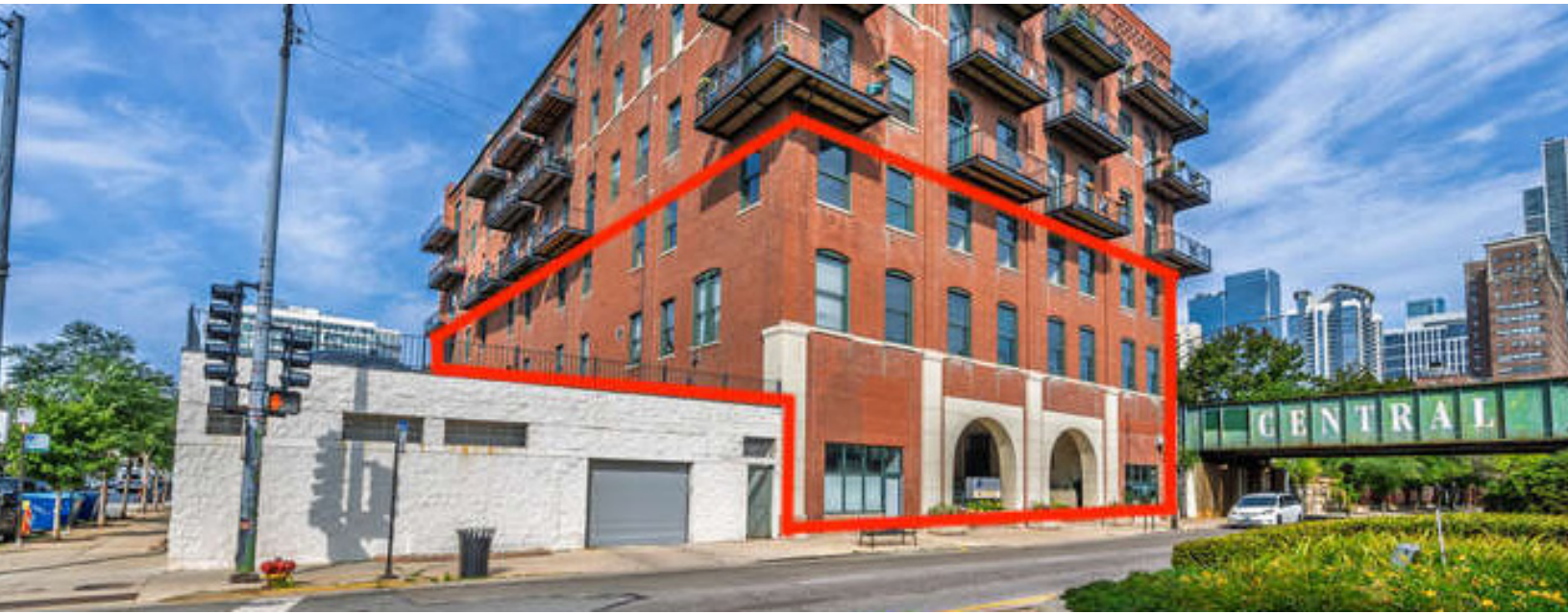


MEDICAL OFFICE/OFFICE FOR SALE OR LEASE

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

Mobile: 312.805.5626 | Office: 312.337.0200

marco@atproperties.com

 atpropertiescommercial.com

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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%
 Square Feet Vacant: 11,541 32%

2024 First Installment Taxes: \$82,501.59
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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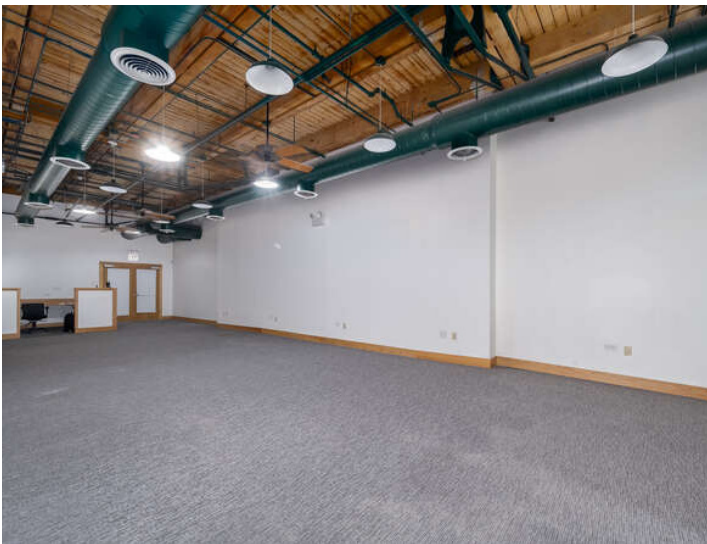
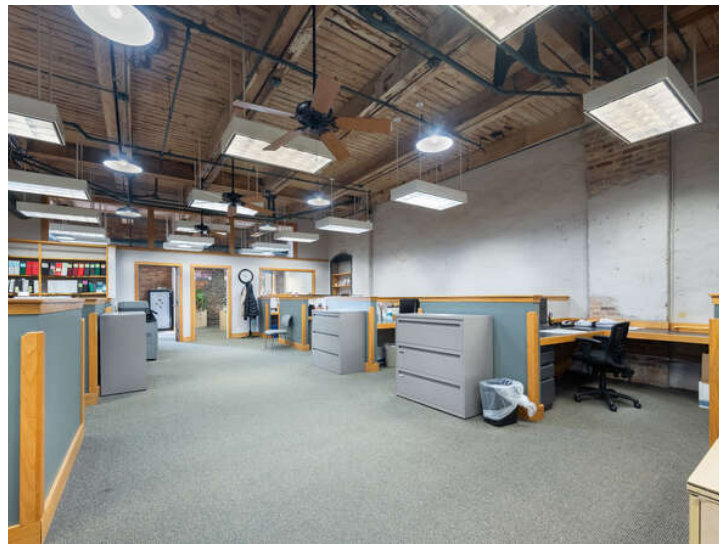
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LEASE AVAILABILITY

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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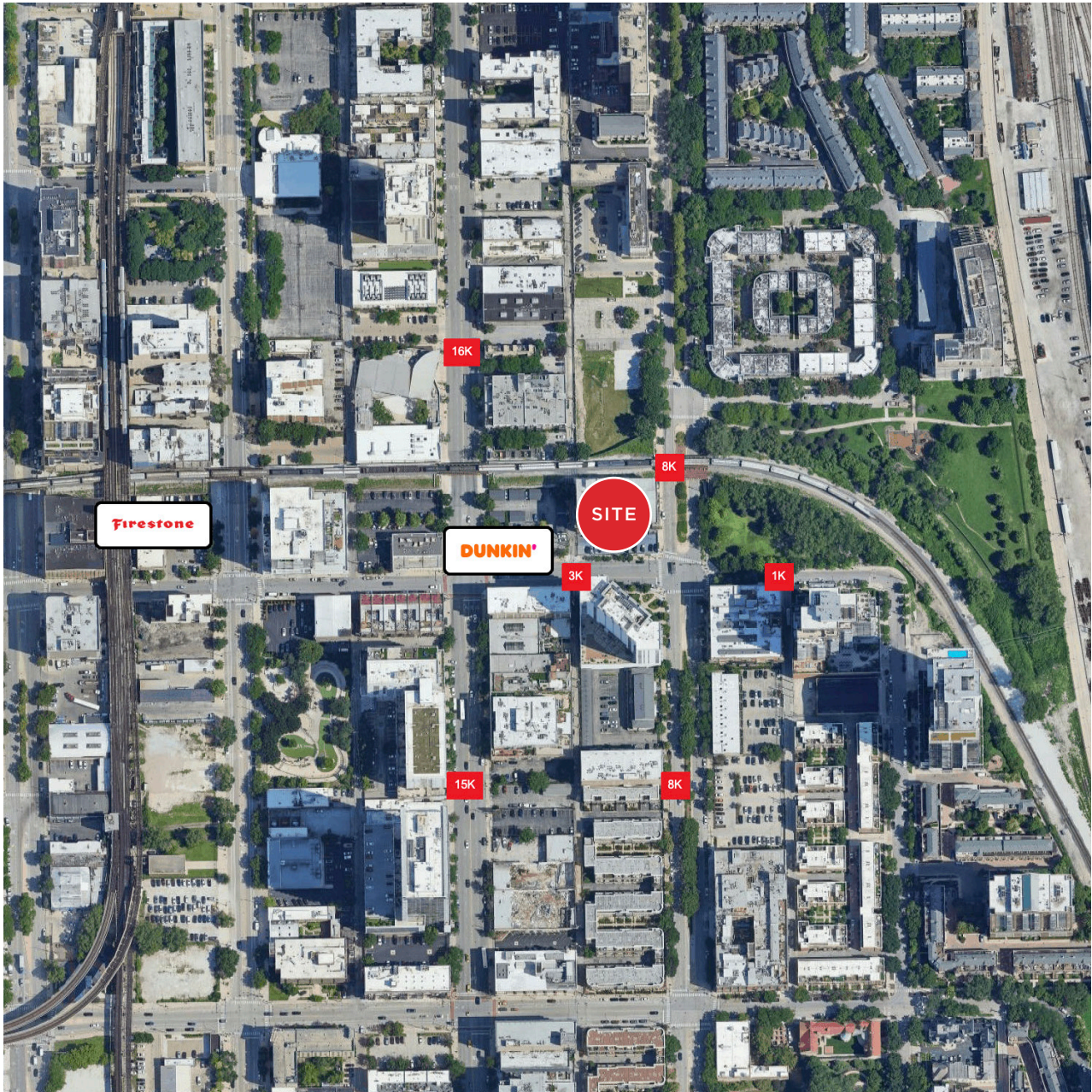
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