

828  
LOFTS

# MODERN LOFT STYLE LIVING IN EVANSTON



847.328.3330

INFO@828NOYES.COM



# 828 LOFTS



## ABOUT 828 LOFTS

828 Lofts is a new construction, 44-unit, loft-style, LEED Silver building that offers a mix of studio, one-, two- and three-bedroom apartments.

Building amenities include a stylish lobby, outfitted with industrial furniture and artwork, a package delivery system, tenant mail boxes, bicycle storage area and dog wash room. In addition, covered parking is available at the rear of the building and a security system with cameras will be installed throughout the public areas.

Each unit has 10' high ceilings, industrial-sized, acoustically treated windows, and modern kitchens featuring stainless steel appliances, gas cooktops and recycled glass countertops. Each bedroom has an accompanying bath, with most bathrooms en suite. All units will have high-speed internet and TV capability.

### FEATURES

- 1-1 bathroom/bedroom parity
- In-unit, side-by-side washer/dryer
- Stainless steel appliances, gas cooktops and recycled glass countertops
- Reserved covered parking
- Bicycle storage
- Dog wash room
- Elevator building
- Adjacent to CTA Noyes purple line stop

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# 828 LOFTS

## NEW CONSTRUCTION LUXURY LOFT LIVING

### PROPERTY FEATURES

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- In-unit, side-by-side washer/dryer
- Stainless steel appliances
- Recycled glass countertops
- Luxury plank flooring
- Reserved covered parking
- Bicycle storage
- Dog wash room

#### FEES TO RESERVE

- \$50.00 application fee
- \$175.00 one-time administrative fee

#### MOVE-IN FEES

- Security deposit (one month's rent)

#### UTILITY PACKAGE

(includes: water, sewer, garbage)

- Studio: \$60/month
- 1 BR: \$75/month
- 2 BR: \$100/month
- 3 BR: \$130/month

*Prices are subject to change.*

#### PET POLICY

- Breed and weight restrictions apply, two pets maximum per unit
- \$350 refundable pet deposit per pet

#### RESERVED PARKING

- \$150/month upon availability

#### BIKE STORAGE

- Complementary upon availability

#### OTHER

- Residents pay gas and electric directly to the utility provider
- Cable/Internet services are provided through your choice of AT&T or Comcast



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# UNIT PLANS



**A** Studio / 1Bath  
\$1,850 - \$1,900  
501 SF



**A2** Studio / 1Bath  
\$1,850 - \$1,900  
501 SF



**B** 1 Bedroom / 1  
Bath \$1,850 - \$1,975  
663 SF



**C** 2 Bedroom / 2Bath  
\$2,950 - \$3,150  
901 SF



**C2** 2 Bedroom / 2  
Bath \$2,950 - \$3,150  
1,021 SF

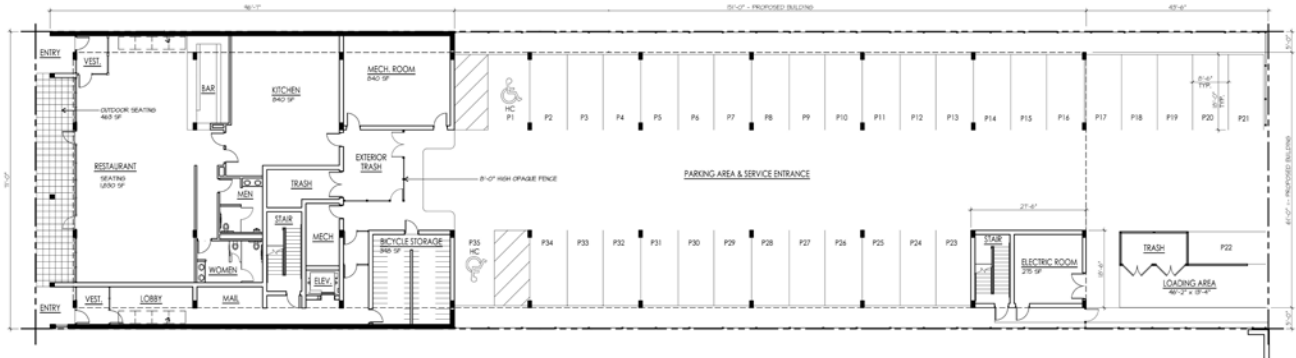


**D** 3 Bedroom / 3Bath  
\$4,200 - \$4,425  
1,200 SF



**D2** 3 Bedroom / 3Bath  
\$4,200 - \$4,425  
1,247 SF

# FLOOR PLANS



Ground Floor



2nd Floor



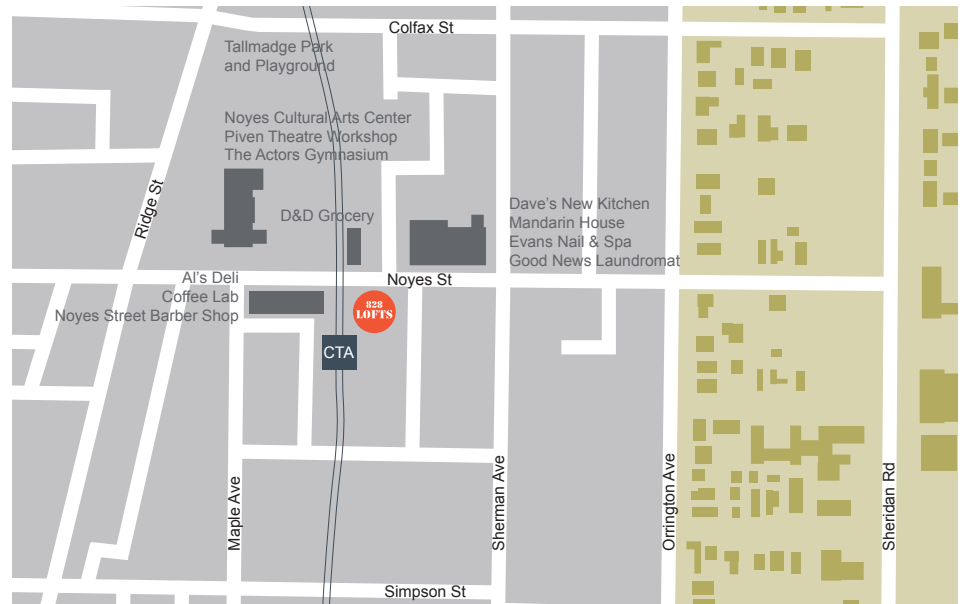
3rd and 4th Floor

# 828 LOFTS

# STEPS FROM NORTHWESTERN UNIVERSITY'S CAMPUS

## LOCATION

828 Lofts is located four blocks west of Northwestern University's Evanston campus and adjacent to the Noyes Street "L" stop, which operates a 30-minute route to downtown Chicago. The immediate two-block neighborhood is filled with amenities, including a grocery store (D&D Finer Foods), coffee shop (Coffee Lab Cafe), multiple restaurants, nail salon, barber shop, Noyes Cultural Arts Center (including Piven Theatre Workshop and The Actors Gymnasium) and Tallmadge Park. The ground-level of the building will feature a new sit-down restaurant with outdoor seating.



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