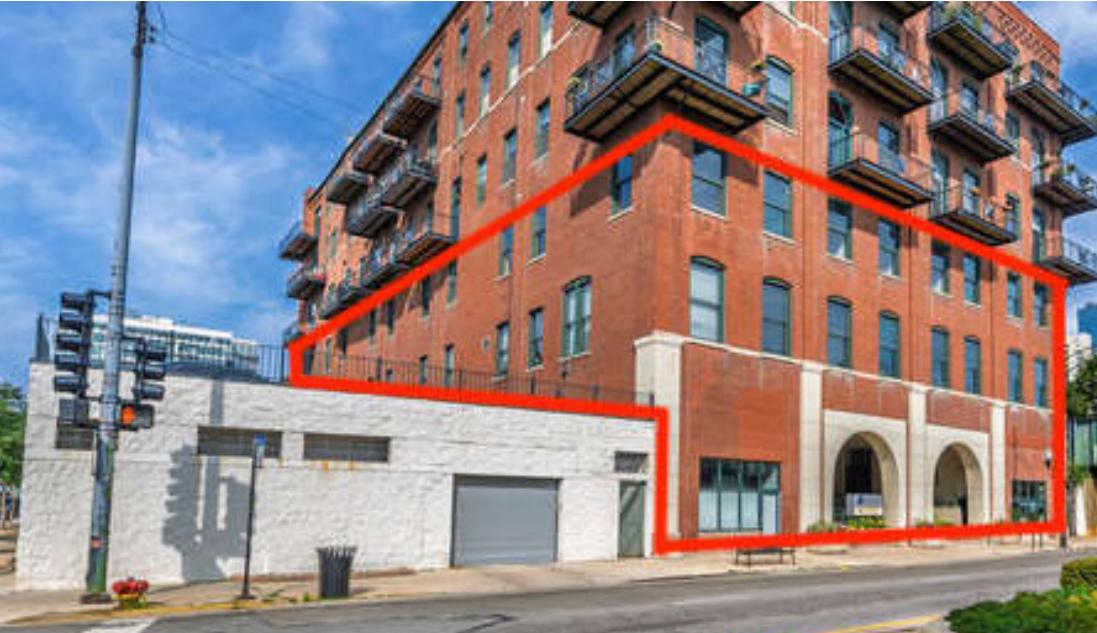


MEDICAL OFFICE/OFFICE FOR SALE OR LEASE

1550 S Indiana Ave. Chicago, IL

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43,200 FT OF TOTAL SPACE

AVAILABLE UNIT SIZES RANGE FROM 1,000 SQ. FT. TO 25,918 SQ. FT.

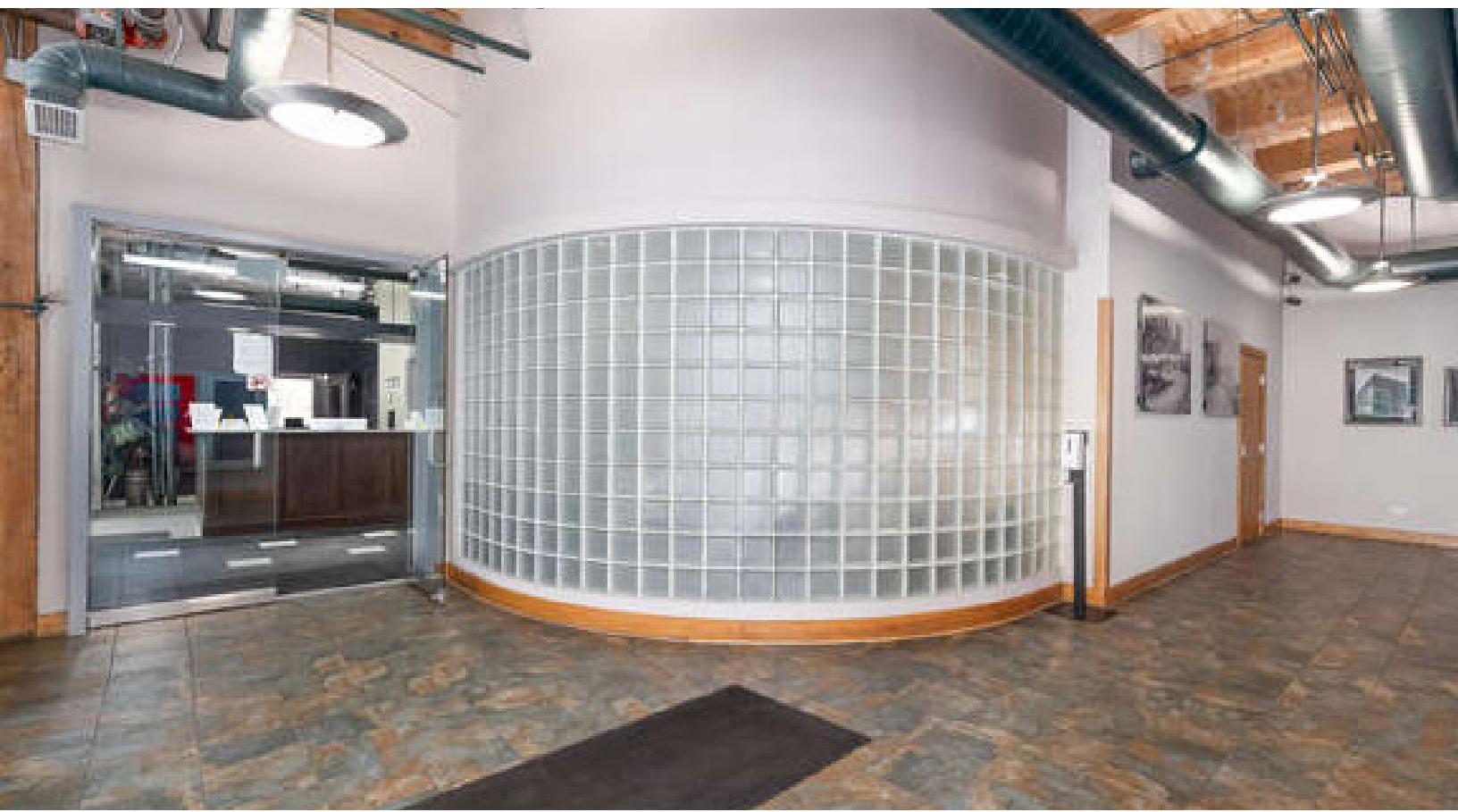
MARCO FEDEROW

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All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice.



First Three Floors of Commercial Space are available for sale immediately. The top 3 floors consist of 36 condos. The ideal buyer scenario would be to acquire the entire building and deconvert the condos. For additional value, buyers could convert the second 2 floors of commercial space into additional units while keeping the ground floor as commercial. The view to the east will never be blocked as it is a park and the lake.

BUILDING INFORMATION

Total Square Footage: 102,000 Square Feet

- Office 43,200 SF: 42.4%
- Multi-Family 54,090 SF: 53.0%

Typical Floor: 14,571 SF

Zoning: DX-7

Acreage: 0.50 Acres

Parking Ratio: 0.45/1,000 SF

Parking Spaces:

- Surface - 26 - \$175.00 per space per month

- Surface Tandem - Available
- Covered - 20 - \$175.00 per space per month
- Covered Tandem - Available
- Reserved - Available

HIGHLIGHTS

- Historic Loft Office Building Completely Updated
- New Elevators
- Garage Spaces Available
- 17' High Sandblasted Loft Wood Ceilings
- Secure Facility
- Freight Elevator

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RENT ROLL

TENANT NAME	ACTUAL Sq. Ft.	Sq. Ft. %	Lease Start	Lease End	Lease Type	Annual Rent / Sq. Ft.	Annual Rent	Monthly Rent	Comments
United Service Companies	15,943	44%	4/1/22	3/31/27	Gross	\$19.87	\$316,758	25,815.94	Increases in April 2025
Vacant	1,905	5%			Gross				
Sports and Spine	4,336	12%	1/1/24	12/31/28	Gross	\$26.01	\$112,800	9,400.00	
Adan Babrera	1,008	3%	7/3/24	6/30/28		\$29.76	\$30,000	2,575.00	Increases in July 2025
Vacant	2,008	5%			Gross	\$-	\$-	-	
Ashe Counseling and Coaching LLC	3,770	10%	10/22/21	10/31/32	Gross	\$36.58	\$137,916	11,618.00	Increases in July 2025
Maverick							\$6,000	500.00	no space used
Vacant	4,051	11%				\$-	\$-		
Vacant	1,464	4%				\$-	\$-		
Vacant	2,113	6%				\$-	\$-	-	
Total	36,598	100%				\$16.33	\$597,474	49,908.94	

Square Feet Rented: 25,057 68% **2024 First Installment Taxes: \$82,501.59**

Square Feet Vacant: 11,541 32% **Estimated Total Taxes: \$165,003.18**

Estimated Yearly Expenses: \$29,124.48

Total Gross Income: \$597,474.00

Total Tax and Opex: \$165,003.18

TOTAL NET INCOME: \$432,470.82

VALUE AT A 10% CAP RATE: \$4,324,708.20

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LEASE AVAILABILITY

Unit No.	Floor	Use type	Sq. Ft. Available	Sq. Ft. Continuously Available	Lease Rate	Annual Rent/Sq. Ft.	Annual Rent	Monthly Rent	Comments
1D	1st	Medical/Office	2,330	4,010	\$23.75 MG				
1C	1st	Medical/Retail	1,680	4,010	\$23.75 MG				
2F	2nd	Medical/Office	2,705	7,300	\$23.75 MG				
2D	2nd	Medical/Office	2,112	7,300	\$23.75 MG				
2C	2nd	Medical/Office	1,483	7,300	\$23.75 MG				
2E	2nd	Medical/Office	1,000	7,300	\$23.75 MG				
3A	3rd	Medical/Office	14,608	14,608	\$23.75 MG				



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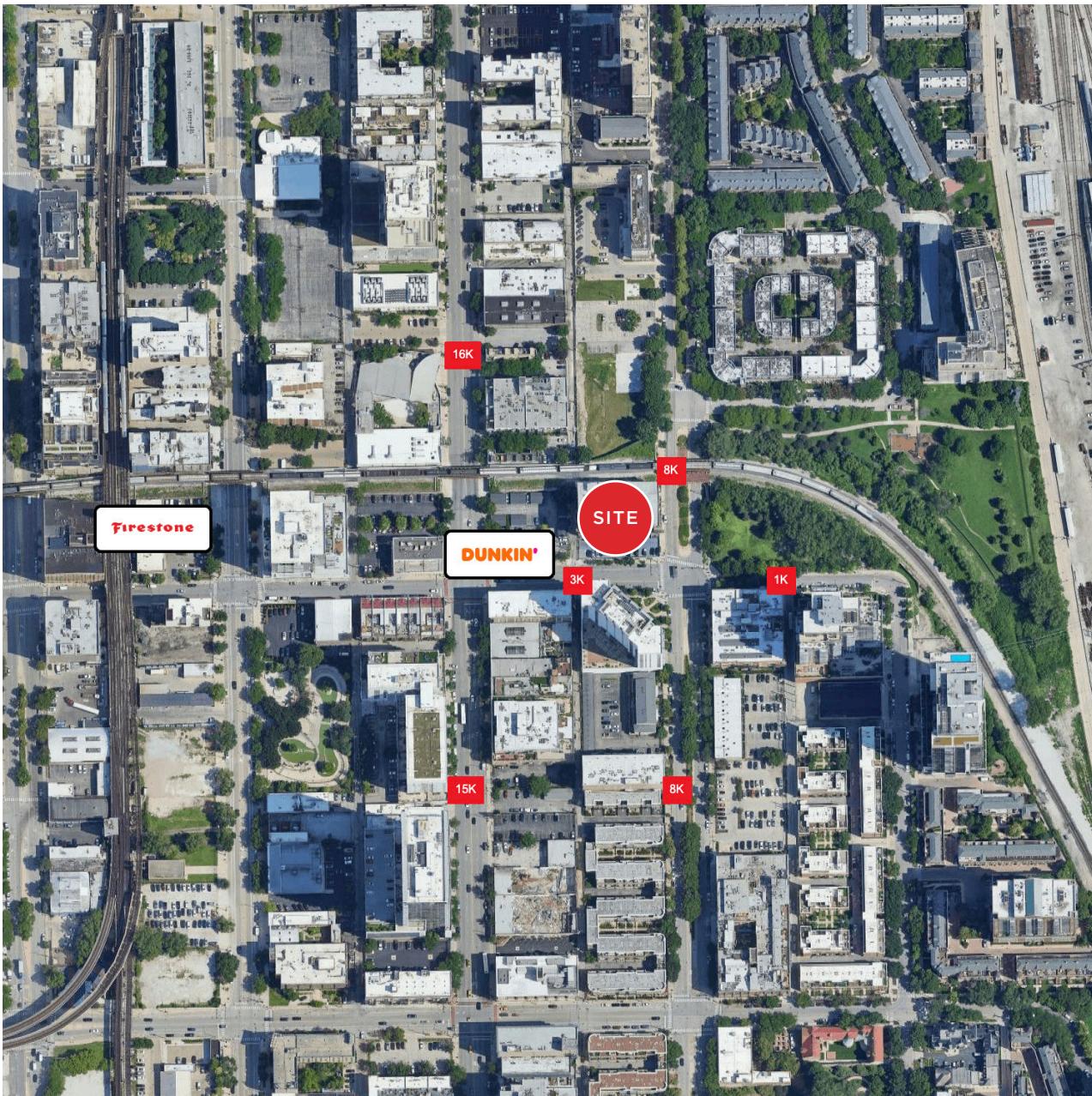
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