

HILTON ORRINGTON HOTEL EVANSTON



FLAGSHIP RESTAURANT/RETAIL OPPORTUNITY

1710 Orrington Avenue Evanston, IL

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HILTON ORRINGTON

AAA, 4-Diamond Historic Hilton Orrington is the only full service hotel in the heart of downtown Evanston. The Hotel is one block away from Northwestern University, perfectly situated on the North Shore, and is less than 15 miles from downtown Chicago. The Orrington is a 269-room, full service Hilton hotel with an 80 year history of impeccable service and hospitality excellence. The Orrington includes an additional 25,000 square feet of meeting and convention space, with a 5,900 square foot Grand Ballroom. Meeting space also includes a 12,000 square foot state of the art rooftop facility on the ninth floor.

LOCATION

One Block from Northwestern University with over 21,000 Students

3 Blocks from Davis Street Metra and CTA 'L' Howard Station serving the Red, Purple and Yellow (Skokie Swift) Lines

Dense residential population combined with a major college campus and multiple modes of transportation surrounded by boutique retailers, entertainment and a variety of restaurant concepts.

DEMOGRAPHICS

	1-mi. Totals
Population	31,509
Employees	32,220
Median Age	29.0
Average Household Income	\$103,745





FULLY BUILT OUT RESTAURANT/RETAIL OPPORTUNITY

Restaurant is comprised of large 35' L Shaped Marble Bar, Separated Private Dining Area, 2 Large Dining Rooms, All ADA Compliant. Kitchen has 15' Hood with Black Iron, Grill, fryers, both refrigerated and freezer Walk In's, Double Blodgett Ovens with separate Hood System and several service stations and dessert prep station. All FF&E included.

Operating business. Do not disturb employees or management.

4,730 SF - 7,480 SF
Outdoor Seating 1,200 SF
Multiple floor plans.

\$25/SF Net
\$10/SF Taxes & CAM

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PHOTOS INTERIOR

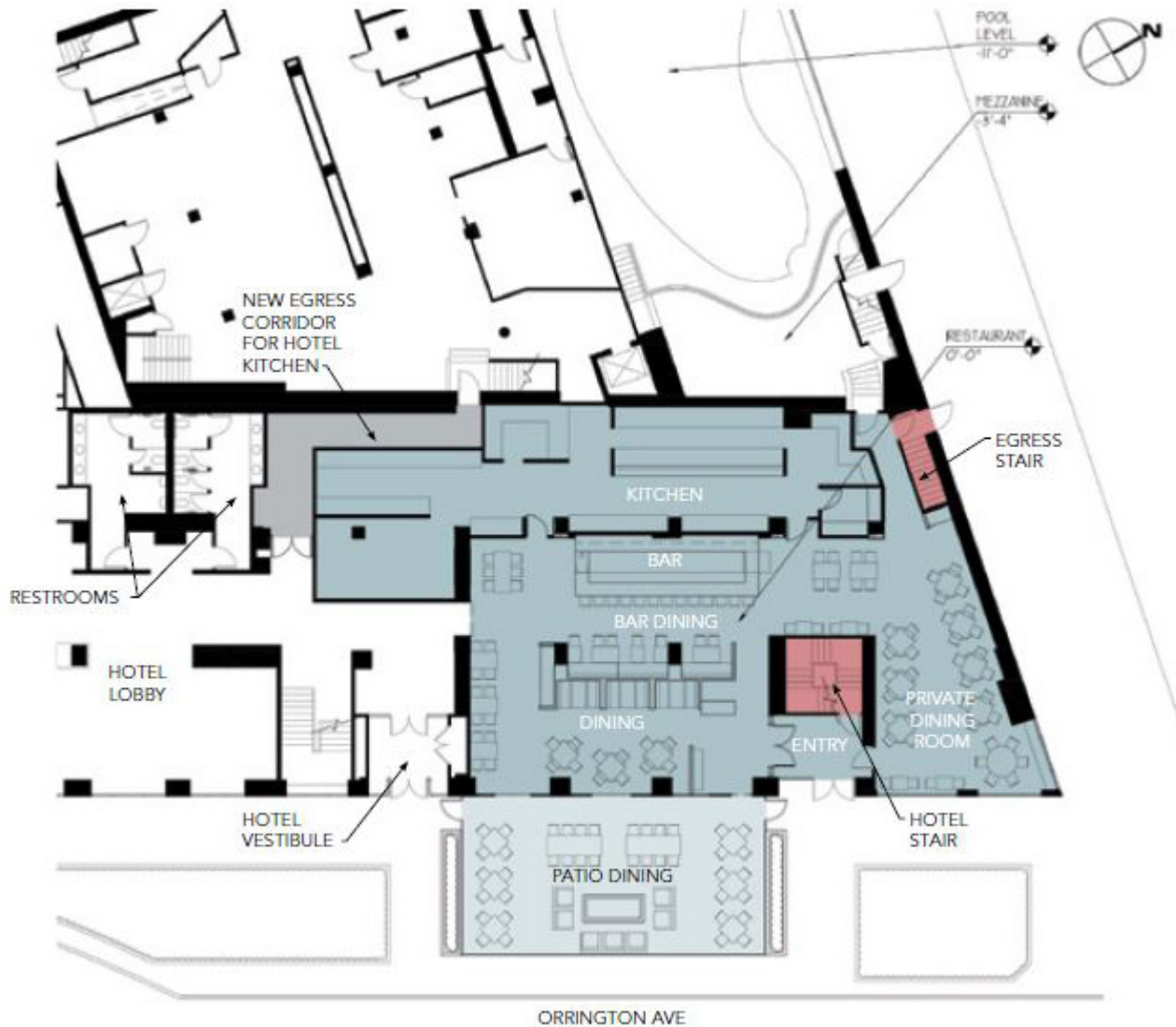


PHOTOS INTERIOR



OPTION A: Single Level Restaurant

4,730 SF



Seat Count

Dining	36
Private Dining	38
Bar Dining	32
Total Dining	106
Bar	47
Total Interior	166
Patio Dining	47
Grand Total	166



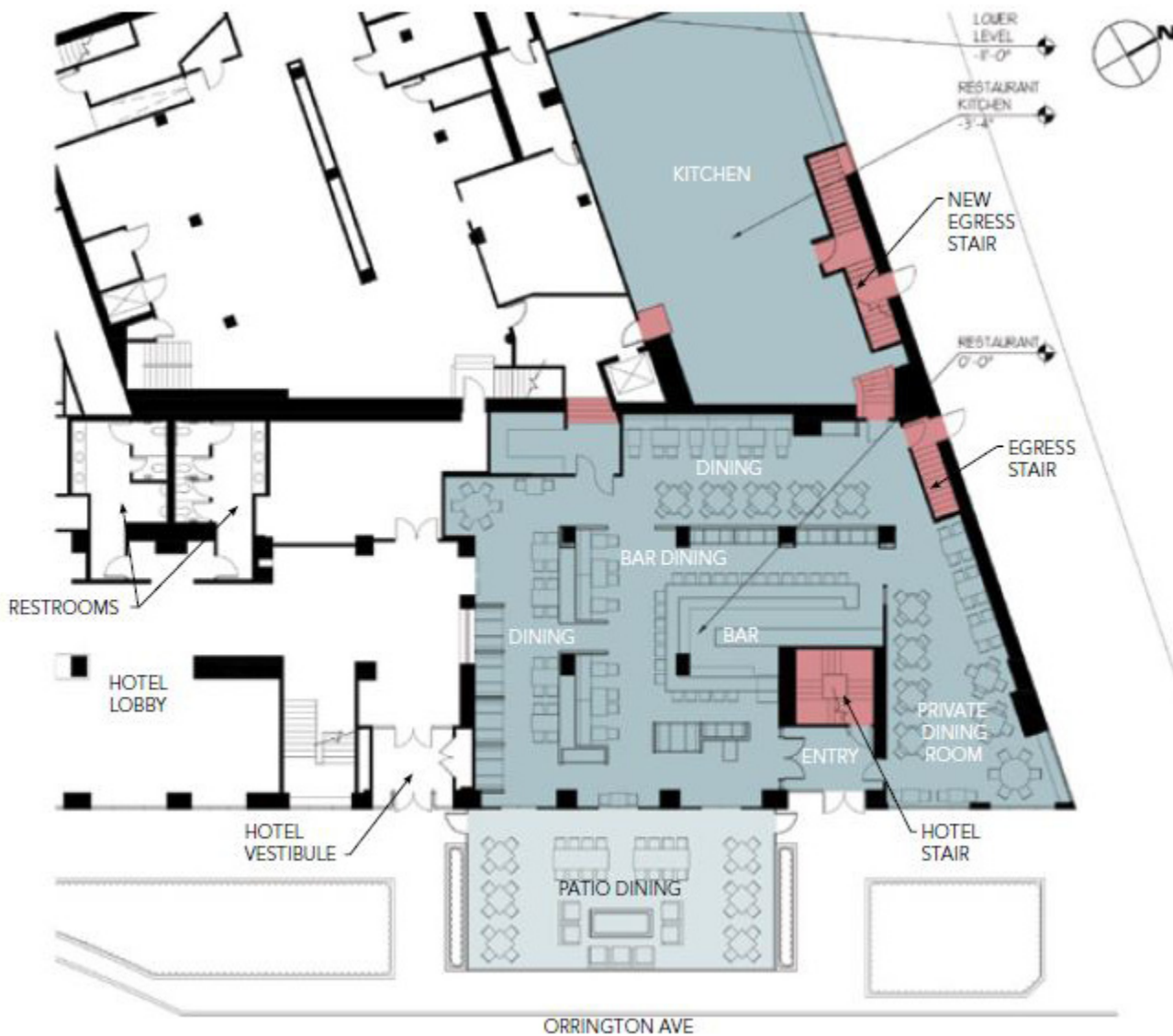
Restaurant



Stairs/Ramps/Elevators



New Entry/Corridor



OPTION B: Multi Level Restaurant

6,275 SF

	Seat Count
Dining	78
Private Dining	46
Bar Dining	30
Total Dining	154
Bar	25
Total Interior	179
Patio Dining	47
Grand Total	226



Restaurant



Stairs/Ramps/Elevators



New Entry/Corridor



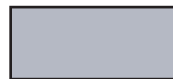
OPTION C:
 Single Level
 Retail & Multi
 Level Fitness
 7,480 SF



Fitness Space



Retail Space

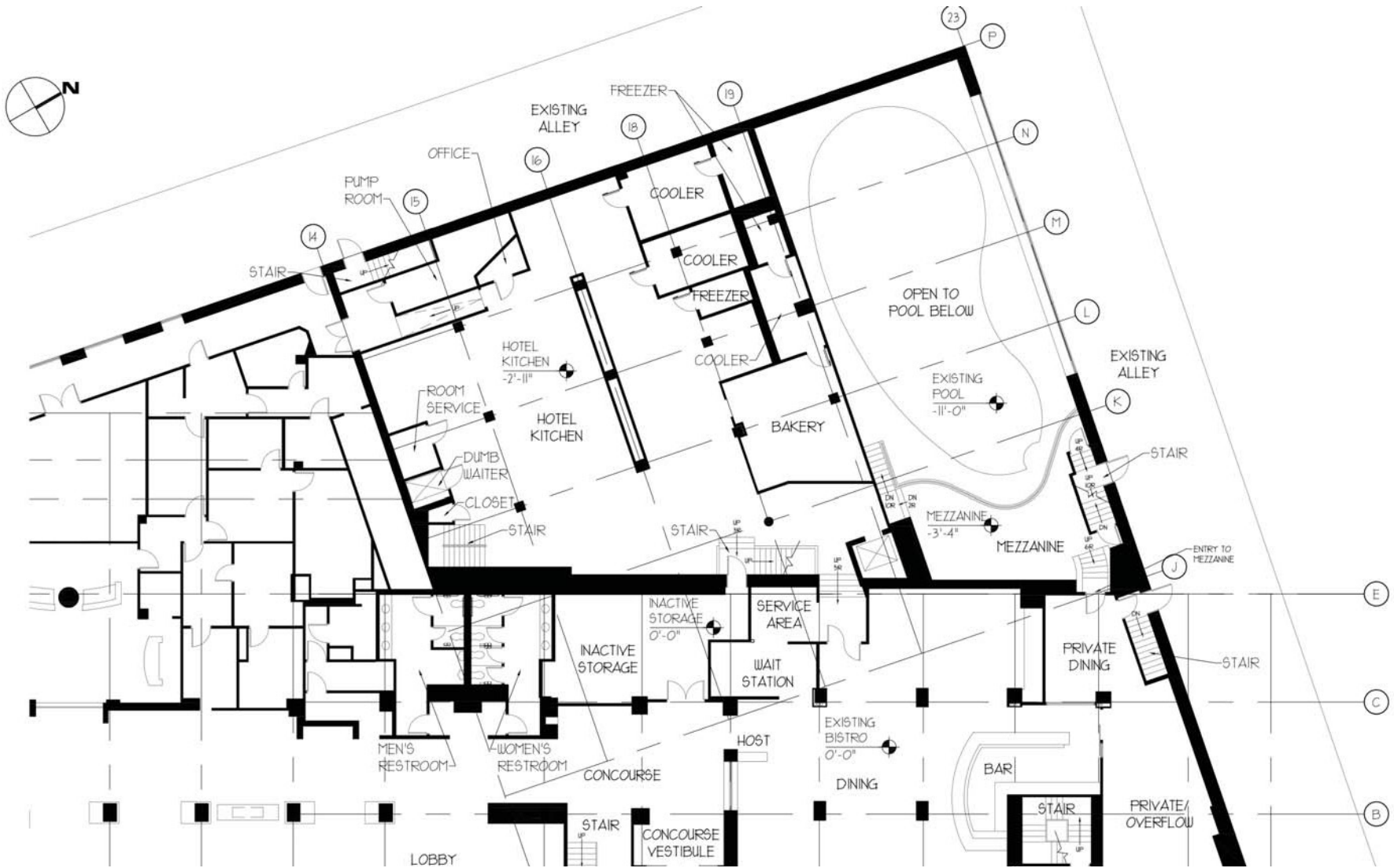


New Entry



Stairs/Ramps/Elevators

FLOOR PLAN



LISTING INFO

Agent	Jarrett Fradin
Transaction Type	Restaurant Opportunity (Retail Possibility) Lease
Type of Property	Orrington Hotel - Main Floor Restaurant Lobby
Property Data	
Available	Immediately
Address	1710 Orrington Ave
City, Zip Code	Evanston, IL 60201
Area	Near North
County	Cook
Rental Rate	\$25 PSF
Lease Type	Net
Tax & CAM	\$10 PSF
Tax Obligation	Tenant Responsible for pro-rata share of any retail Increase 2018
Yearly Adjustment	Negotiable
Insurance	Included
Square Feet	4,730 SF Expansion to 7,480 SF Available. Multiple floor plans to accommodate a variety of use types.
Occupancy	166 with 4,730 SF and 190 with 5,165 SF
Outdoor Patio Seating	+/- 1,200 SF (Occupancy 47)
Lease Term	TBD
Building Type	Hotel
Frontage	89' of Floor to Ceiling Windows
Restaurant Description	Restaurant is comprised of large 35' L Shaped Marble Bar, Separated Private Dining Area, 2 Large Dining Rooms, All ADA Compliant. Kitchen has 15' Hood with Black Iron, Grill, fryers, both refrigerated and freezer Walk In's, Double Blodgett Ovens with separate Hood System and several service stations and dessert prep station. All FF&E included.
Security Deposit	TBD
Guarantee	TBD
Parking	Valet, Street
A/C & Heat	Forced Air
Electric (amps)	800 3 Phase
Ceiling Heights	Approximately 15'
Mayor	Steve Hagerty
Nearby Businesses	Farmhouse, Francesca
Property Description	AAA, 4-Diamond Historic Hilton Orrington is the only full service hotel in the heart of downtown Evanston. The Hotel is one block away from Northwestern University, perfectly situated on the North Shore, and is less than 15 miles from downtown Chicago. The Orrington is a 269-room,

No representation is made as to the accuracy of this information. This information is subject to errors, omissions, prior sale or withdrawal without notice.

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Location Description	<p>One Block from Northwestern University with over 21,000 Students, 3 Blocks from Davis Street Metra and CTA 'L' Howard Station serving the Red, Purple and Yellow (Skokie Swift) Lines. Dense residential population combined with a major college campus and multiple modes of transportation surrounded by boutique retailers, entertainment and a variety of restaurant and hospitality concepts.</p>
Cross Streets	<p>Between Sherman and Church Street on Orrington</p>