

710 S. Paulina Chicago, IL

Johnston R. Bowman Center



For Sale or Ground Lease

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The Offering

We are pleased to offer a rare fee simple ownership opportunity in the Illinois Medical District, for sale or master ground lease of an 8-story medical office and education building. The building has residential on the top two floors with a dedicated private elevator access from grade level.

The building, part of the Rush University Medical Center campus, is approximately 143,800 gross SF on approximately 44,372 SF of land adjacent to the Illinois Medical District pink line CTA station at Polk.

WITHIN A 2 MILE RADIUS...

\$139k

Average Household Income

173.9k

Population

63.9%

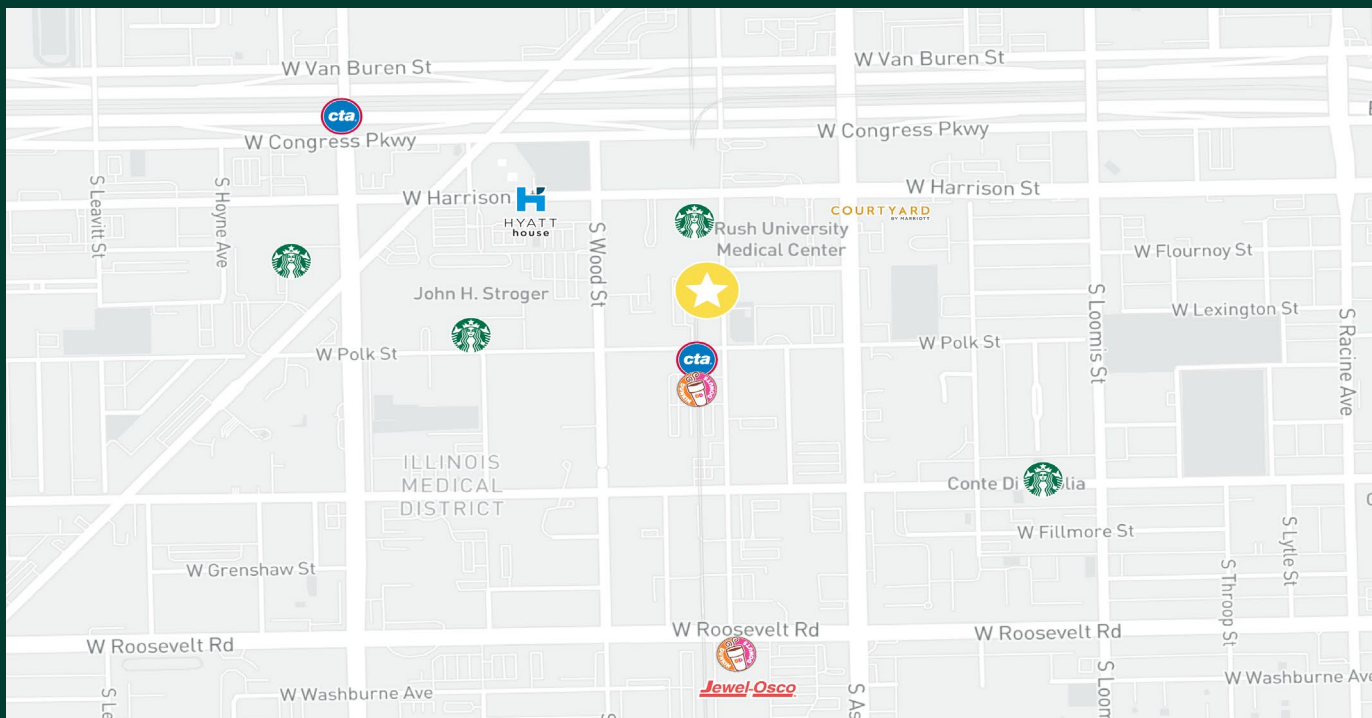
Have A Bachelor's Degree or Higher

363k

Daytime Workers

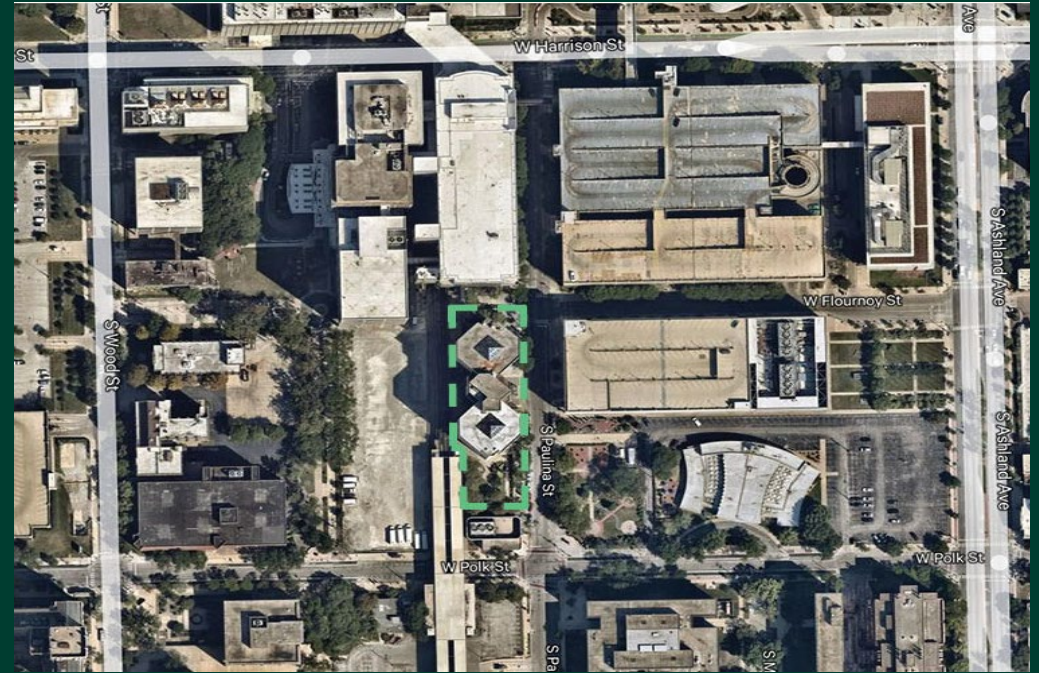
13.9k

Businesses



Property Specifications

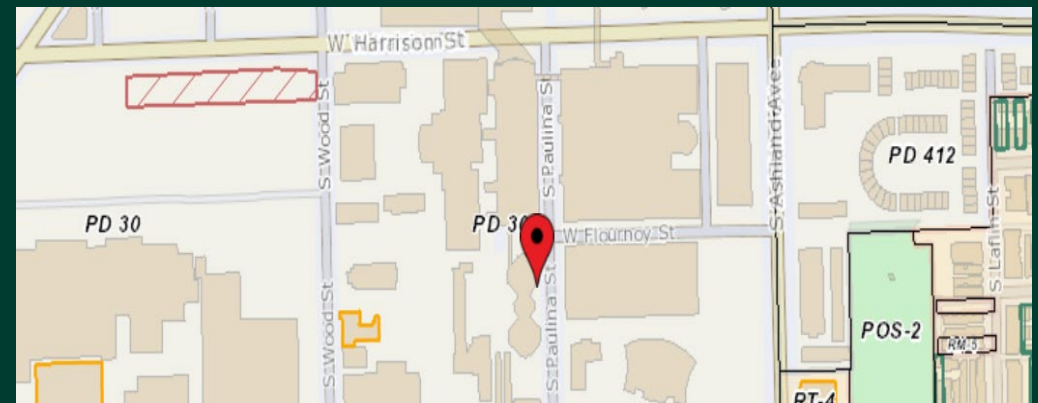
Building Size:	+/- 143,800 SF
Site Size:	+/- 44,372 SF; +/- 1.02 AC
Year Built:	1972
Number of Floors:	9
Zoning:	PD-30
PINS:	17-18-409-019-022; 033; 025-029



Zoning

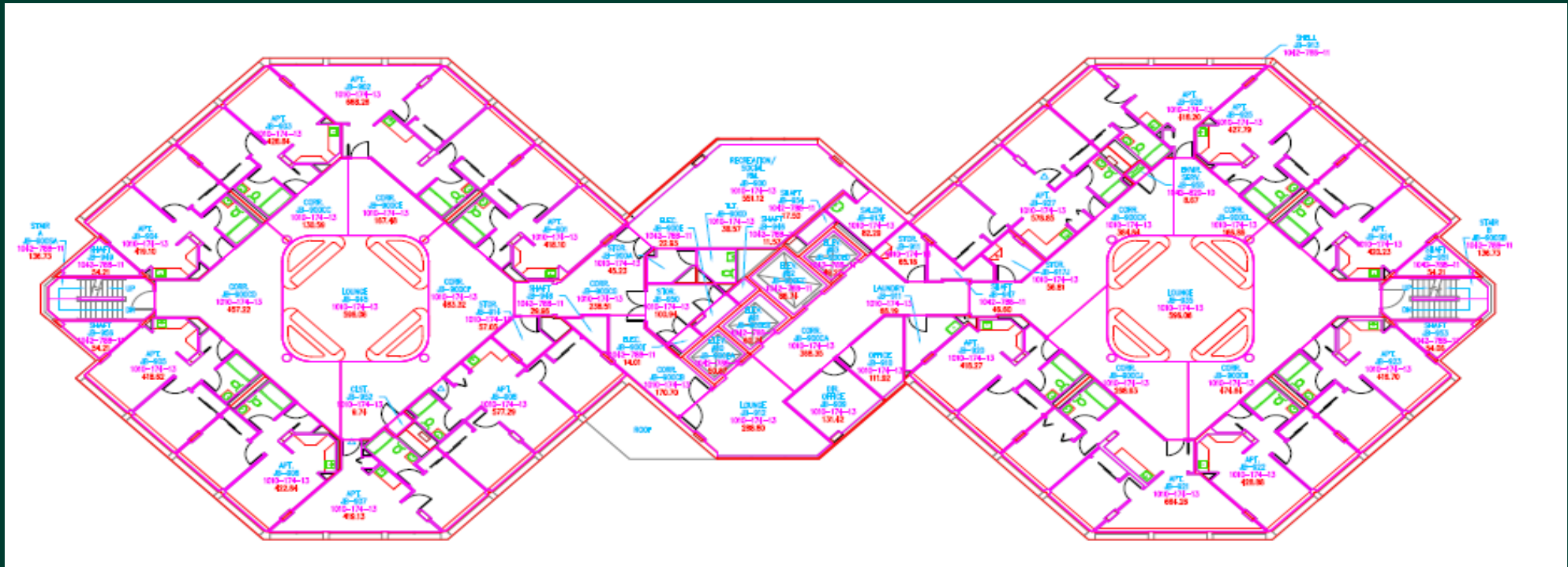
Illinois Medical District PD-30 (amended 2021)

- Sub-area 3A
- Permits any use approved by IMD Commission District staff per policy
- Minimum Lot Area / Unit MLA 200
- Underlying zoning for the District is C2-5
- Maximum FAR 4.00
- Applies City of Chicago standards for ARO and for M/WBE participation





Floor Plan – 9th Floor & Survey



[Click here to view/download all floor plans.](#)

[Click here to view/download the survey.](#)

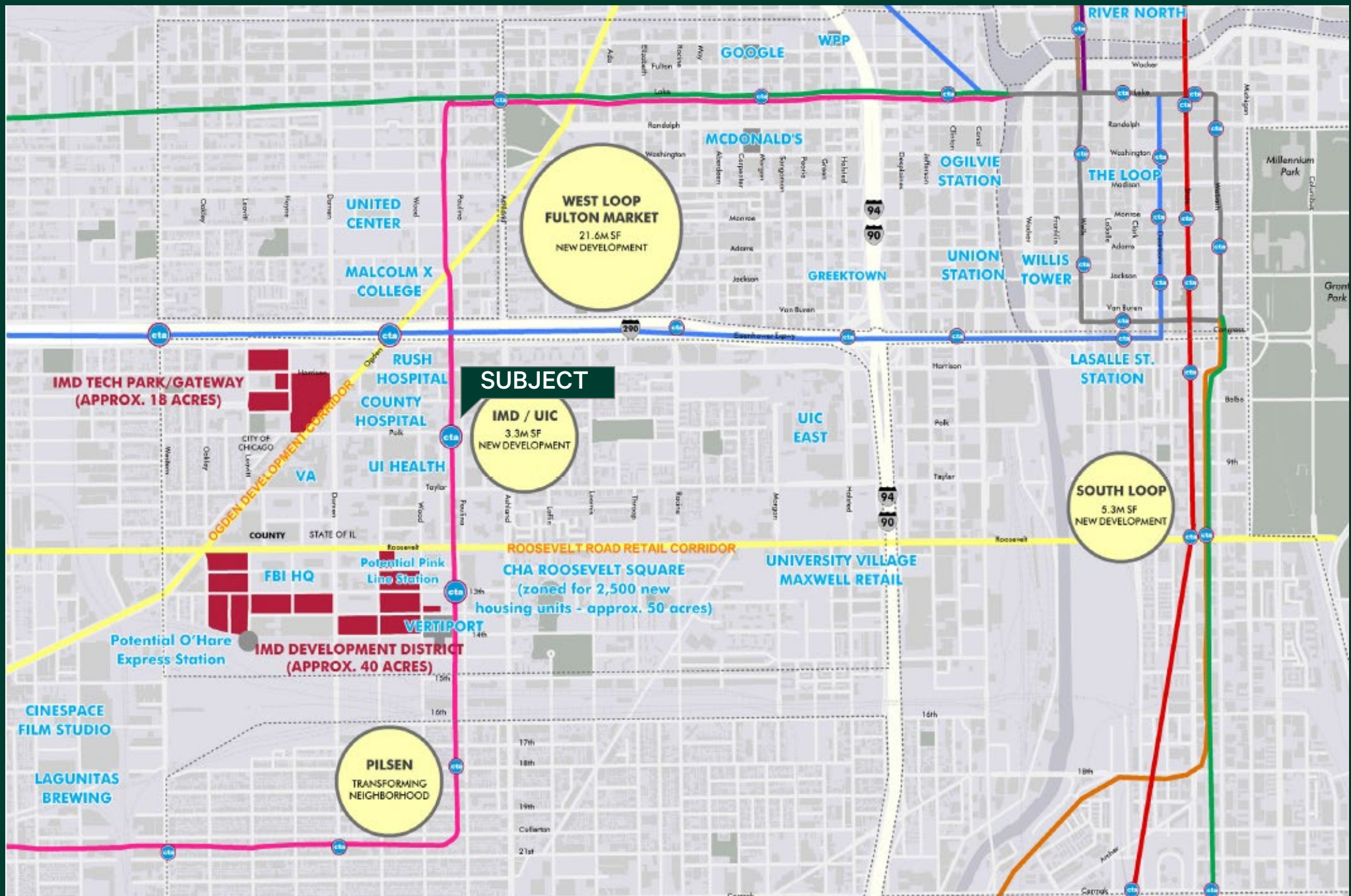
The Illinois Medical District

At the IMD, partnership, collaboration, innovation, and inspiration are converging and connecting to foster renewed energy and excitement around the possibilities of what our ecosystem can be and the societal impact we can make.

The IMD is a place that nurtures the growth companies, entrepreneurial, and established. It is a space where people can share ideas, formally and informally. Those efforts, that energy, points the way to economic diversification, job growth, and the commercial advances that come from true collaboration.

To visionaries who believe innovation is integral to their success, locating in the Illinois Medical District is a strategic catalyst to help them achieve breakthrough results. Situated in the heart of one of the world's most admired cities, the IMD offers partners a unique ecosystem of knowledge collaboration, and resources, plus something more: the opportunity to impact the world's next great district for healthcare and technology innovation. Together, IMD partners accelerate discovery and commercialization that is reshaping business, medicine, and technology, generating prosperity for everyone.





The Wood Street

Medical Mile



John H. Stroger, Jr. Hospital



The Nightingale



Rush University



Jesse Brown VA Medical Center



UI Health / UIC



Mile Square Health Center

The Most Concentrated Medical & Education Mile In The Midwest

Located In The Illinois Medical District

4
Medical
Centers

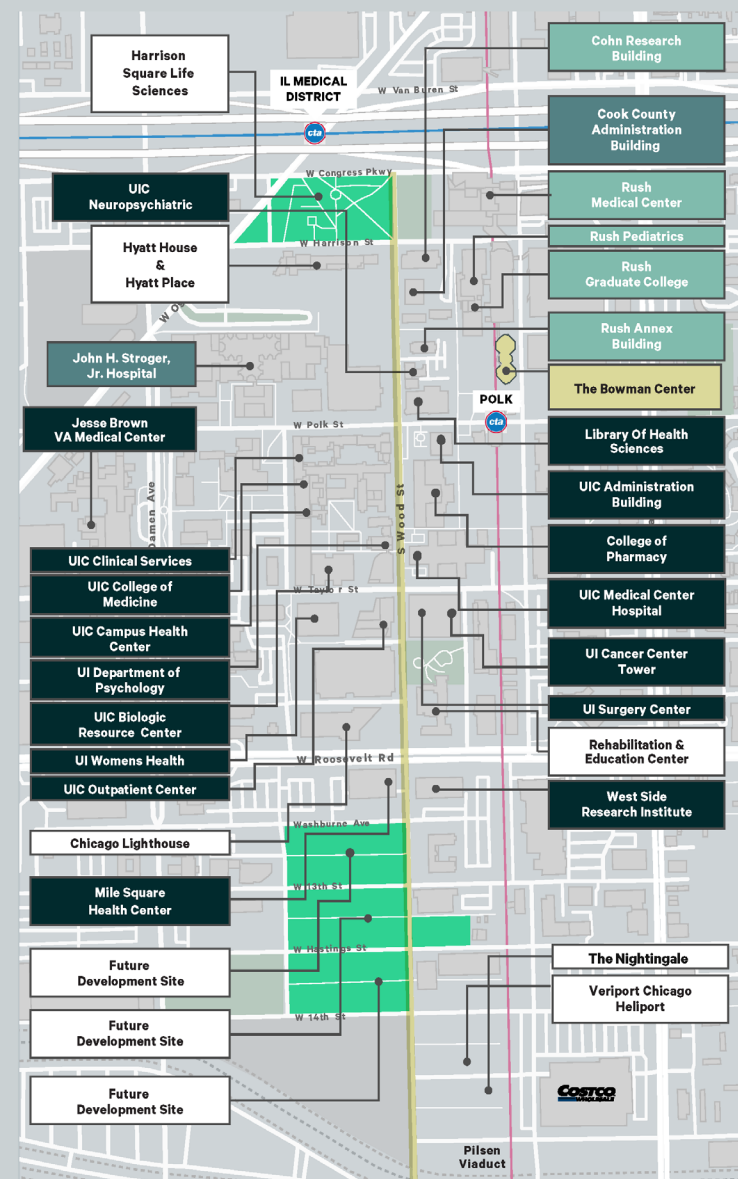
40
Healthcare
Facilities

O'Hare
Express Heliport
Shuttle

17
Fiber
Providers

80,000
Visitors
Per Day

2
Top Rated
Universities





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CBRE