

THE GARLAND BUILDING

50 E WASHINGTON ST / 111 N WABASH AVE
CHICAGO, IL 60602

**OFFICE CONDOS
FOR SALE**

ENTIRE 5TH FLOOR ±12,722 RSF
ENTIRE 4TH FLOOR ±15,198 RSF

OFFERING HIGHLIGHTS:

- Office Condos for Sale
- ± 12,722 to ± 27,920 RSF on the entire 4th and 5th Floors
- Connected with internal staircase
- Floors available together or sold separately
- 9 to 16 deeded parking spaces available in the adjacent Heritage Bldg. Garage
- **Asking Price: Subject to Offer**

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THE GARLAND BUILDING

BUILDING OVERVIEW

- 111 N Wabash Ave, Chicago, IL 60601
- Entrance / Lobby for Floors 2 thru 5 at 50 E Washington St
- Valet parking
- 24-hour door staff and security
- Professional on-site management
- New Café, Staples, and Subway in the building
- Loading Dock & Freight Elevator
- DX-16 Zoning
- 34th Ward - Ald. Bill Conway



Floors 2 thru 5 are accessed from
50 E Washington St Entrance / Lobby

LOCATION OVERVIEW

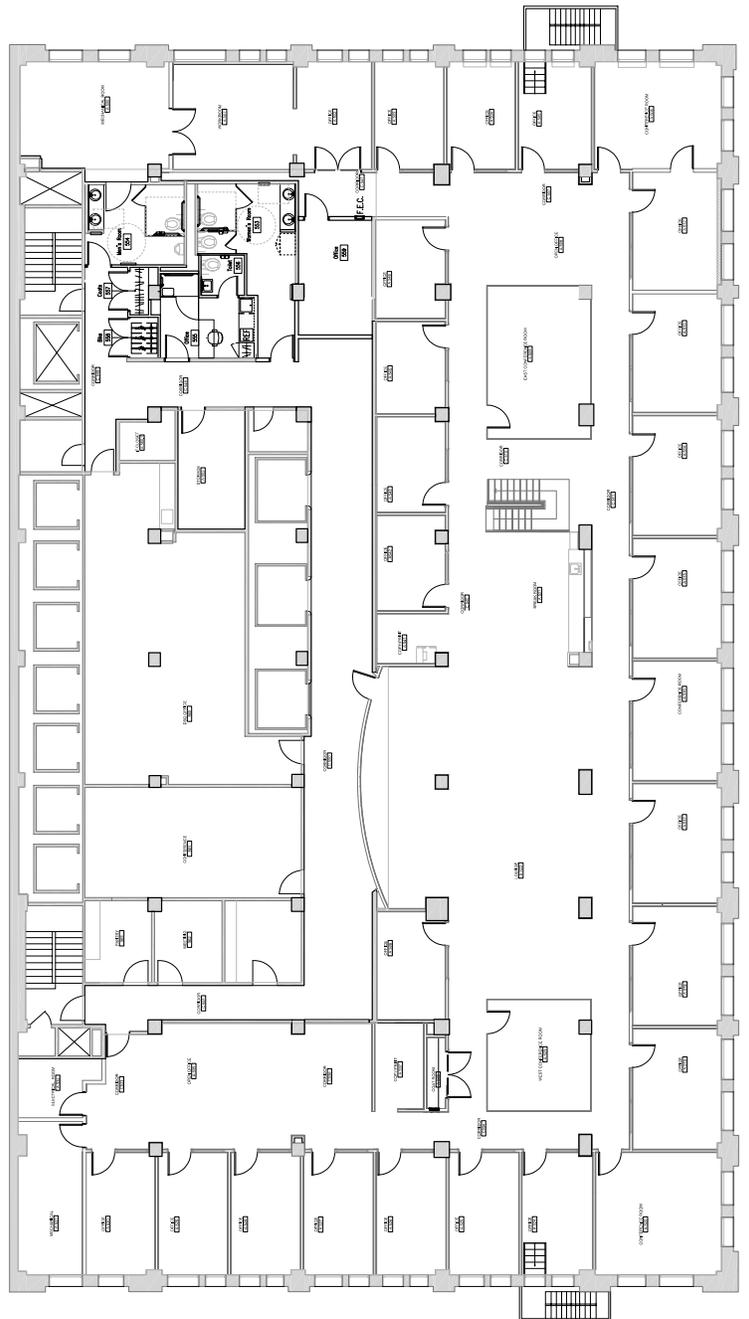
- Millennium Park/Michigan Ave is one block away
- CTA "El" Station Entrance (Washington/ Wabash) across the street
- Metra's Millennium Station is one block away
- Abundant parking at the Grant Park North Garage and the Wabash-Randolph Garage
- Pedway access across the street
- Located between Macy's and the Chicago Cultural Center

5TH FLOOR PLAN



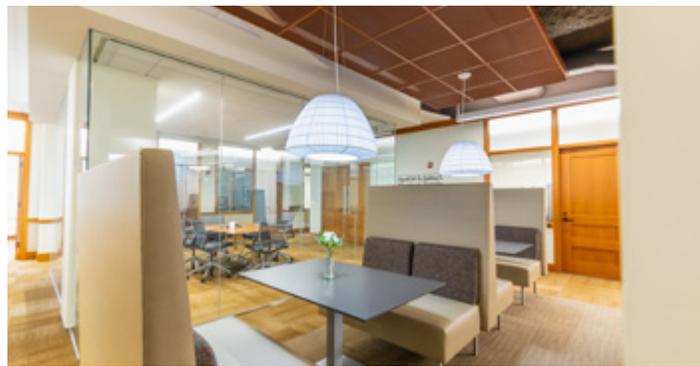
SPACE SPECIFICATIONS

- Entire 5th Floor
 - Fully Furnished Suite
 - ±12,722 RSF
 - 26 Private Offices w/ glass fronts
20 on Window Line + 6 Interior Offices
 - 6 Workstations w/ room to expand
 - Interior Suite w/ Seating for 8 and Kitchenette
 - 4 Conference Rooms w/ 6 to 8-Seats
 - 1 Boardroom w/ 14-Seats and Dedicated Kitchen
 - Open Kitchen and Abundant Soft Seating
 - Fitness Room, Bike Closet, and Private Restroom w/ Shower
 - Work and Storage Rooms, IT Closet
 - Men's and Women's Restrooms
- 10'0" finished ceiling height (11'0" exposed ceiling height)
- Secure elevator access with smartphone app
- Views of Millennium Park and Lake Michigan



**Square footage estimated by taking the adjusted ownership percentage of 4.9120% (as per the condo declaration) multiplied by 259,000 RBA*

5TH FLOOR PHOTO GALLERY

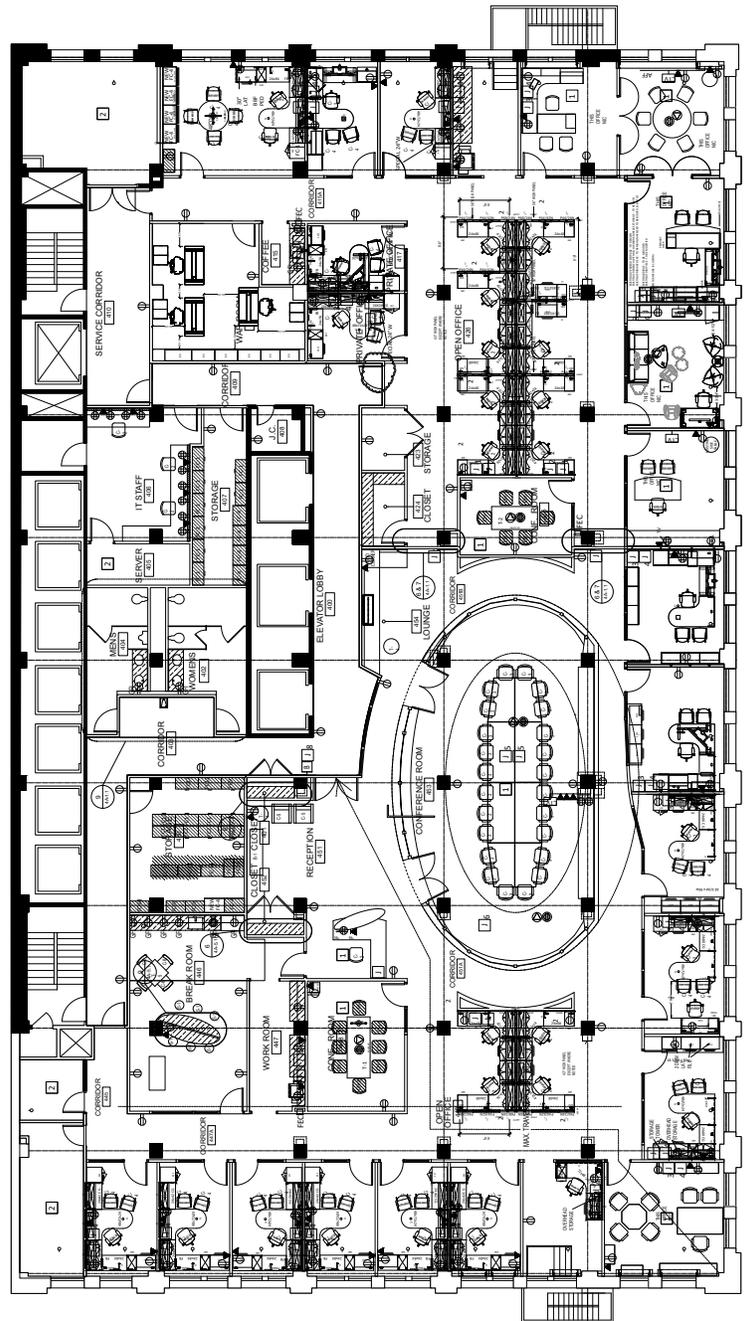


4TH FLOOR PLAN



SPACE SPECIFICATIONS

- Entire 4th Floor
 - Fully Furnished Suite
 - ±15,198 RSF
 - 22 Private Offices with glass fronts
20 on Window Line + 2 Interior Offices
 - 17 Workstations
 - 3 Conference Rooms w/ 6 to 8-Seats
 - 1 Boardroom w/ 22-Seats
 - Formal Reception area with seating
 - 1 Kitchen w/ Seating Area and
1 Kitchenette/Coffee Bar
 - Wellness Room
 - Work and Storage Rooms, IT Closet
 - Men's and Women's Restrooms
- 10'0" finished ceiling height
(11'0" exposed ceiling height)
- Secure elevator access with
smartphone app
- Views of Millennium Park
and Lake Michigan

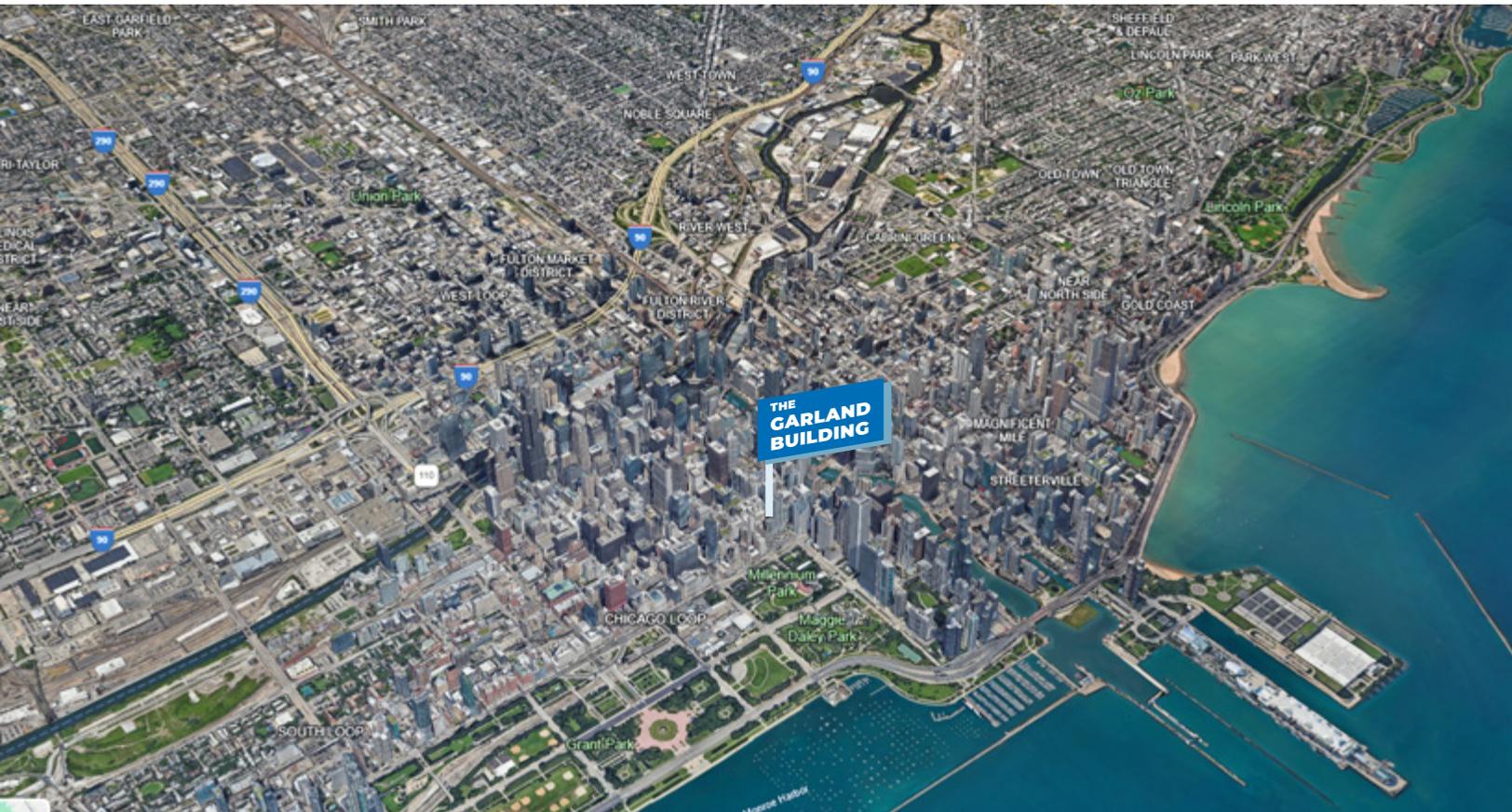


*Square footage estimated by taking the adjusted ownership percentage of 5.8678% (as per the condo declaration) multiplied by 259,000 RBA

4TH FLOOR PHOTO GALLERY



MAP OF THE AREA



Demographic Report

111 North Wabash Avenue, Chicago, Illinois, 60602

	0.5 miles	1 mile	3 miles
Population			
2025 Total Population	19,970	99,026	357,018
2030 Projected Total Population	20,331	103,486	366,959
2010 Total Population	13,988	64,422	283,654
2000 Total Population	6,618	39,991	247,573
2025-2030 Projected Annual Growth Rate	0.4%	0.9%	0.6%
2010-2020 Annual Growth Rate	3.45%	3.87%	2.09%
2000-2020 Annual Growth Rate	5.59%	4.38%	1.73%
2025 Total Daytime Population	229,603	540,987	863,151
2025 Daytime Population: Workers	97.7%	95.4%	87.5%
2025 Daytime Population: Residents	2.3%	4.6%	12.5%
2025 Male Population	10,320	49,780	176,217
2025 Male Population (%)	51.7%	50.3%	49.4%
2025 Female Population	9,650	49,246	180,801
2025 Female Population (%)	48.3%	49.7%	50.6%
2025 Generation Alpha Population (Born 2017 or Later)	616	3,946	21,744
2025 Generation Z Population (Born 1999 to 2016)	4,904	19,907	73,727
2025 Millennial Population (Born 1981 to 1998)	9,222	47,511	154,811
2025 Generation X Population (Born 1965 to 1980)	2,603	13,274	50,560
2025 Baby Boomer Population (Born 1946 to 1964)	2,273	12,141	46,231
2025 Silent Generation Population (Born 1945 or Earlier)	352	2,247	9,945
2025 Child Population: Age <18	948	5,905	37,035
2025 Child Population (%)	4.8%	6.0%	10.4%
2025 Working-Age Population: Age 18-64	16,978	81,972	275,576
2025 Working-Age Population (%)	85.0%	82.8%	77.2%
2025 Senior Population: Age 65+	2,044	11,150	44,407
2025 Senior Population (%)	10.2%	11.3%	12.4%
2025 Median Age	32.0	33.5	33.9
2025 Median Female Age	31.6	33.2	33.9
2025 Median Male Age	32.4	33.7	34.0

Demographic Report

111 North Wabash Avenue, Chicago, Illinois, 60602

	0.5 miles	1 mile	3 miles
Income			
2025 Median Household Income	\$142,024	\$130,468	\$121,915
2030 Projected Median Household Income	\$152,217	\$139,878	\$131,863
2025 Average Household Income	\$218,020	\$188,697	\$176,655
2030 Projected Average Household Income	\$226,323	\$197,722	\$186,075
2025 Per Capita Income	\$136,765	\$120,261	\$101,018
2030 Projected Per Capita Income	\$144,454	\$128,242	\$108,587
2025 Households by Income			
2025 Household Income Less Than \$25,000	6.6%	8.5%	11.8%
2025 Household Income \$25,000-\$49,999	6.1%	7.0%	8.4%
2025 Household Income \$50,000-\$74,999	8.1%	8.8%	9.4%
2025 Household Income \$75,000-\$99,999	10.9%	10.0%	10.4%
2025 Household Income \$100,000-\$149,999	20.1%	21.5%	18.3%
2025 Household Income \$150,000-\$199,999	13.3%	13.1%	12.4%
2025 Household Income \$200,000 or greater	34.9%	30.9%	29.2%
2025 Median Disposable Income	\$109,307	\$103,456	\$97,359
2025 Median Net Worth	\$210,456	\$180,713	\$169,649
2025 Average Net Worth	\$890,741	\$887,084	\$949,147
Employment			
2025 Civilian Population Age 16+ in Labor Force	15,280	77,073	261,111
2025 White Collar Employment	93.6%	93.2%	88.4%
2025 Blue Collar Employment	2.4%	2.8%	4.7%
2025 Service Industry Employment	4.0%	4.0%	6.9%
2025 Employed Population	14,757	75,044	252,378
2025 Unemployment Rate	3.4%	2.6%	3.3%

Demographic Report

111 North Wabash Avenue, Chicago, Illinois, 60602

	0.5 miles	1 mile	3 miles
Education			
2025 Population Age 25+	16,132	82,518	283,441
2025 Educational Attainment of Population Age 25+			
Less than 9th Grade	0.0%	0.9%	2.3%
Some High School/No Diploma	1.6%	1.0%	2.0%
High School Diploma	2.2%	2.4%	5.2%
GED/Alternative Credential	0.4%	0.5%	1.1%
Some College/No Degree	3.9%	4.4%	6.7%
Associate's Degree	3.0%	2.4%	3.2%
Bachelor's Degree	44.3%	40.9%	41.6%
Graduate/Professional Degree	44.7%	47.6%	37.8%
Race and Origin			
2025 Population by Race			
African American/Black	5.1%	6.2%	11.8%
American Indian/Alaska Native	0.2%	0.2%	0.4%
Asian	23.6%	20.4%	17.2%
Pacific Islander	0.1%	0.0%	0.0%
White	59.5%	62.9%	57.1%
Other Race	2.5%	2.4%	5.0%
Two or More Races	9.1%	7.9%	8.3%
2025 Hispanic Population (Any Race)	8.6%	8.0%	12.0%
2030 Projected Hispanic Population (Any Race)	9.5%	8.9%	12.8%
2025 Minority Population	37.2%	34.0%	37.8%
2030 Projected Minority Population	40.1%	36.3%	39.8%

Demographic Report

111 North Wabash Avenue, Chicago, Illinois, 60602

	0.5 miles	1 mile	3 miles
Households			
2025 Total Households	12,812	63,157	204,045
2030 Projected Total Households	13,265	67,185	214,016
2010 Total Households	7,616	39,288	151,624
2000 Total Households	4,052	25,258	123,471
2025-2030 Households: Projected Annual Growth Rate	0.7%	1.2%	1.0%
2010-2020 Households: Annual Growth Rate	5.07%	4.28%	2.21%
2000-2020 Households: Annual Growth Rate	5.80%	4.50%	1.76%
2025 Average Household Size	1.5	1.5	1.7
2025 Total Family Households	3,471	17,432	66,838
2025 Average Family Size	2.1	2.3	2.6
Housing			
2025 Total Housing Units	15,168	74,494	233,532
2025 Occupied Housing Units: Owner	25.5%	30.6%	35.3%
2025 Occupied Housing Units: Renter	74.5%	69.4%	64.7%
2025 Vacant Housing Units	15.5%	15.2%	12.6%
2030 Projected Total Housing Units	15,416	77,019	240,837
2010 Total Housing Units	10,940	49,690	178,118
2025 Homes by Value			
Less than \$100,000	0.6%	0.9%	0.8%
\$100,000-\$249,999	5.8%	5.3%	5.0%
\$250,000-\$499,999	40.8%	45.6%	40.9%
\$500,000-\$1,000,000	26.9%	34.1%	38.9%
\$1,000,000+	26.0%	14.1%	14.5%
2025 Median Home Value	\$539,706	\$490,654	\$531,721
2025 Average Home Value	\$827,278	\$653,775	\$677,998



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