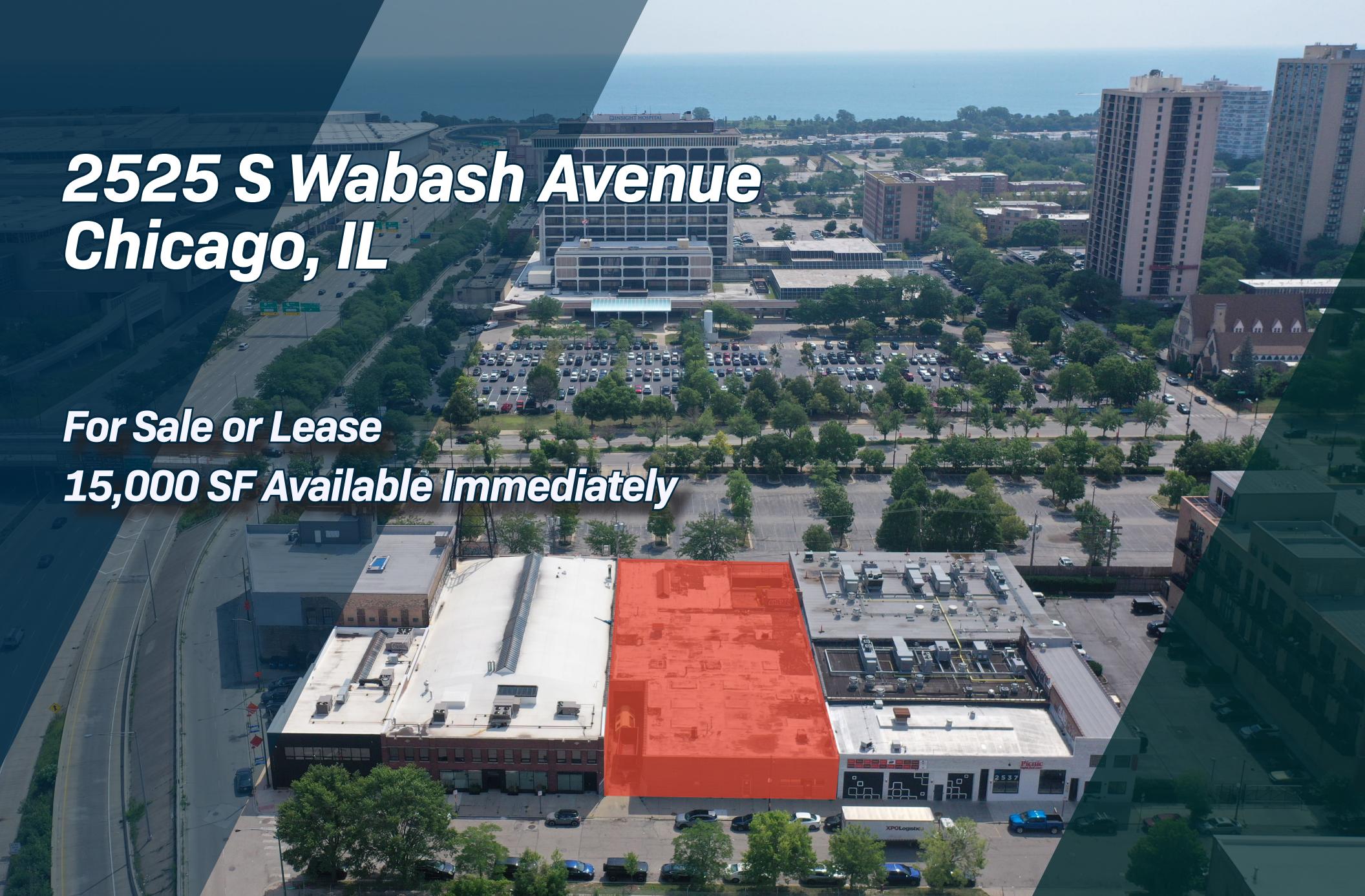


# 2525 S Wabash Avenue Chicago, IL

**For Sale or Lease  
15,000 SF Available Immediately**



**Colin Green, SIOR**

Senior Vice President  
+1 312 334 7202  
colin.s.green@cbre.com

**John Marks**

Senior Associate  
+1 312 334 7204  
john.marks@cbre.com

**Larry Goldwasser, SIOR**

Executive Vice President  
+1 312 334 7201  
larry.goldwasser@cbre.com

**CBRE**

# Property Features

<b>Total Building Size</b>	15,000 SF
<b>Site Size</b>	16,553 SF
<b>Office SF</b>	±2,500 SF
<b>Ceiling Height</b>	12' - 13' clear
<b>Loading</b>	3 drive in doors
<b>Car Parking</b>	6 - 8 cars
<b>Zoning</b>	M1 - 3
<b>Ward/Alderman</b>	3rd - Alderman Pat Dowell
<b>2024 Taxes</b>	±3.07/PSF (estimate)
<b>Asking Lease Rate</b>	Subject to offer
<b>Asking Sale Price</b>	\$1,950,000

## Highlights

- 1 block to Michigan Ave retail and McCormick Place
- Floor drains with triple catch basin in place
- Easily divisible for investor or user/investor
- Off street parking
- Short walk to CTA trains
- Potential to add loading dock
- Ideal for last-mile distribution, downtown services, catering, or event services



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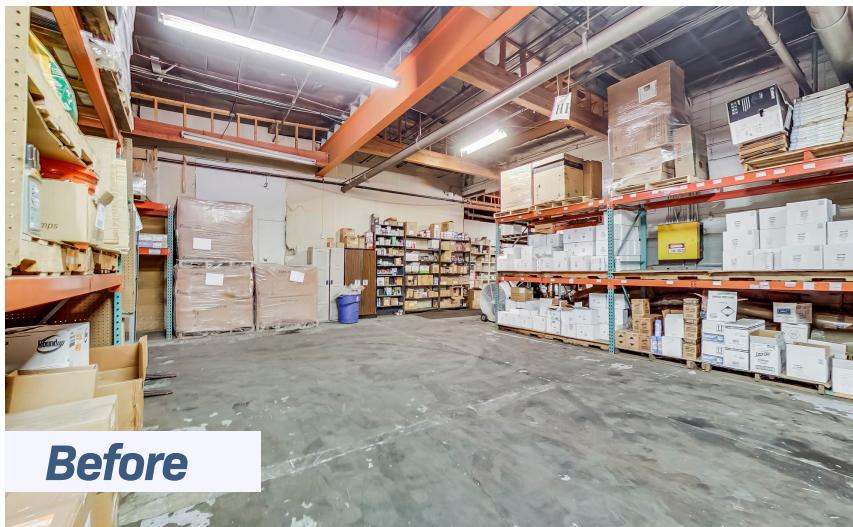
# Property Images



**Before**



**After - AI Rendering**



**Before**



**After - AI Rendering**

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# Floor Plan



**Easily Divisible**

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# Access/Public Transportation Map



**Easy Access to I-55, Downtown Chicago & Public Transportation Options**

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# Local Amenities



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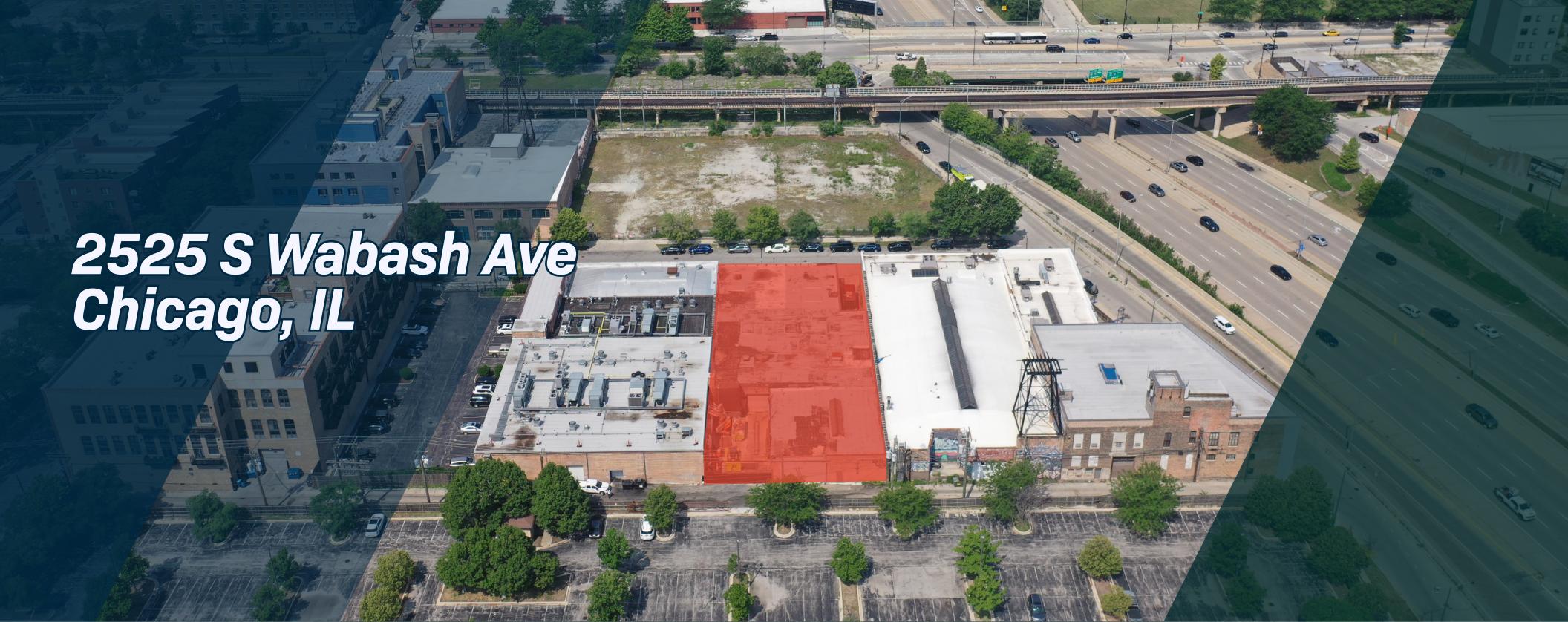
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**For More Information  
Please Contact**

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**CBRE, Inc**

321 N Clark Street  
Suite 3400  
Chicago, IL 60654

**CBRE**

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