

The Garland Building | 111 N. Wabash Ave, Chicago IL 60602

For Sale | Office Condominium: Suite 1609 (1,232 Sq. Ft.)

CRER



Steven Rapoport, CCIM

Senior Director

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Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com



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The logo for CRER (Chicago Real Estate Resources, Inc.) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a short horizontal white line, all contained within an orange square background.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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SUITE 1609 PROPERTY DETAILS

FOR SALE ASKING PRICE:

\$125,000 or \$101.46 / Sq. Ft.

UNIT SIZE:

1,232 Sq. Ft.

TAXES (2020):

\$11,887

PIN #:

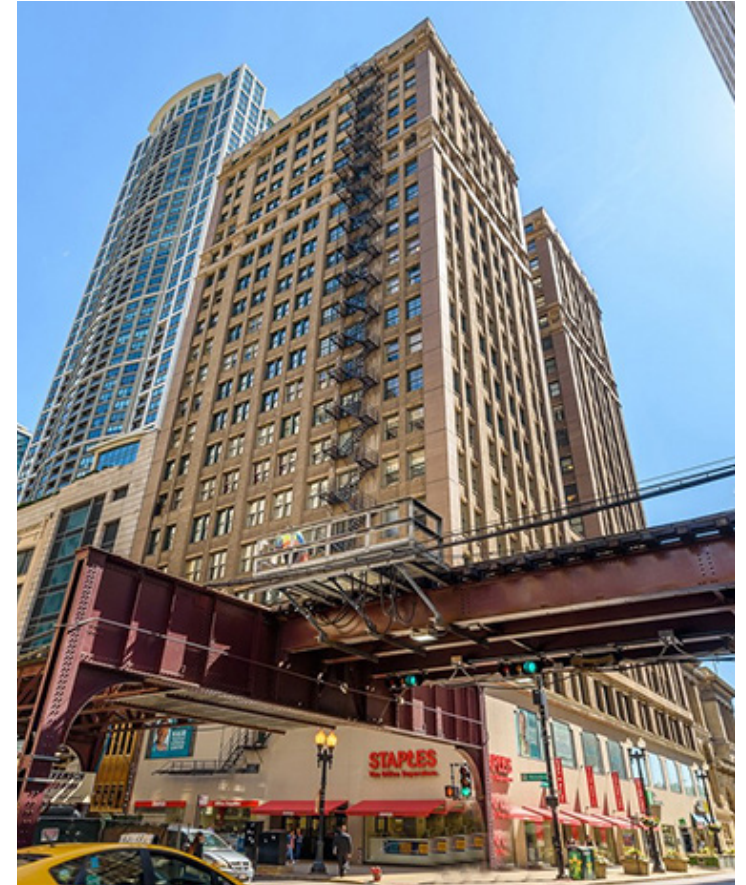
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SUITE 1609 PROPERTY OVERVIEW

This office condominium offers buyers a unique opportunity to own in a historic building in the heart of downtown Chicago. Unit 1609 is ideal for a medical/dental user featuring sinks in (3) of the offices as well as a waiting room and receptionist area. This central location offers easy access to all that downtown Chicago has to offer; all forms of public transportation, millennium park, prime retail and restaurants just out the front door. The building offers access to a shared conference room.

BENEFITS OF OWNERSHIP

1. Build equity by owning your office space rather than renting
2. Hedge against inflation and rising rental rates
3. Enjoy the tax advantages of real estate ownership
4. Establish a fixed location for your business without the worry of being relocated by a landlord
5. Take advantage of low interest rates and favorable SBA loan terms



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ABOUT THE GARLAND BUILDING



The Garland Building was built in 1914 and has established itself among the premier office buildings in the heart of Millennium Park Neighborhood within Chicago's Loop (CBD). Historically, the building has enjoyed extremely high occupancy rates with stable long-term tenants like doctors, medical professionals, lawyers, non-profits and financial firms. One block from Millennium Park, The Garland Building offers all the attractions of the fast-growing East Loop neighborhood: the rich history of Jewelers Row, ready access to Loop businesses and the Mag Mile, and convenience to shops, restaurants and transportation.



\$1,709 - MONTHLY ASSESSMENTS INCLUDES

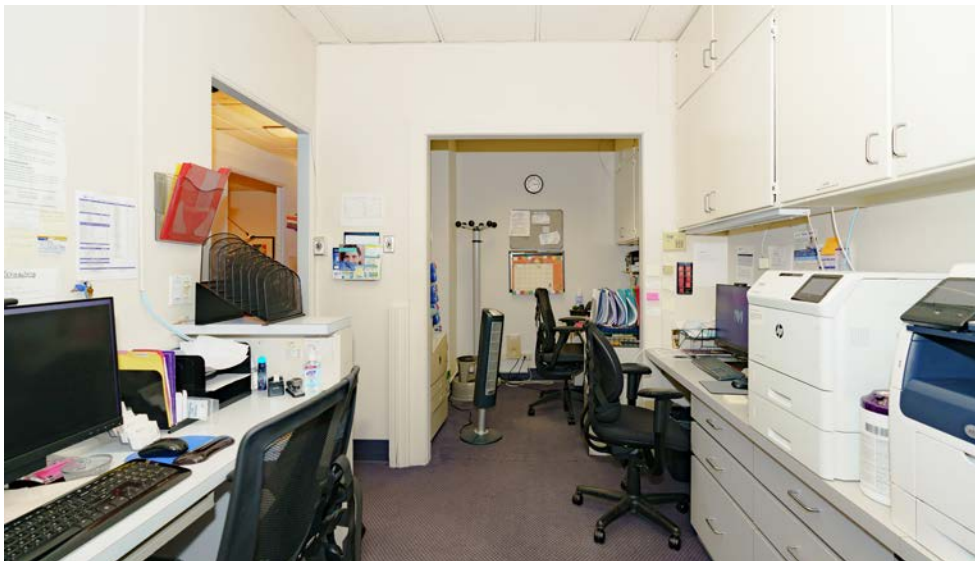
- Free access to building conference room
- 24/7 security
- On-sight building management
- Heat & Water
- 5 day per week cleaning service for your suite
- Common area maintenance

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SUITE 1609 PROPERTY PHOTOS



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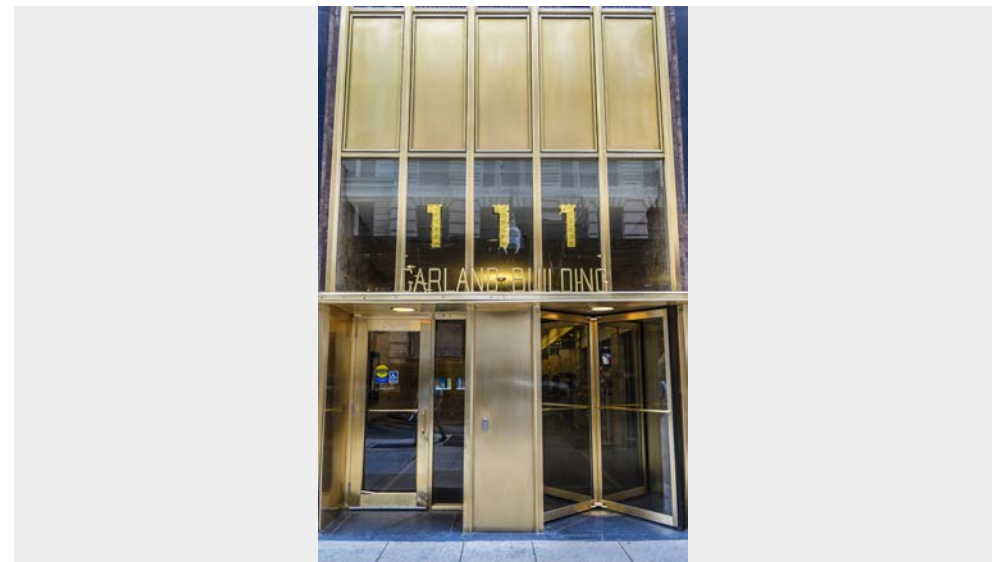


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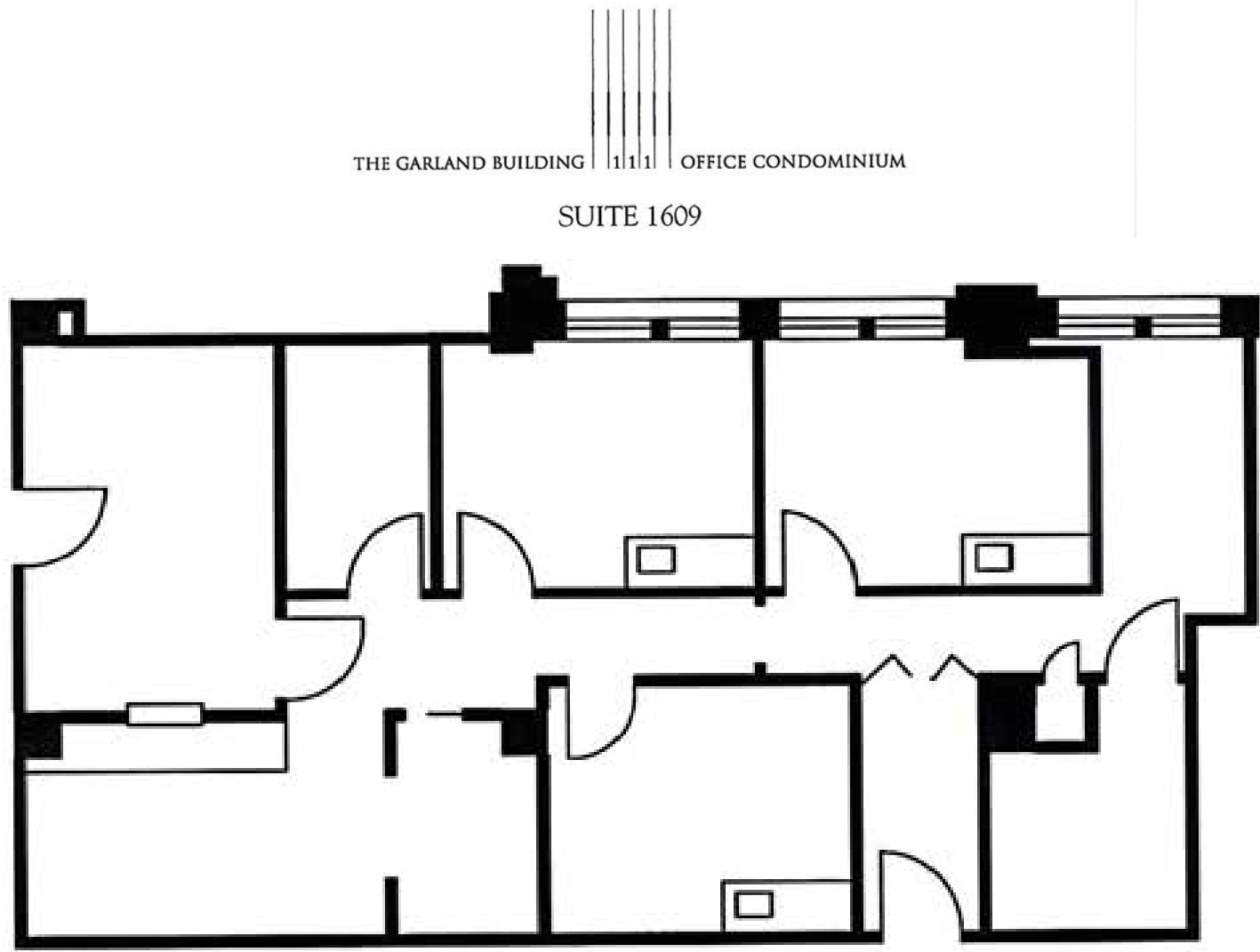


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SUITE 1609 FLOORPLAN

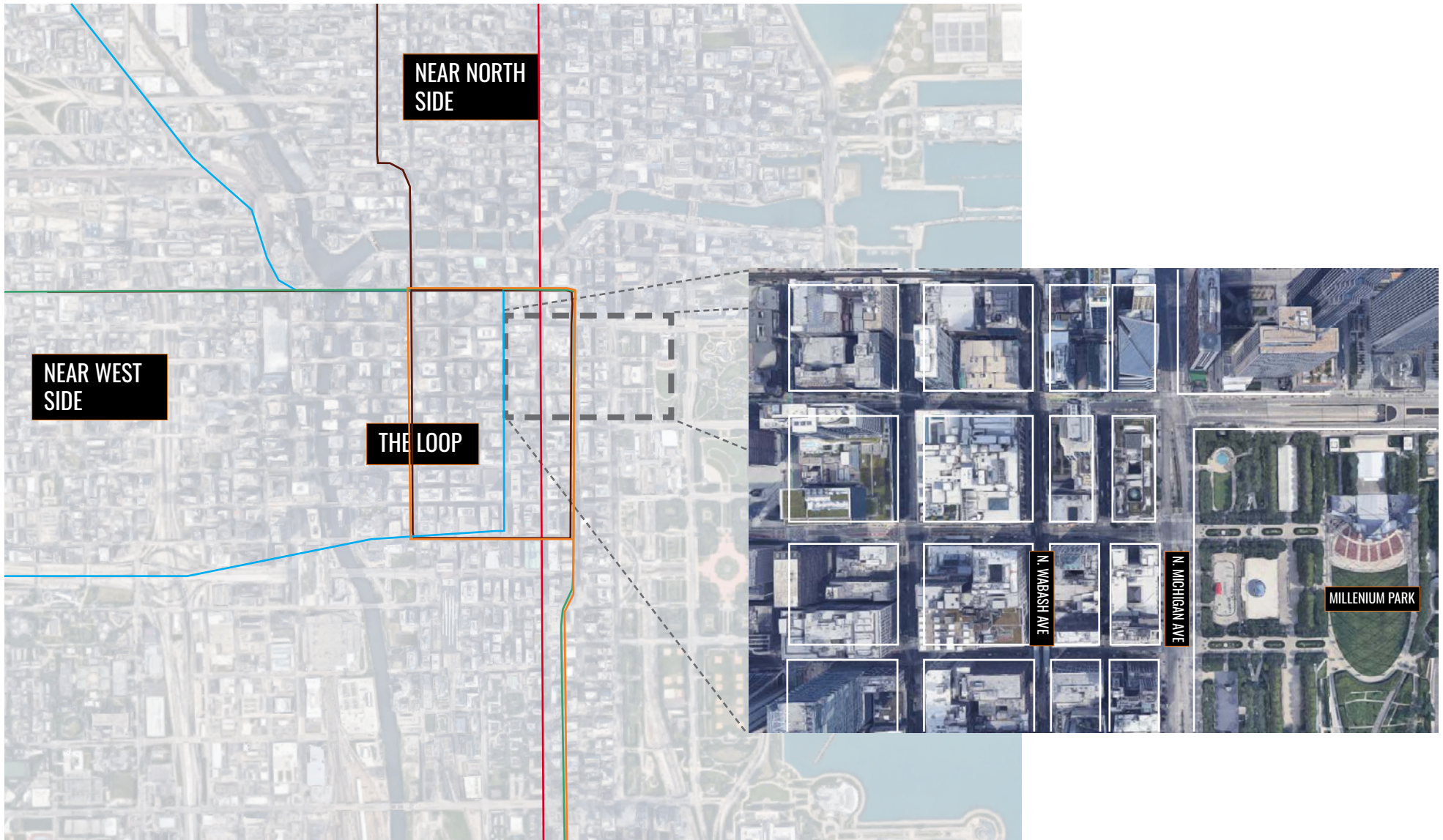


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AREA MAP



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