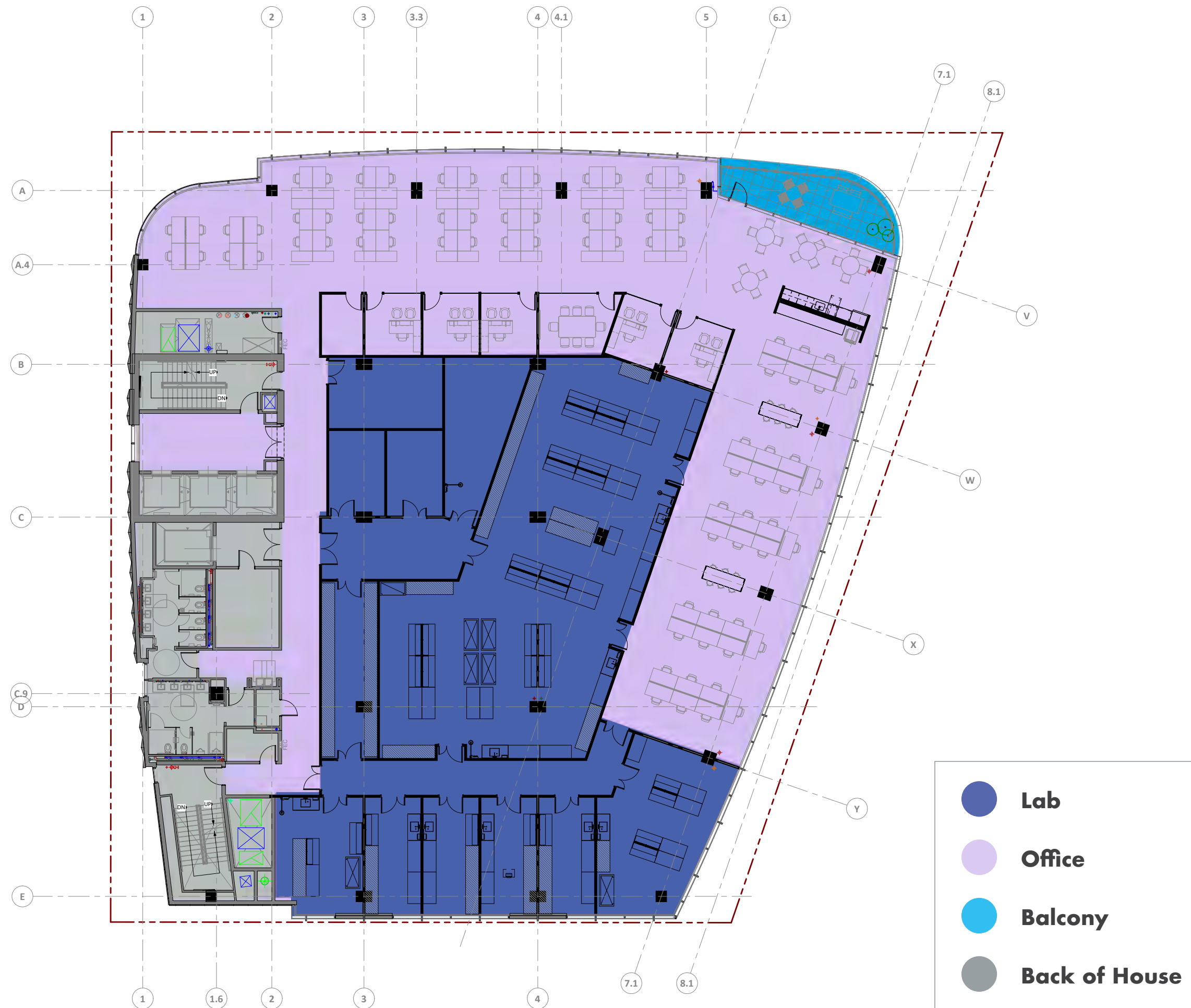
02 COLLABORATION AREAS

01 BREAK AREA

01 PRIVATE TERRACE

01 SHIPPING/RECEIVING

01 IT/SERVER



- Lab**
- Office**
- Balcony**
- Back of House**



Typical Level Fitplan

OFFICE TEST-FIT

112 WORKSTATIONS (4X6 DESK)

10 PRIVATE OFFICES

01 LARGE CONFERENCE

03 MEDIUM CONFERENCE

01 SMALL CONFERENCE

02 HUDDLE ROOMS

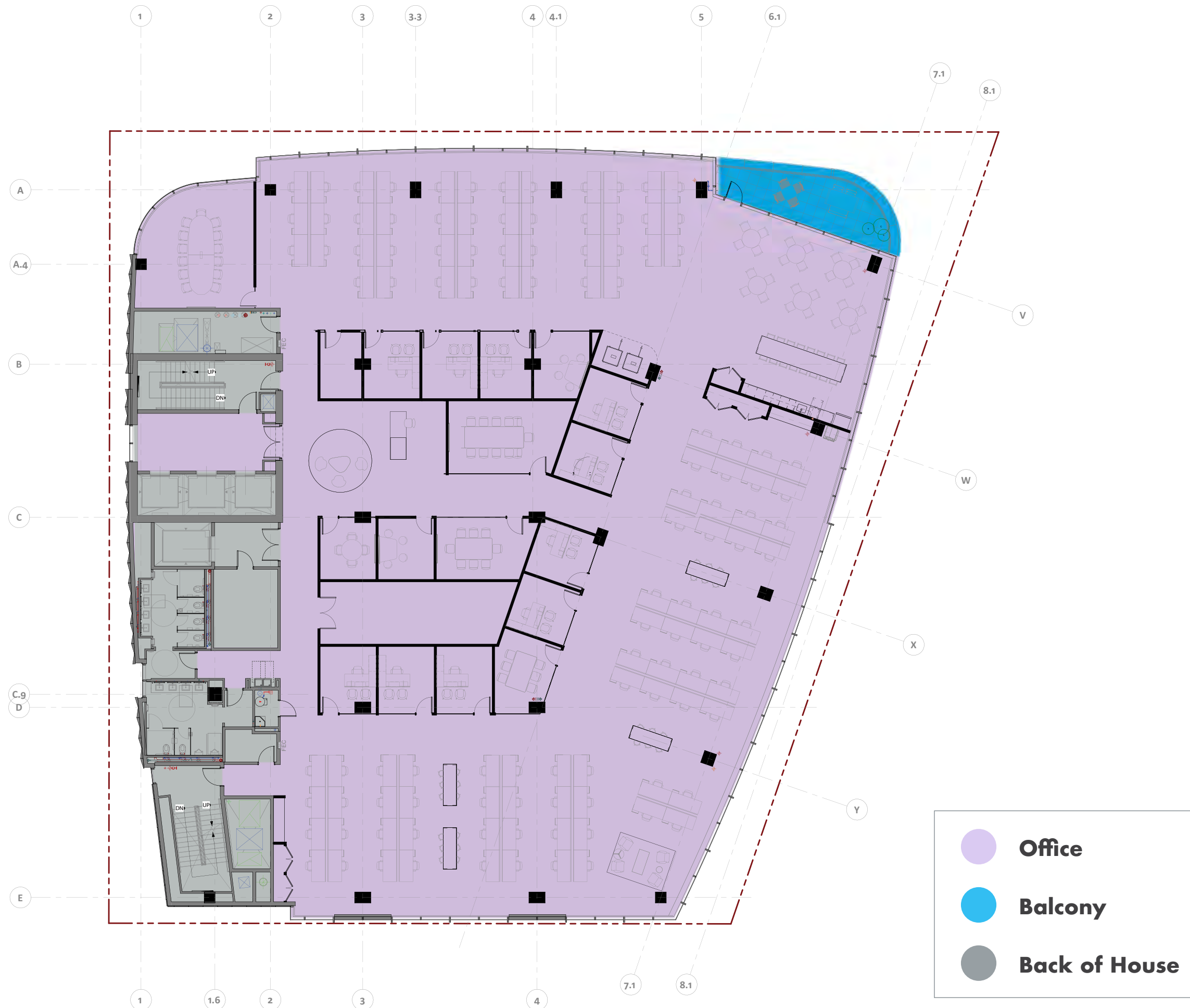
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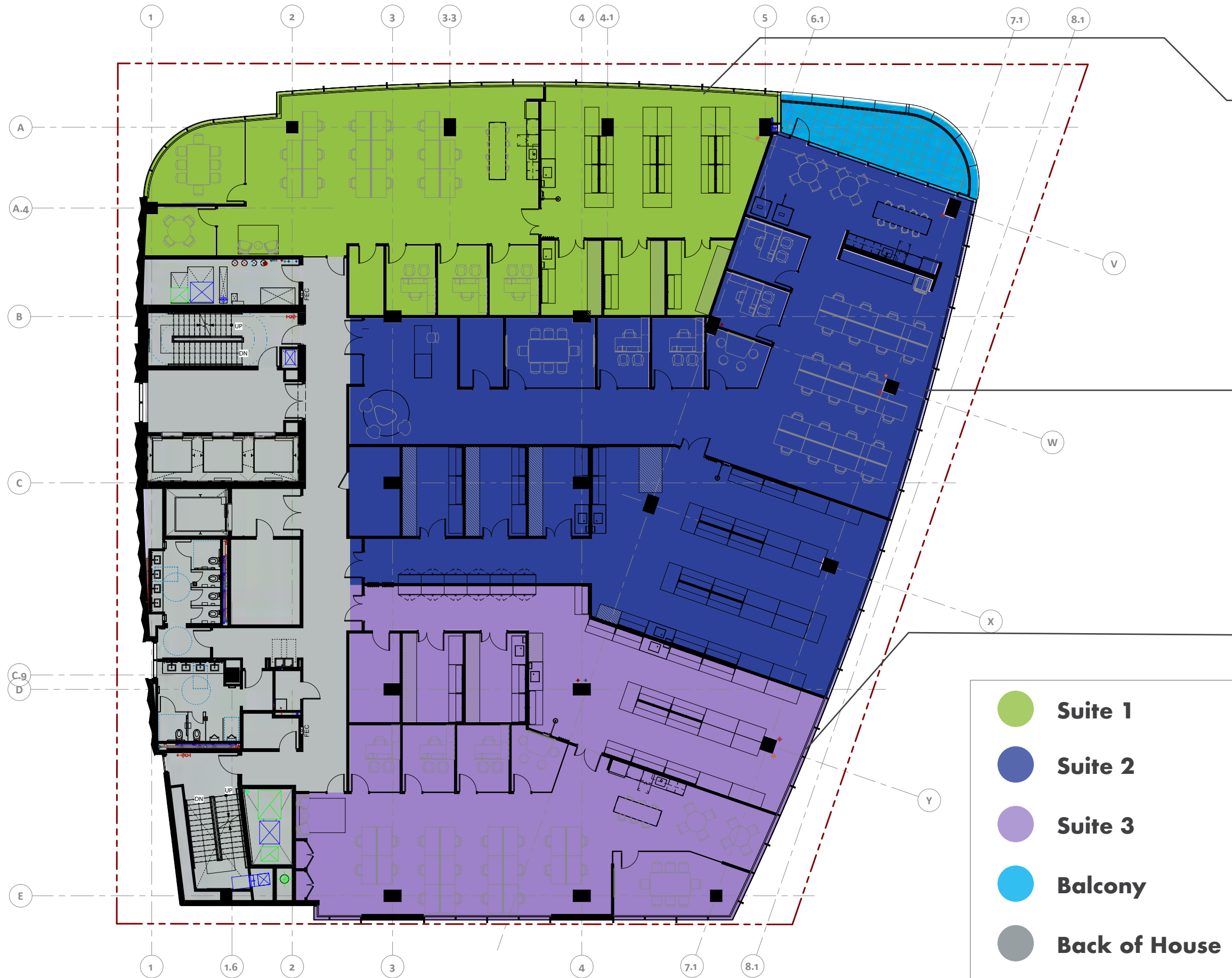
01 SHIPPING/RECEIVING

01 IT/SERVER



- Office
- Balcony
- Back of House

Graduate Suites Fitplan



- Suite 1
- Suite 2
- Suite 3
- Balcony
- Back of House

● SUITE 1 - 5410 RSF

- 26 BENCHES
- 02 SINK CABINETS
- 39 LF OF EQUIP SPACE
- 03 LAB SUPPORT ROOM

OFFICE

- 16 WORKSTATIONS
- 03 OFFICES
- 01 WAITING AREA
- 02 CONFERENCE ROOM
- 01 BREAKROOM

● SUITE 2 - 9492 RSF

- 37 BENCHES
- 03 SINK CABINETS
- 57 LF OF EQUIP SPACE
- 03 LAB SUPPORT ROOM

OFFICE

- 23 WORKSTATIONS
- 04 OFFICES
- 01 RECEPTION
- 02 CONFERENCE ROOM
- 01 BREAKROOM
- 02 PHONE ROOMS
- 01 BALCONY SUITE 3

● SUITE 3 - 6189 RSF

- 28 BENCHES
- 03 SINK CABINETS
- 50 LF OF EQUIP SPACE
- 02 LAB SUPPORT ROOM

OFFICE

- 20 WORKSTATIONS
- 03 OFFICES
- 01 WAITING AREA
- 02 CONFERENCE ROOM
- 01 BREAKROOM

your VIEWS

NORTH WEST VIEW



NORTH EAST VIEW



SOUTH VIEW



EAST VIEW



the SPACE



LEVEL 10 BAR/LOUNGE



BEST-IN-CLASS AMENITIES

- + Private terrace on every floor
- + On-grade secure bike storage
- + Indoor bar and lounge
- + Executive boardroom with lake views
- + Town Hall space to accommodate +100 people
- + Indoor/outdoor amenity terrace



- + Corner rooftop firepit
- + Outdoor grills for cooking and entertaining
- + Robust fitness center and locker rooms
- + Yoga and game lawn
- + On-site restaurant

etta

Level 10 Amenity



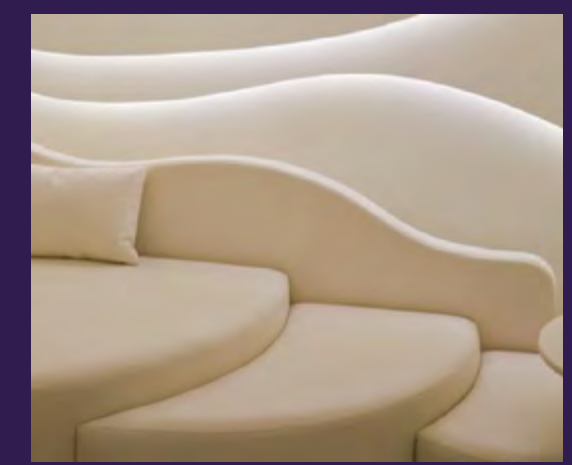


LEVEL 10 BOARDROOM AMENITY



LEVEL 10 FITNESS CENTER OVERLOOKING AMENITY TERRACE AND YOGA LAWN

Level 01 Amenity





the NEIGHBORHOOD

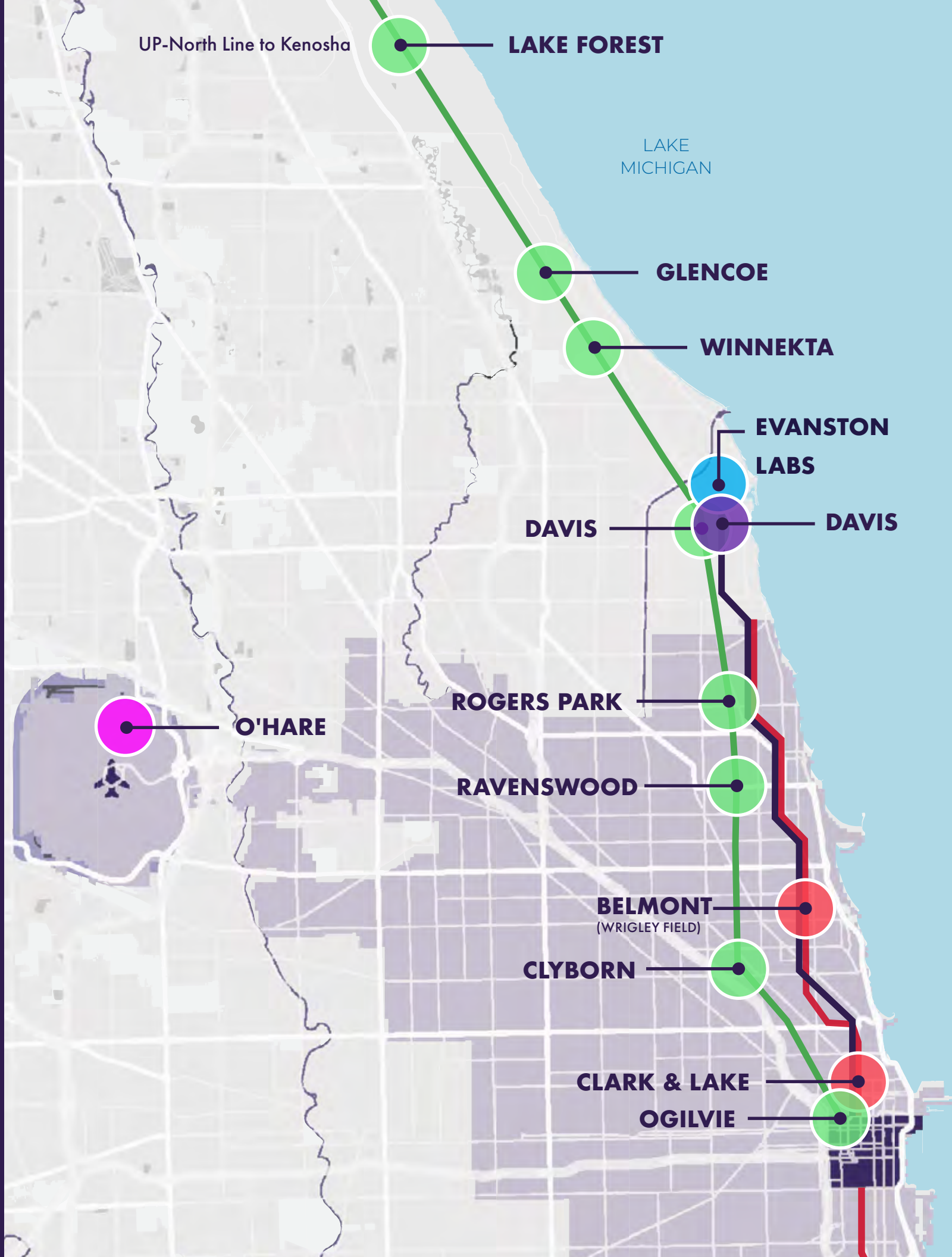


EVANSTON

The amenities of a big city in an eclectic community with direct access to Northwestern University.

- Nearly 100 eateries, boutiques, and established retailers within a 10-minute walk
- Efficient transit access for Metra and CTA connections to neighboring Chicago and North Shore communities
- Scenic beaches, bike trails, parks, and views of Lake Michigan for nature enthusiasts
- Ranked in the top 1% of best places to live in America by Niche.com

EASE OF COMMUTE



- Metra Union Pacific North (UP-N)
- CTA Purple Line
- CTA Red Line
- O'Hare Airport

FROM DOWNTOWN CHICAGO

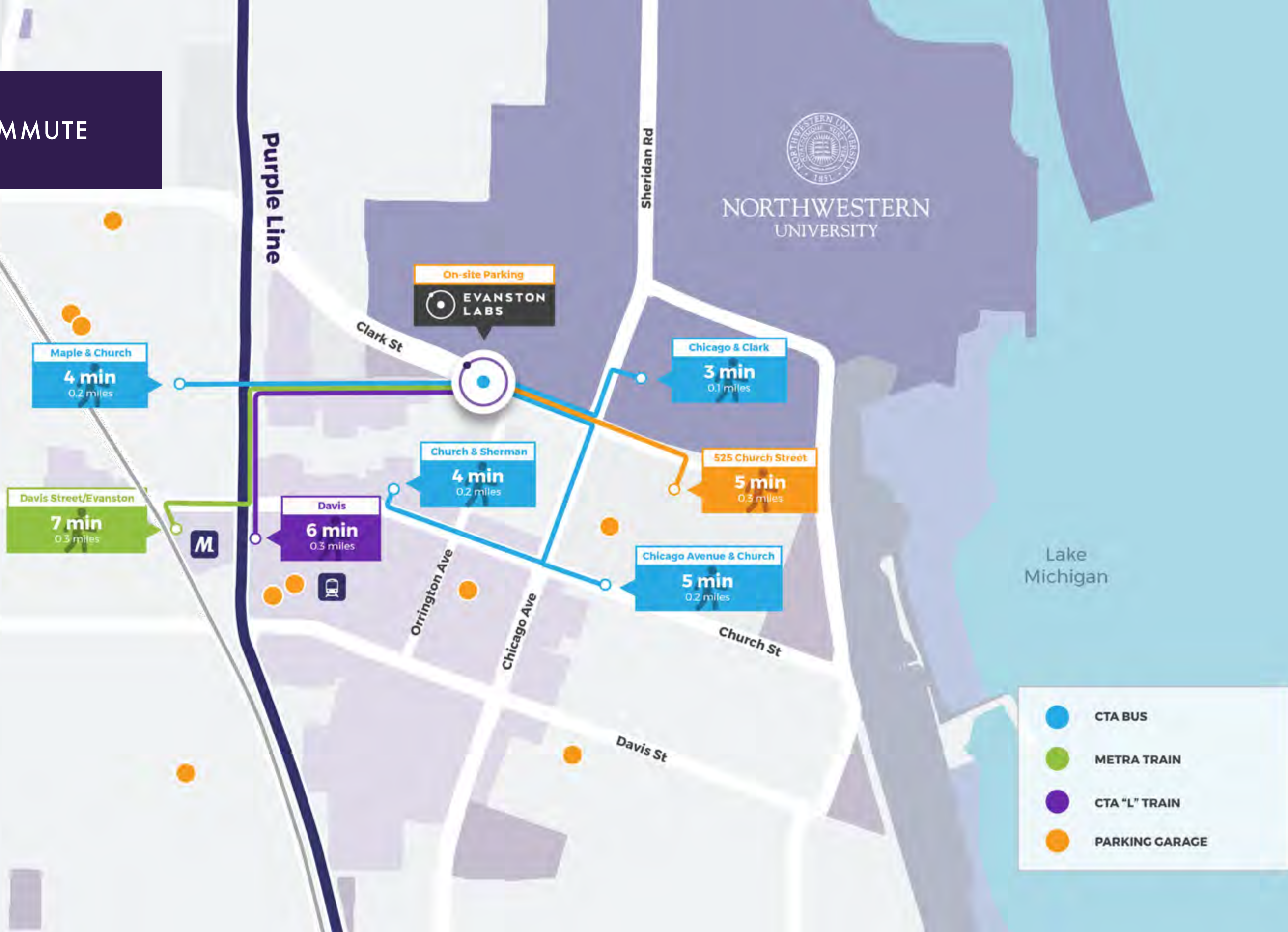
M 23 MIN

35 MIN

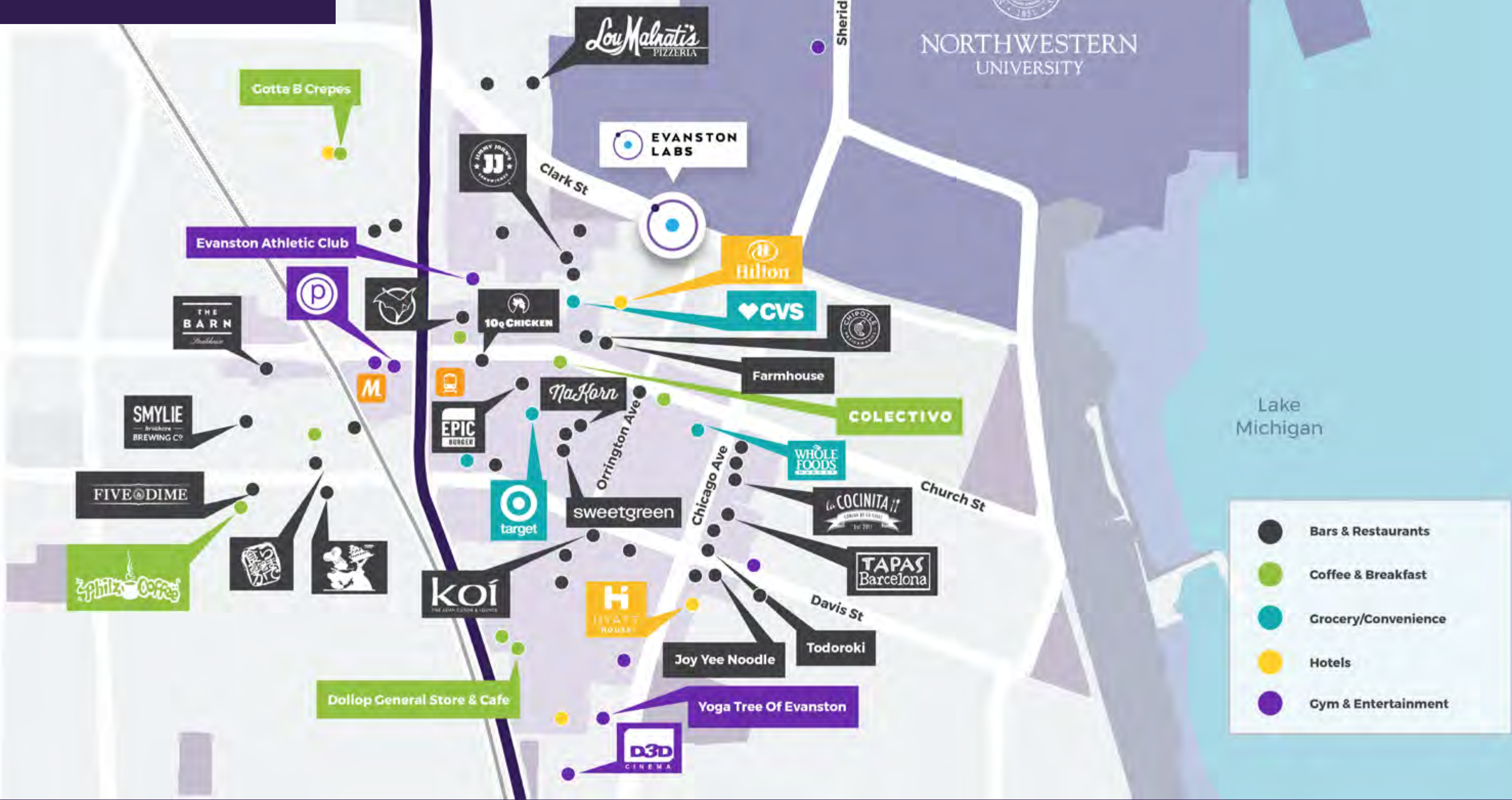
TO THE AIRPORT

25 MIN
TO O'HARE

EASE OF COMMUTE

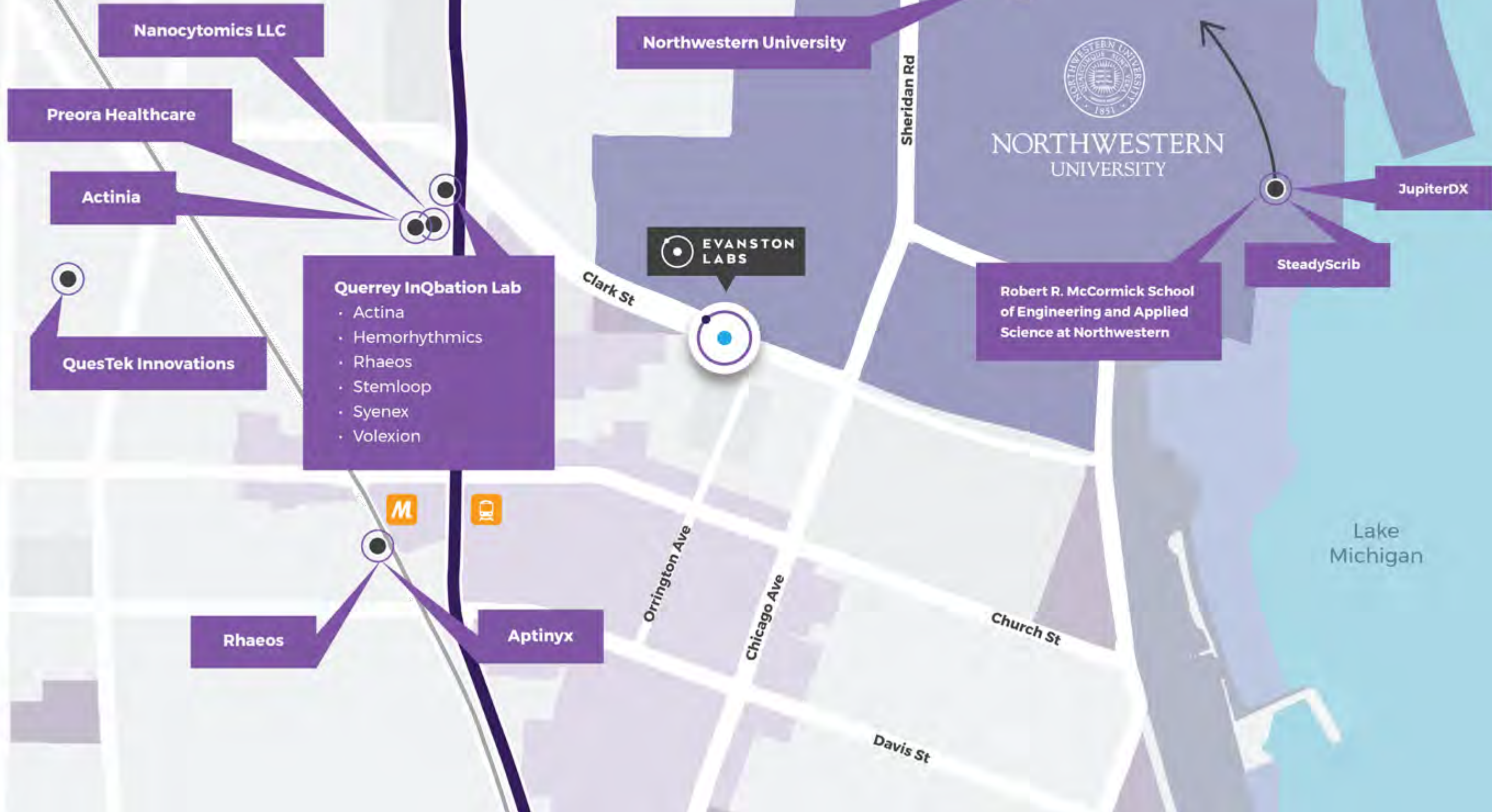


VIBRANT DOWNTOWN



- Bars & Restaurants
- Coffee & Breakfast
- Grocery/Convenience
- Hotels
- Gym & Entertainment

HOTBED OF INNOVATION



CHICAGO

Explosive Life Sciences Ecosystem Growth

- 11% Employment Growth 2020 - Q22022, 7th highest life sciences cluster in the nation
- 65% venture funding increase pre-pandemic to post-pandemic¹
- 18% increase in NIH funding 2019-2022
- Top 10 in the nation for patent in biochemistry, bioinformatics and biological sampling & analysis²

¹ Source: CBRE Research

² Source: (TEconomy 2022)

Chicago is powered by a substantial life sciences economy.

4,200¹

Establishments¹

56,000³

Life Sciences Industry
Direct Employees

\$114B¹

Economic Output

Access a large community of life sciences organizations for shared research and partnerships.

310

Pharma
Companies¹

606

Global Medical
Device and
Diagnostic
Companies¹

209

Hospitals and
Medical Centers²

1,135

Research,
Testing & Medical
Laboratories¹

¹ Source: TEconomy 2020

² Source: Illinois Department of Public Health

³ Source: CBRE Research

Innovators Welcomed Q2 2024

2021 → 2022 → 2023 → 2024 → 2025

Design Q1 2021 - Q1 2023

Entitlements Q1 2021 - Q4 2022

Permitting Q2 2022 - Q1 2023

Base Building Construction Q4 2022 - Q1 2024

TI Construction Q4 2023 - Q2 2024

... April 2024 - Ready for Tenant Move-in



EVANSTON LABS



DAN LYNE
+1 773 991 0670
dan.lyne@cbre.com



BRANDON GREEN
+1 312 340 4754
brandon.green@cbre.com

CBRE

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In collaboration with  **ZOë**
LIFE SCIENCES

Trammell Crow Company



FULTON MARKET PARK (2024)



400 FULTON LABS (NOW)



1105 W CARROLL LABS (2025)



EVANSTON LABS (2024)



1234 W FULTON (2026)



1152 W FULTON (2026)



1375 FULTON LABS (NOW)



HYDE PARK LABS (2024)



1114 W CARROLL (2024)