

# 909 Davis - Civic Center Proposal



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# Office Space Lease Summary

<b>Evanston Civic Center Office Relocation - Letter of Intent Terms By the Numbers</b>	
Address	909 Davis
Total Square Feet	52,955
<i>Suite 100 - Service Desk</i>	1,447
<i>Suite 210 - Council Chambers, Staff Office, Meeting Spaces</i>	14,363
<i>Suite 300 - Staff Offices</i>	37,145
Parking leased within the building[1]	11 spaces
Avg Annual Occupancy Cost (rent, taxes, operating)	\$2,495,240
Tenant Improvement Allowance	\$5.9 million
Value of Rent Abatement	\$2,901,904
15 year total nominal cost:	\$37,428,602
Early Termination Fee (year 7)	\$8.8 million
Construction Begins	March 2024
Beneficial Occupancy (earliest move in)	June 2024
Lease Begins	October 2024
Rent Payments Begins	February 2026
Lease Term	15 years
Early Termination Allowed	End of year 7
Sublease Allowed	Any Time
<i>[1] 2,000 parking spaces in city-owned garages less than five minute walk, 2 train stations, and 6 bus routes</i>	



# 909 Davis - Proposed Leased Space

1st Floor = 1,484 RSF



2nd Floor = 14,363 RSF



3rd Floor = 37,145 RSF



# Lease 909 Davis for 30 +/- years for same cost as renovating or constructing new

## New Construction

- Civic Center Renovation or New Construction - \$62.7M
- Civic Center / Police / Fire Combined HQ - \$116m - \$160m depending on location

## Office Rent

- 909 Davis - 15 year Term - \$37M
- 1603 Orrington - 15 Year Term - \$44M
- Rotary Building - 15 Year Term - \$39M



909 Davis



1603 Orrington



1560 Sherman Rotary Building



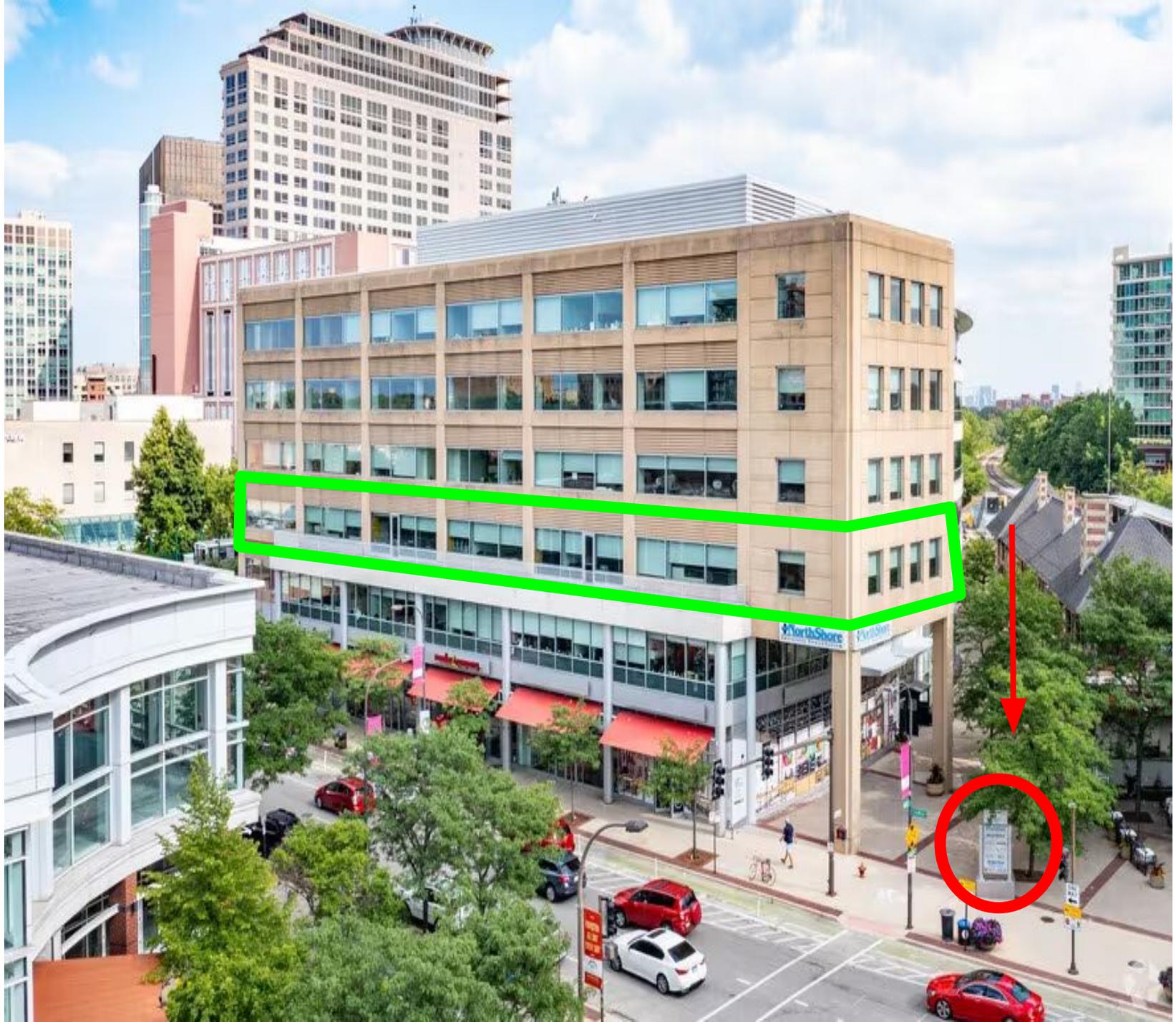




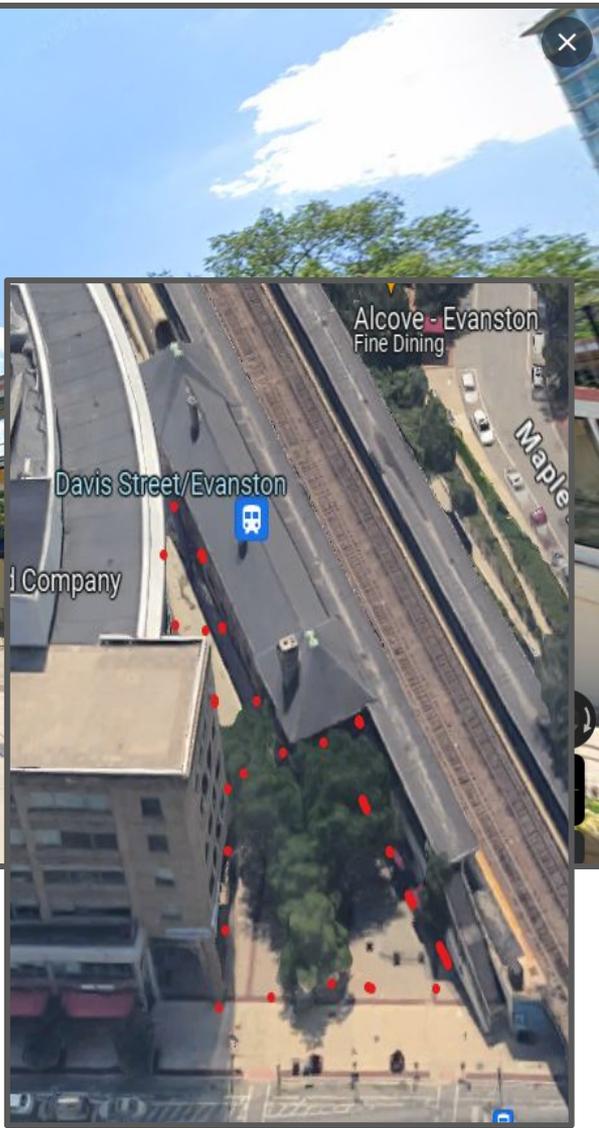
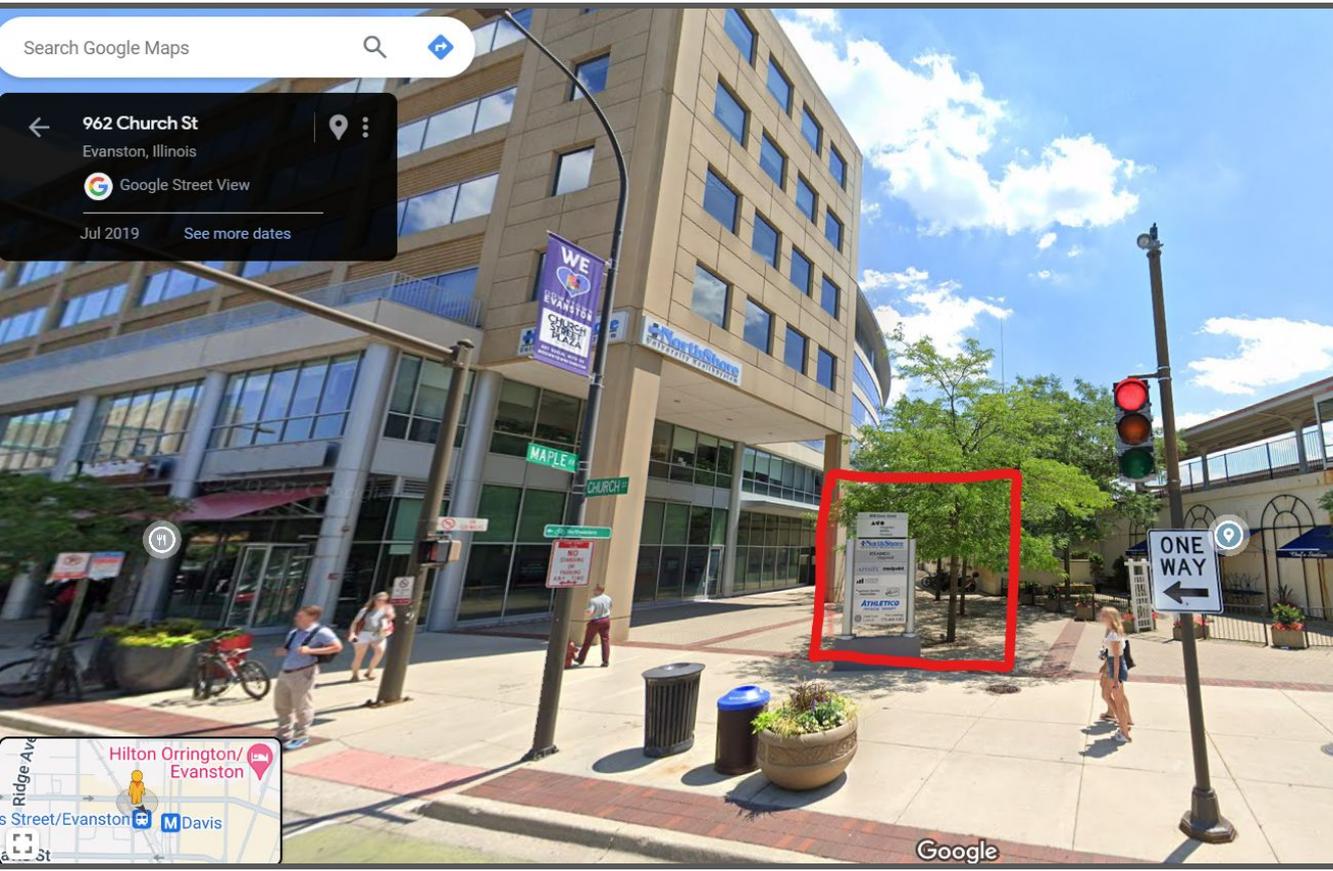


*Chef's Station*  
811 North

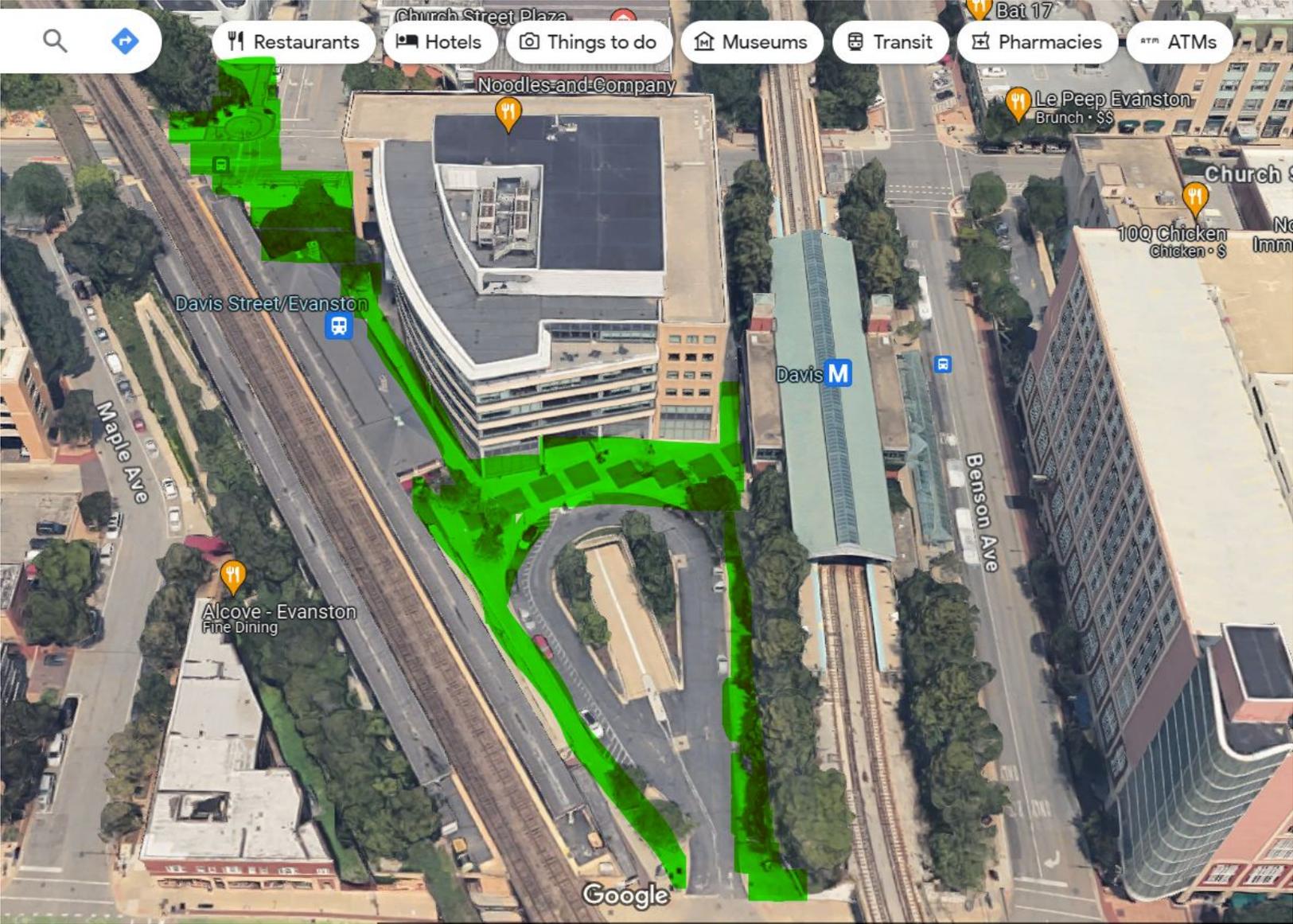
WE  
HEALTH



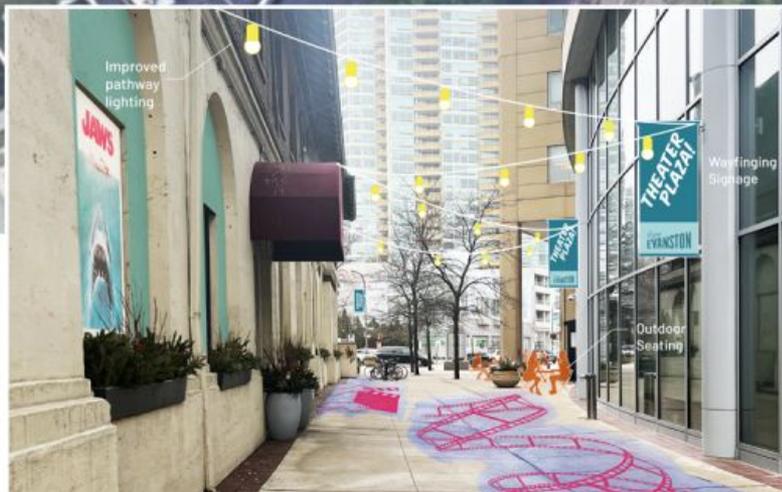
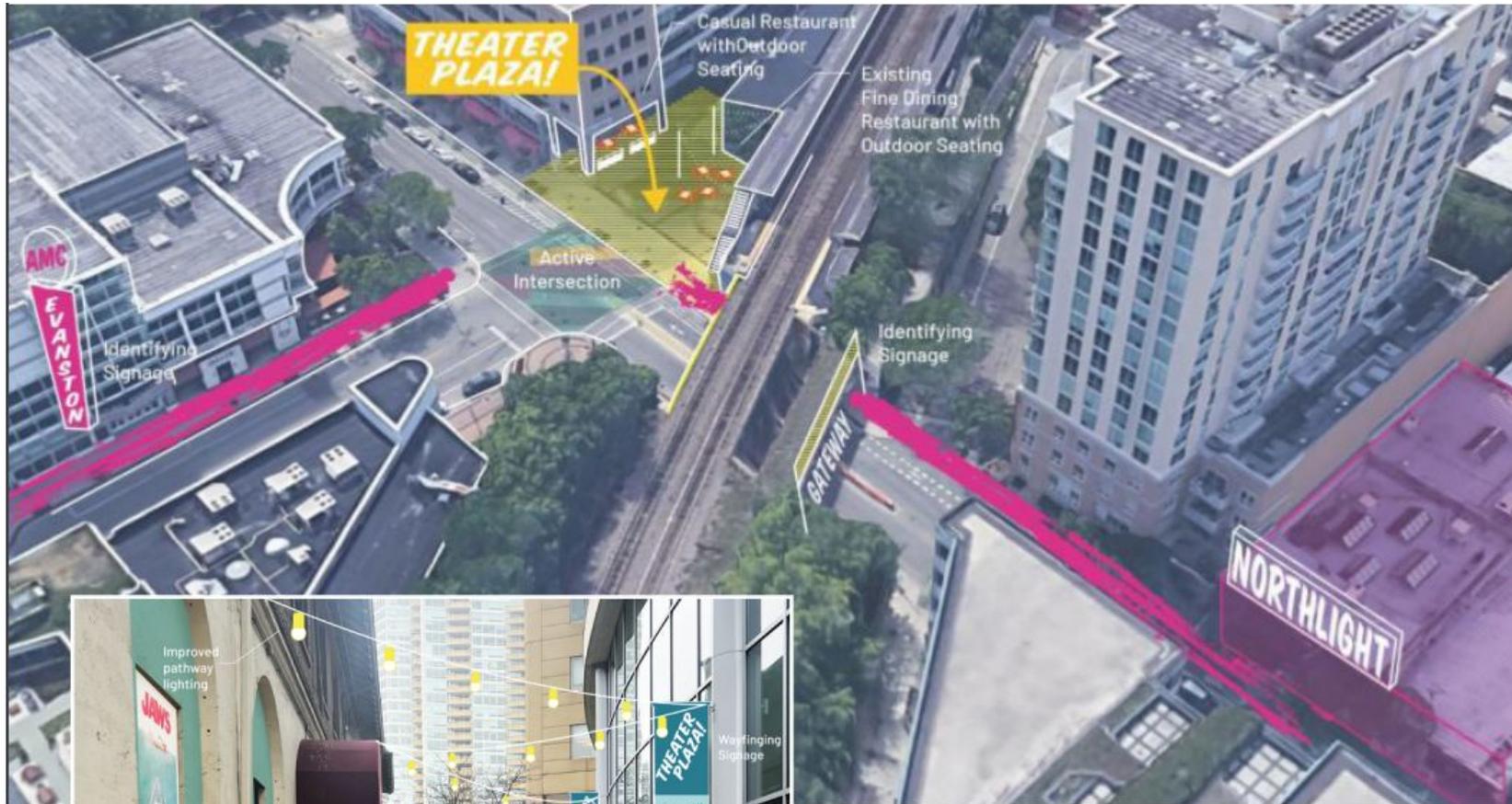
# Plaza and “City of Evanston” Signage Location



# Opportunity to Improve Plaza



# Theater Plaza Concept - Evanston Thrives

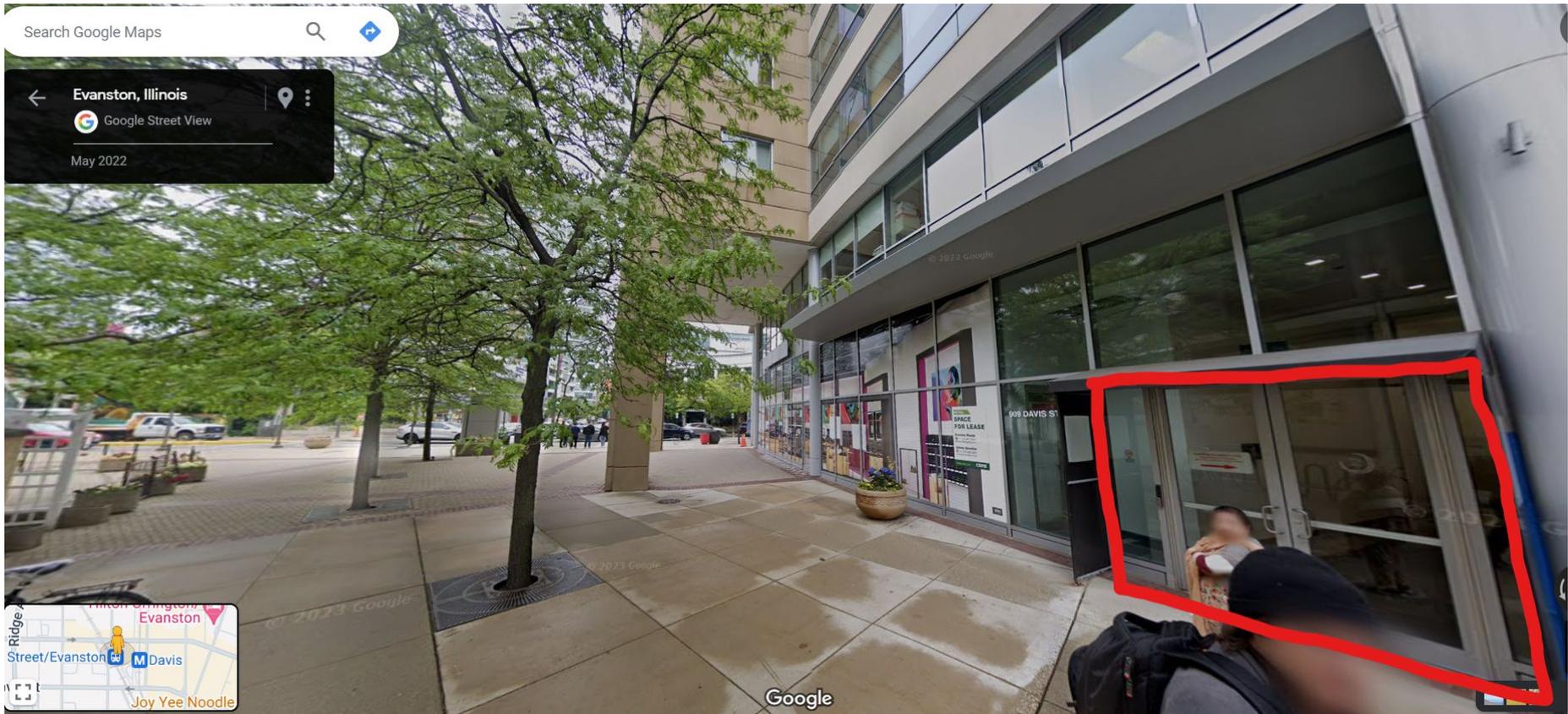


## **THEATER PLAZA CONCEPT:**

Create a Theater Plaza designed with performance activation in mind at the intersection of Church Street and Maple Ave that enlivens the open spaces that connect Northlight Theater, the AMC, public parking facilities, Davis Street/Evanston Metra Station and alley walkway, and local restaurant destinations at the surrounding corners and connection pathways. Include enhancement of the Church Street viaduct with lighting and paint.

*Note that placemaking project concepts shown on private property are for*

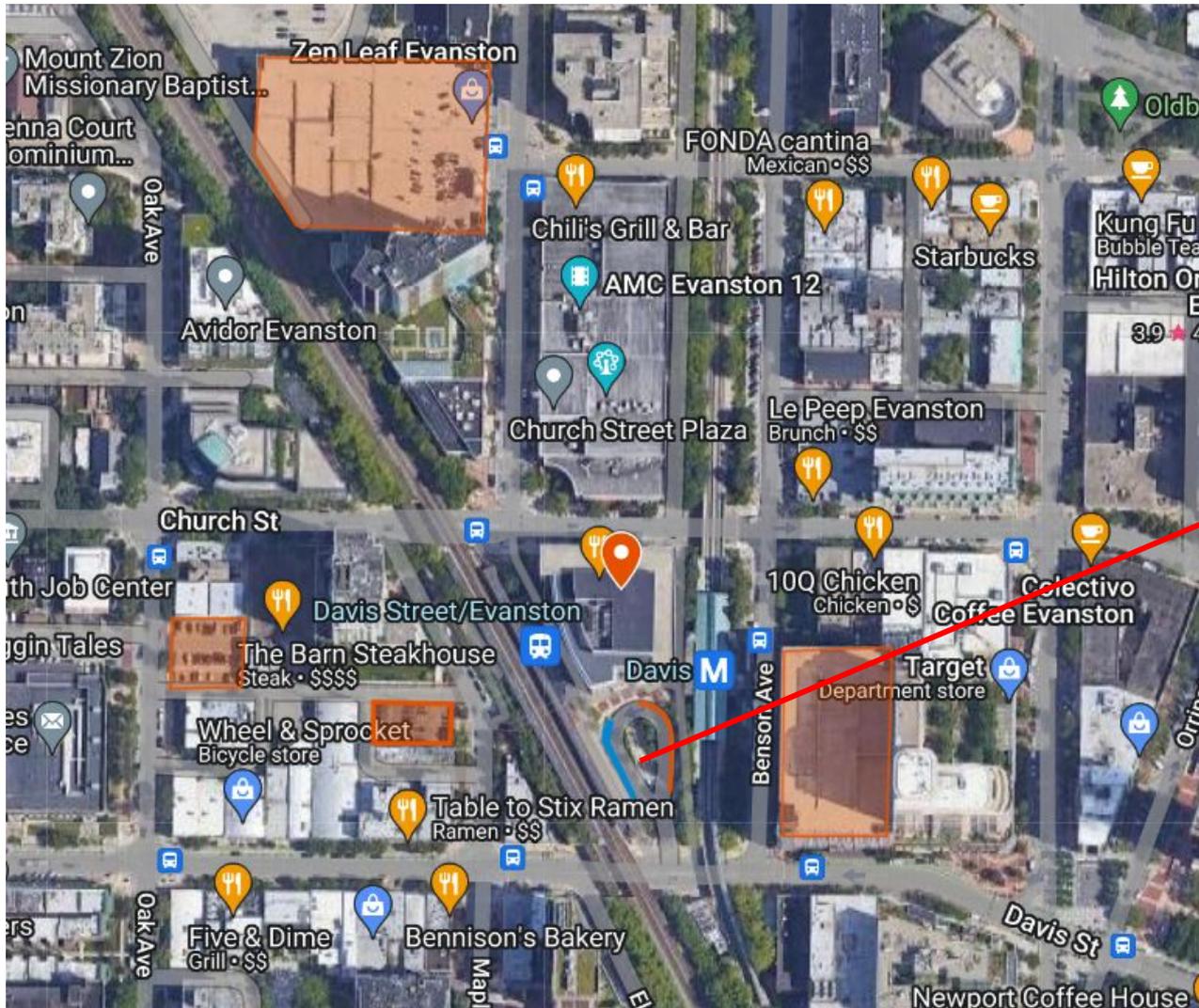
# Additional Employee Entrance (requires ID) closer to Maple Ave Garage and Church St



# ADA and Other Short-Term Parking Options

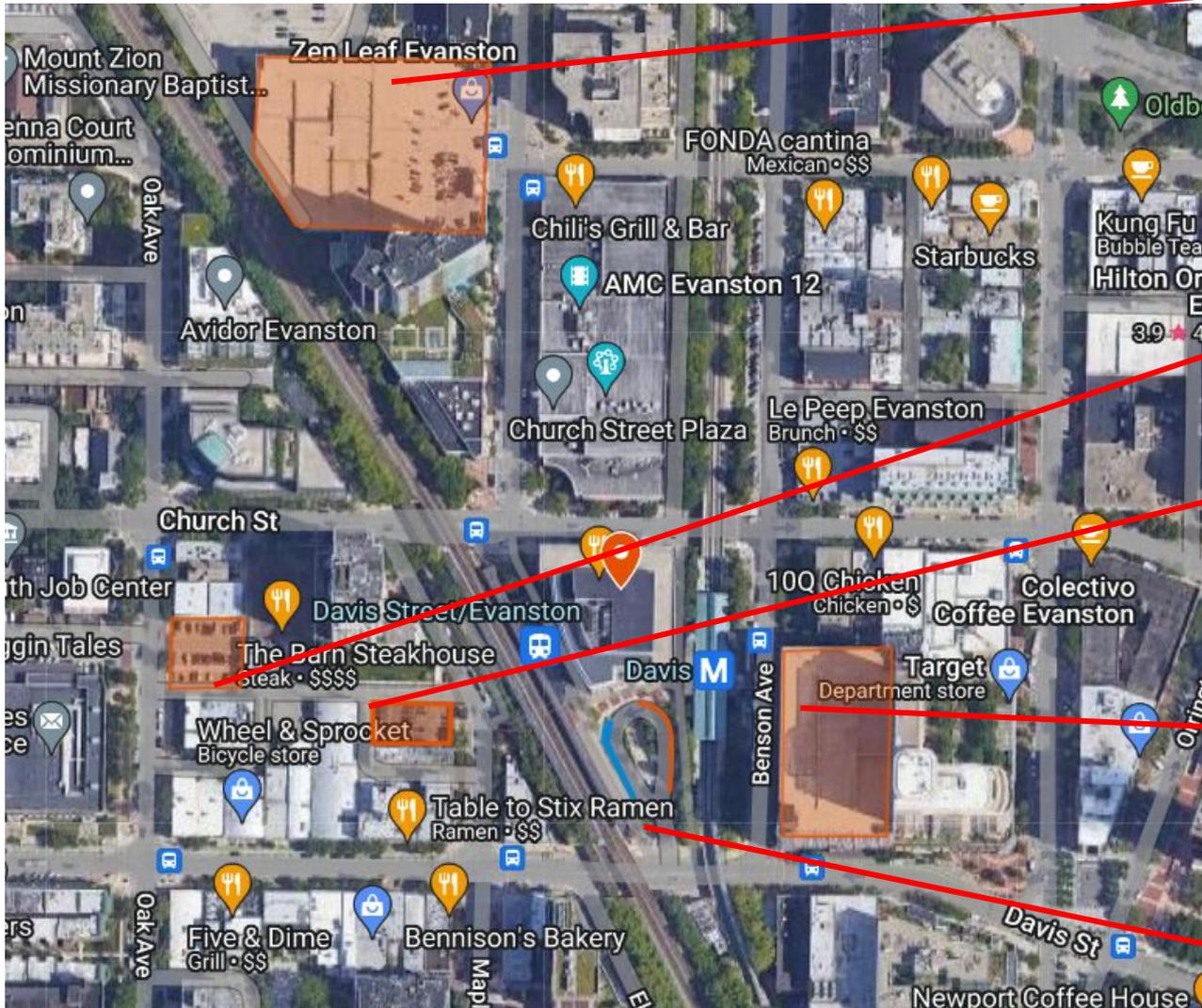


# Parking Adjacent to Customer Service Desk



Six ADA spaces and  
six loading / quick  
trip spaces

# 3,063 Parking Spaces within 4 minute Walk



**Maple Garage**  
1,400 Spaces

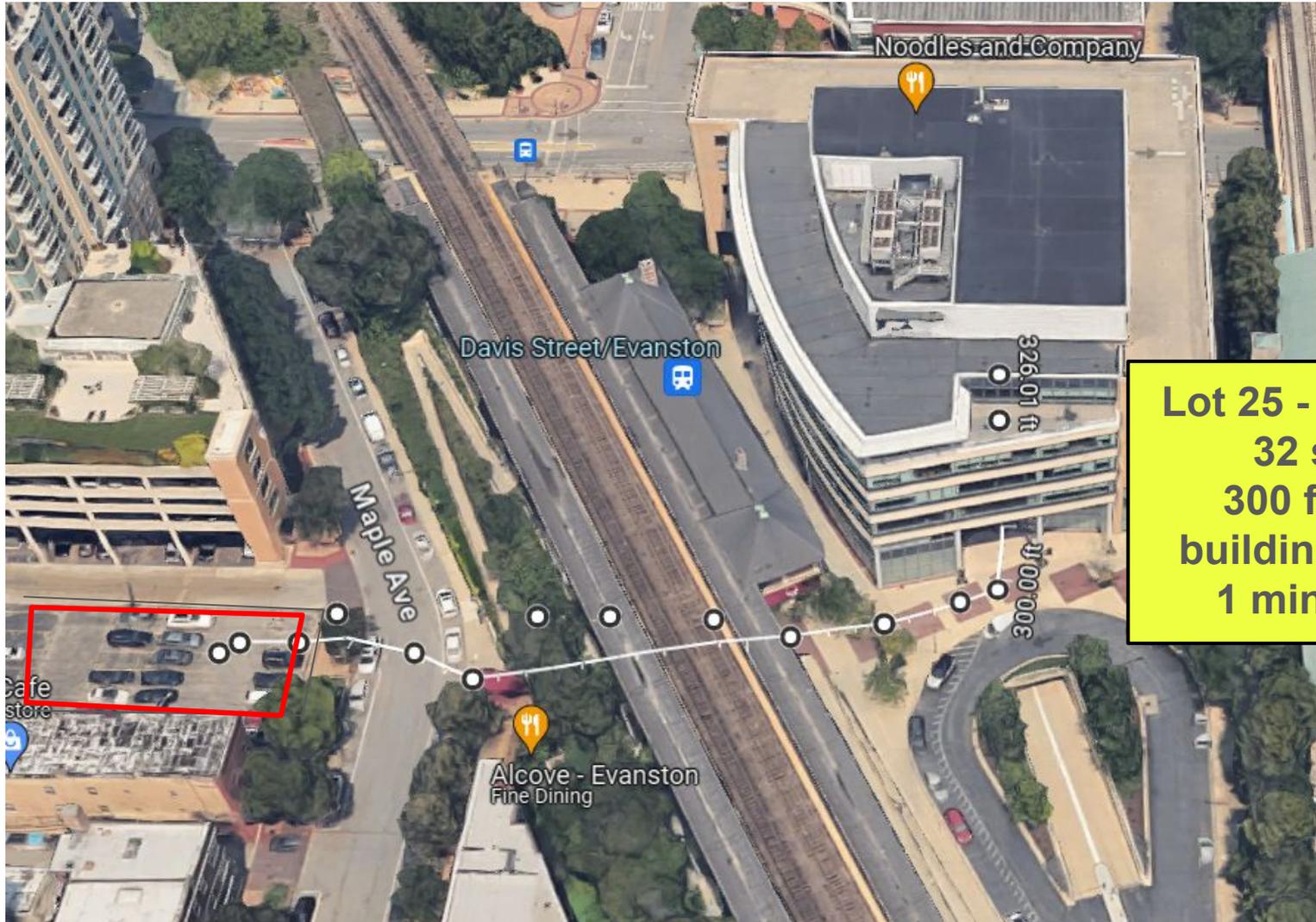
**Oak Ave**  
36 spaces

**Maple Ave**  
32 spaces

**Sherman Garage**  
1,583 Spaces

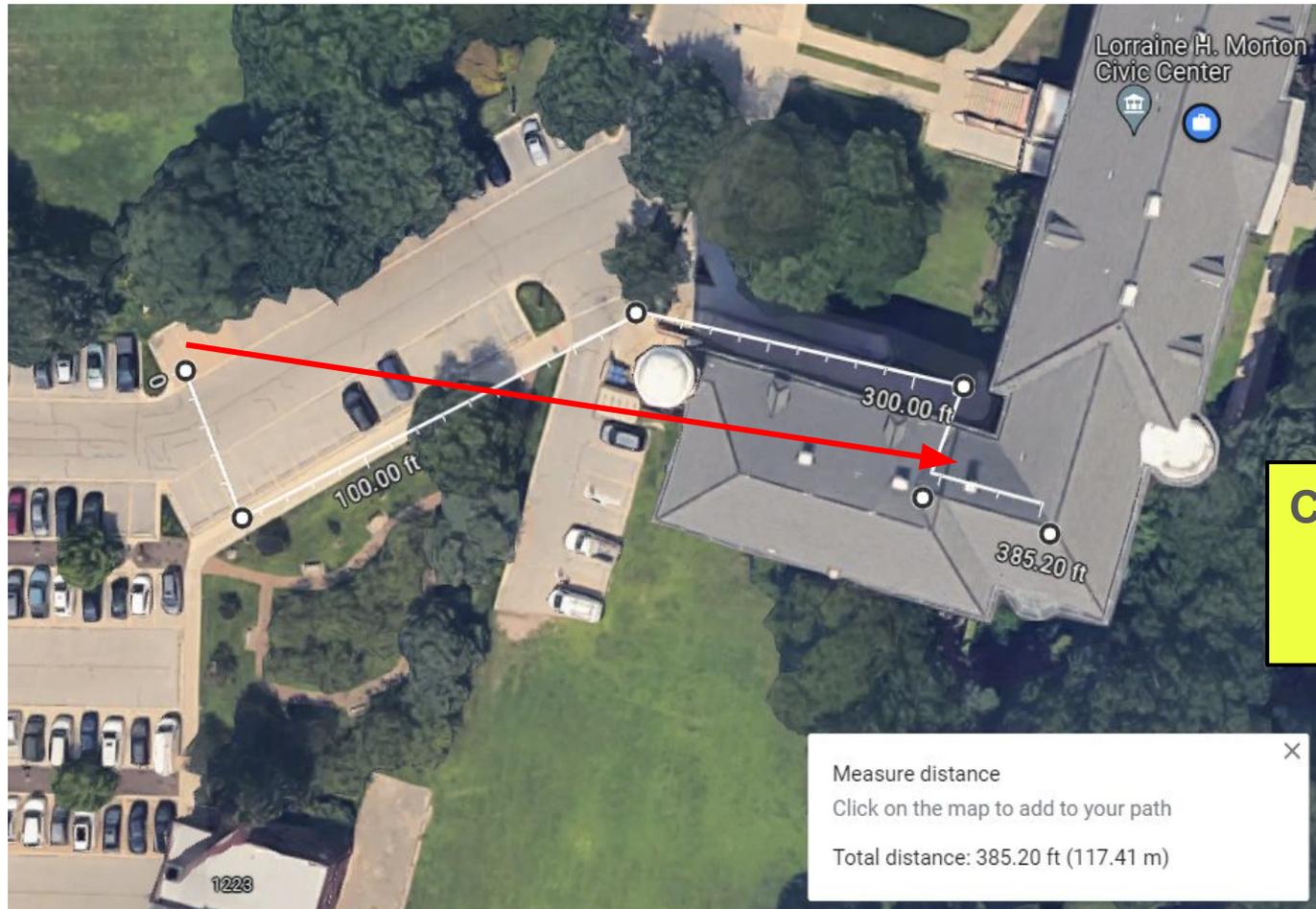
**Circle Drive**  
12 Spaces

# Lot 25 - 32 Spaces Short Walk to Entrance



**Lot 25 - 1614 Maple**  
**32 spaces**  
**300 feet from**  
**building entrance**  
**1 minute walk**

**Furthest “Customer” Parking Similar to some downtown options, but 909 Davis has customer service desk at entrance door.**

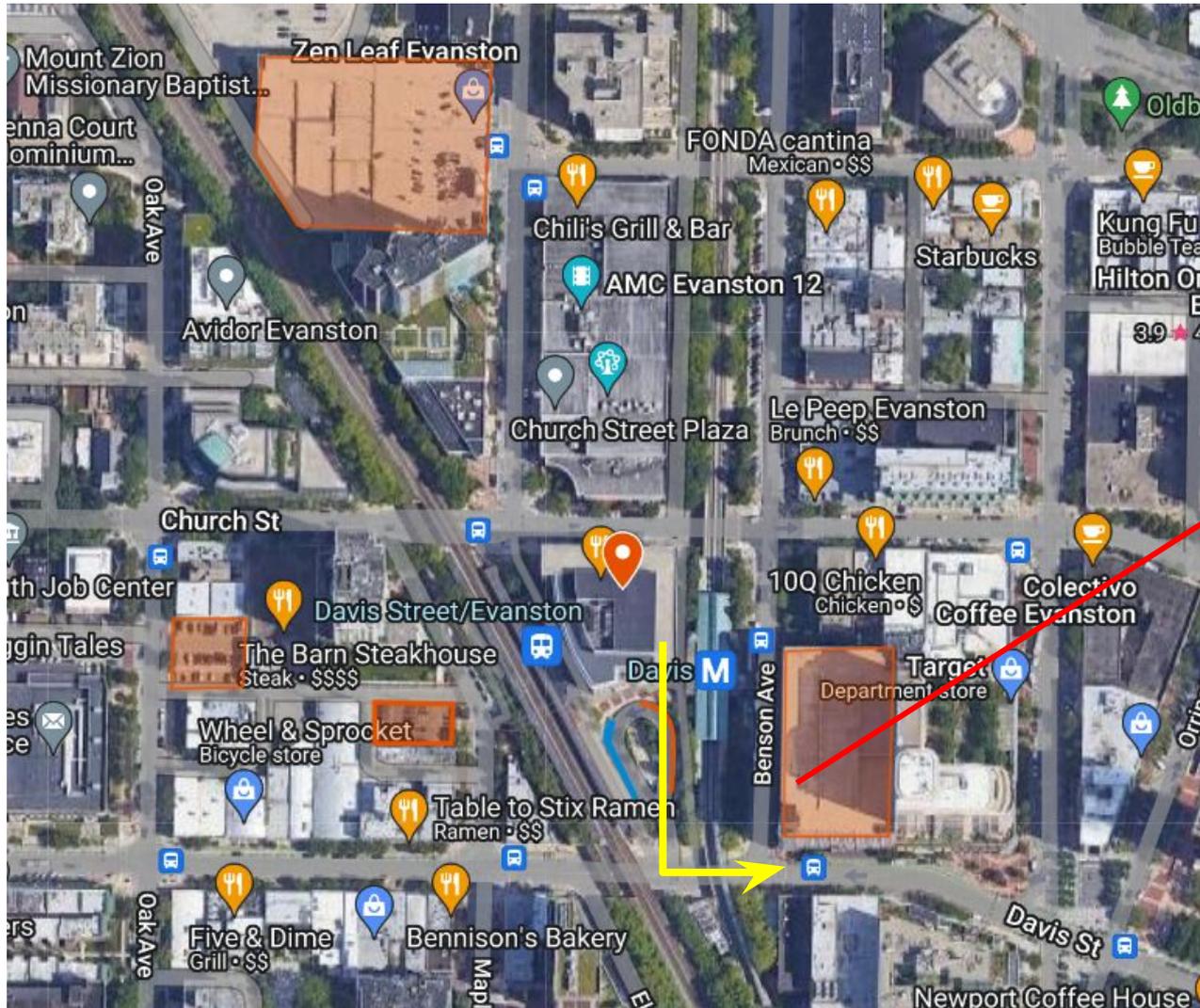


**Civic Center Pkg  
385 feet to  
security desk**

Measure distance  
Click on the map to add to your path  
Total distance: 385.20 ft (117.41 m)

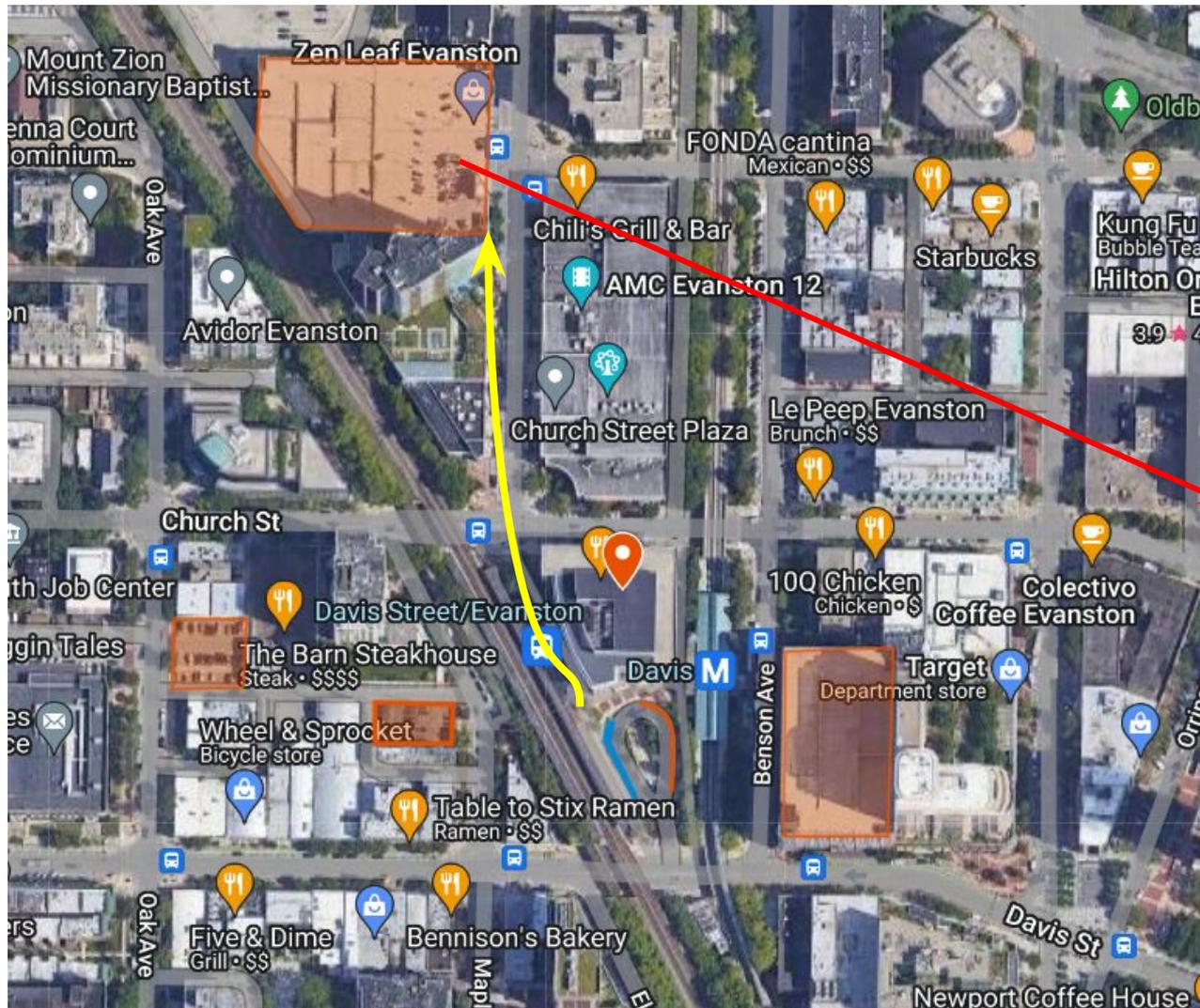


# Sherman Garage Entrance - 2 minute walk



**Sherman Garage 500 feet from building entrance  
2 minute walk**

# Staff Parking at Maple Garage



**Maple Garage  
925 feet from  
building entrance  
4 minute walk**

# 2100 Ridge – two minute walk to security desk vs. 4 minute walk 909 Davis to Maple

