

Evanston Center - Evanston, IL

Date Last Update 11/10/25

Leasing Manager Chad Moss

Leasing Update		* = in negotiation						
Tenant	Tenant Contact	Sq. Ft.	Current Expiration	New/Proposed Expiration	Rent / Sq. Ft.	Tenant Allowance	Last Contact	Comments
Academy	Brian Ferguson							Not expanding into Chicago area
Burlington	Bobby Meisher	25,000						Has interest in the site and Bobby Meisher represents Burlington
Dick's Sporting Goods	Mike Schertler	50,000						Says the Dicks need 50,000 sf Interested in the site asking for the Pricing
Harbor Freight	Andrew Zall	15-18,000						Harbor Freight is on a holding pattern until the Tariff situation smooths out
Hobby Lobby	Brooks McMillian David Leathers	45-55,000						Reviewed the site and Passed because they thought the site was to neighborhoodish
Michaels	Jacqueline Tapella Kevin McLoughlin	18,000						Reviewed the site and they Passed on the site as they said it would cannibalize the Skokie store 4 miles away - They have the info, but Jacqueline has not made it to Chicago yet, but is expected to be there sometime in August
Nordstrom Rack	Elliott Cundiff Meredith Oliver	25,000						11-11-25 Preparing to send LOI with Landlords comments to tenant's broker - 10-27-25 Received Tenant LOI for review and comments - Turnkey deal - 10-10-25 Spoke with Meredith gave him Economics for 2 Options: (i) \$14.00 SF Demising the Premises in As-Is-Condition, and (ii) \$ 24.50 SF Landlord delivering Tenant's Workletter - Meredith said he will have an LOI next week - Also, Elliott Cundiff (Nordstrom Rack RE Director) will be in Chicago between now and Thanksgiving - Also, Meredith said Evanston Center scored surprising well on Tenant's market analysis - 09-19-25 Spoke with Meredith and said gaining momentum with Nordstrom Rack and he will get us an LOI soon, but he is needing info on Rent if the deal was divided space only with No TI Allowance, and then we can build on that with TI Allowance - 09-17-25 I spoke with Meredith and he said Elliott Cundiff will be in Chicago at the end of October to review the site - Also, Meredith said they were told that Nordstrom Rack wants to added 100 store in the next 3 years (they went private) and Chicago is a good market for them, and the Evanston Center site scored well - 08-26-25 Spoke with Meredith and sent him the the splitting of the Best Buy space layout and seemed good with that - Meredith will present it to Nordstrom Rack - Nordstrom Rack which Elliott will be in Chicago sometime this Fall - Meredith Oliver is on vacation and back on Aug 18th - Meredith says Nordstrom Rack has an interest in the site - Received info
PGA Tour Superstore	Dylan Meriweather	35-45,000						Received info and will review

Target Outparcels	Eric Jacques Johnson Meredith Oliver							11-11-25 Awaiting Target's respopnse to LOIs - Have emailed and left for Eric Jacquesvoicemail checking status on LOI 11-06-25 - Emailed Eric and he said Target is reviewing Outparcel Purchase LOI and we should have something back next week 09-09-25 Chad submitted to Eric and Meredith LOI at \$ 2,100,000 (\$ 20 SF) to purchase the 4 Outparcels - 08-21-25 Had conference call with Eric and Meredith Oliver discussing the 4 Outparcels for purchase - Plan of action is Target will first get their listing agreement signed up with Meredith and Meredith will provide Eric his BOV for the outparcels - Eric agreed that Target will take the lead on getting Jewl Osco (Alberstons) and Best Buys approval for the sale of Outparcels - Eric said give him a couple of weeks to get listing signed up and put pricing on the outparcels - Eric Jacques is taking over for Eric Johnson, Target on the handling of the Outparcels - The four (4) outparcels are co-owned by Target, Jewel Osco (Albertsons), and Best Buy - Target last week reviewed their outparcels across the USA to sell and Evanston Center made the approval list to sell. Working with Eric Johnson and his broker on the process we can put together to purchase all the outparcels from Target, Jewel Osco and Best Buy
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