



2525 S Wabash Avenue Chicago, IL

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

Colin Green, SIOR

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John Marks

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Larry Goldwasser, SIOR

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Property Features

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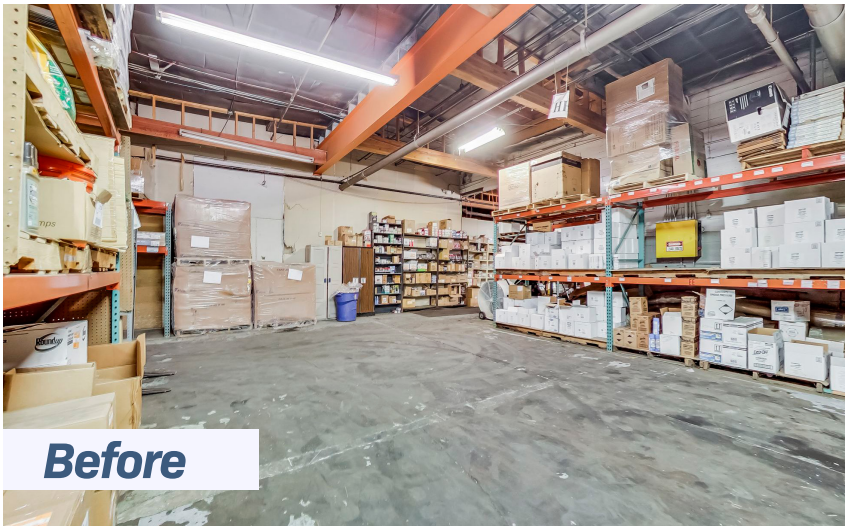
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CBRE

Property Images



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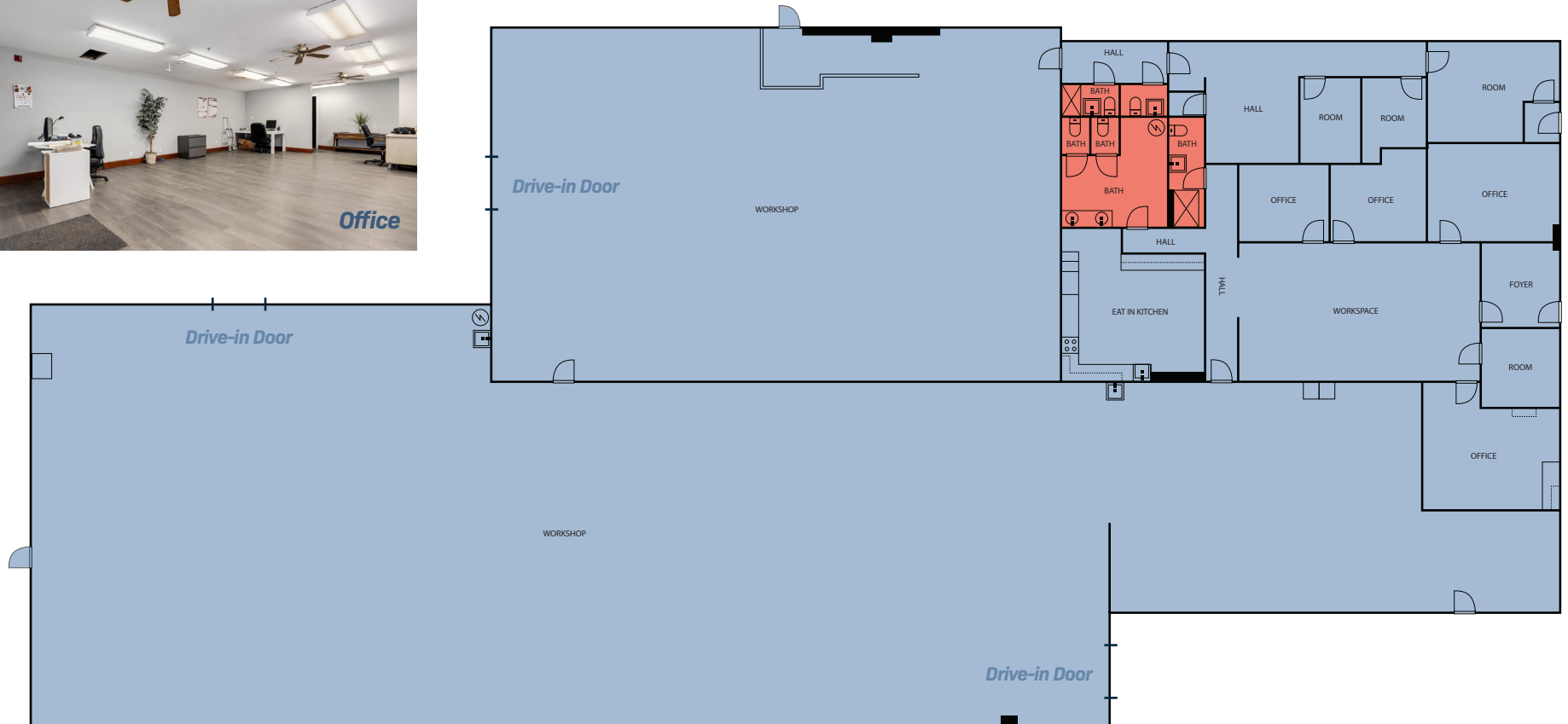
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Floor Plan



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



Restaurants



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CBRE

An aerial photograph of a city block in Chicago. A large, rectangular building with a bright red roof is the central focus. To its left is a multi-story brick building. To its right is a white-roofed industrial-style building. In the foreground, there is a parking lot with several trees. In the background, a multi-lane highway with traffic is visible, along with other city buildings and greenery.

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***For More Information
Please Contact***

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