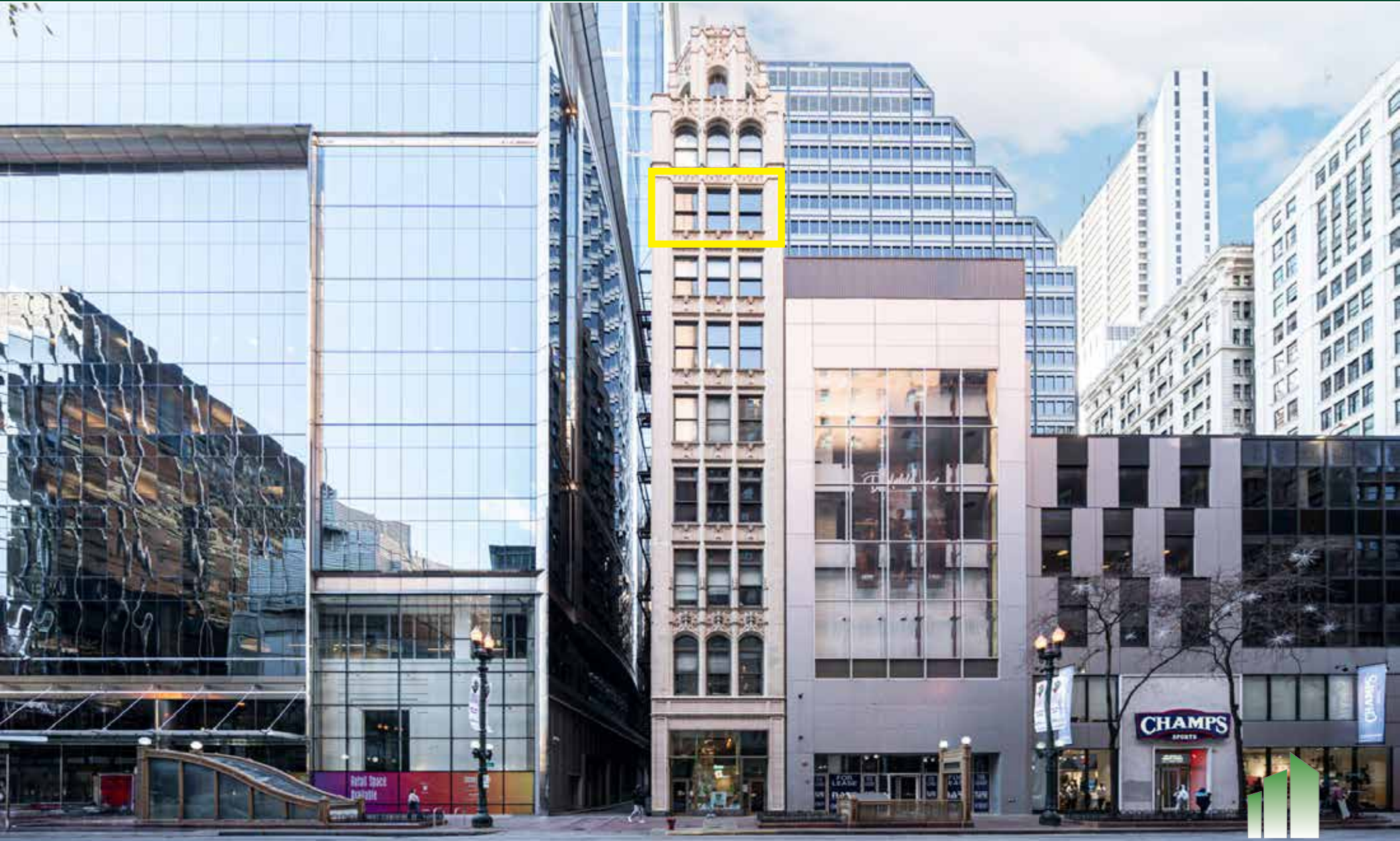


120 S. STATE ST., 8TH FLOOR CHICAGO, IL



CATON COMMERCIAL REAL ESTATE GROUP | 1296 RICKERT DR., SUITE 200, NAPERVILLE, IL 60540 | 815-436-5700

WWW.CATONCOMMERCIAL.COM



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CONTACT



Zane McCartney

331-305-4840

Zane@CatonCommercial.com

Zane M. McCartney proudly serves as a Commercial Broker within Caton Commercial Real Estate Group. He has built a reputation for providing unique perspectives to economic challenges. Zane is exceptionally suited to partner with investment groups and healthcare entities on a range of real estate projects. Through in-depth analytical research and drawing on his industry expertise, he can illuminate solutions to complex real estate opportunities.

Caton is a proud supporter of the Chicago Dental Society, and Zane McCartney is a current committee member for the Chicago Dental Society Foundation.



120 S. State St., 8th Floor *For Sale*

SALE PRICE: \$998,000
UNIT SIZE: 2,300 SF
YEAR BUILT: 1924

Originally constructed in 1926 the Singer Building is a historic Gothic Revival structure with intricate details, located on State Street. The Building, designed by Mundie & Jensen, is a ten-story structure with a Gothic Revival design. It features terracotta decorations, piers at the corners, and sets of three double-hung windows on each story.

With its slender dimensions, the building offers one unit per floor, accommodating a mix of residential and office users. The loft-like interior showcases authentic features like 11'5" concrete ceilings, oak floors, and exposed brick and ductwork. The private elevator key grants direct access to the floor, providing privacy and convenience.

Additionally, the unit includes assigned storage on the lower level, and rental and deeded parking options are available nearby. Whether you're looking for a distinctive live/work space, an office, or a combination of both, Unit 8 in the Singer Building offers endless possibilities.





120 S. State St., 8th Floor

Live - Work

- A unique opportunity to own a part of Chicago's historic architecture.
- Unit 8 is a full-floor 2,300 SF work/live space with direct elevator access, hardwood flooring, and soaring ceilings.
- The front corner windows provide panoramic views of State Street and the Palmer House, adding to the charm of this versatile unit
- The space currently functions as a stunning 3-operatory dental office with a 1-bedroom, 1-bathroom residential suite
- The building's mixed-use classification as a residential and office property reduces the tax burden by nearly 50%, making it an advantageous investment opportunity
- Convenient transportation options are available right outside the front door, including CTA buses, the Red Line underground station, and all Loop L stops
- Dental equipment included in the purchase and is currently leased to the tenant's practice



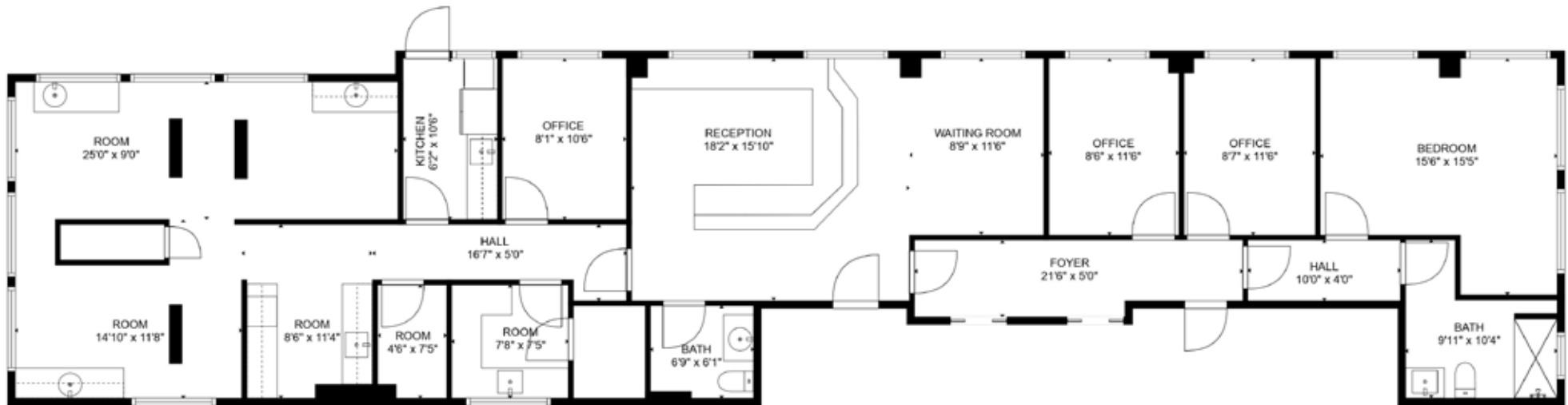


THE 8TH FLOOR - 2,300 SF





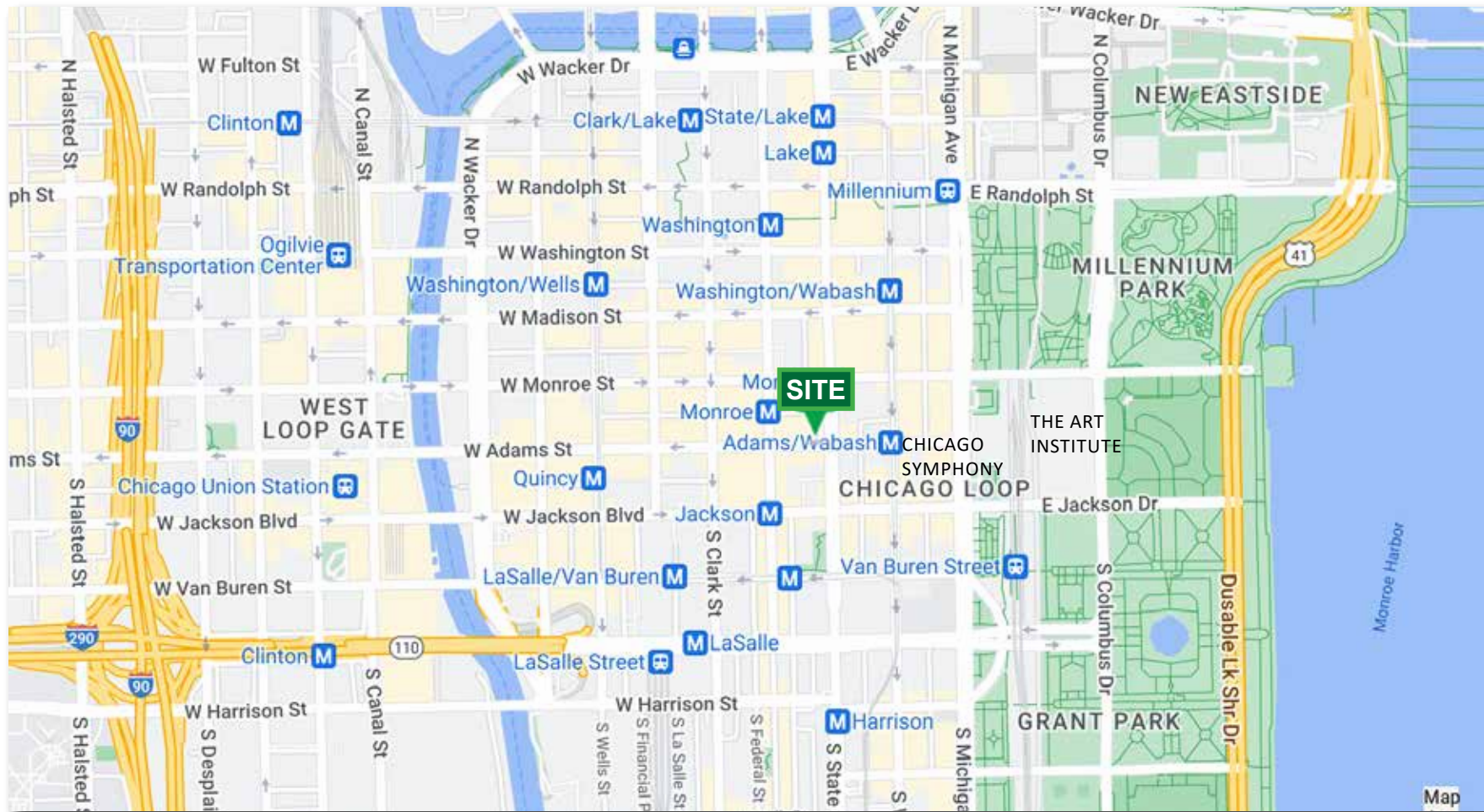
THE 8TH FLOOR - 2,300 SF





LOCATION

Experience the vibrant energy of downtown Chicago from 120 S State St. In the heart of the Loop, enjoy convenient access to iconic landmarks including Millennium Park, the Art Institute of Chicago, the Chicago Symphony Orchestra and countless dining and shopping options along the Magnificent Mile. With nearby public transportation and easy access to major highways, the area attracts top-tier professionals and offers unparalleled opportunities. Explore the dynamic blend of commerce and culture that defines the city.





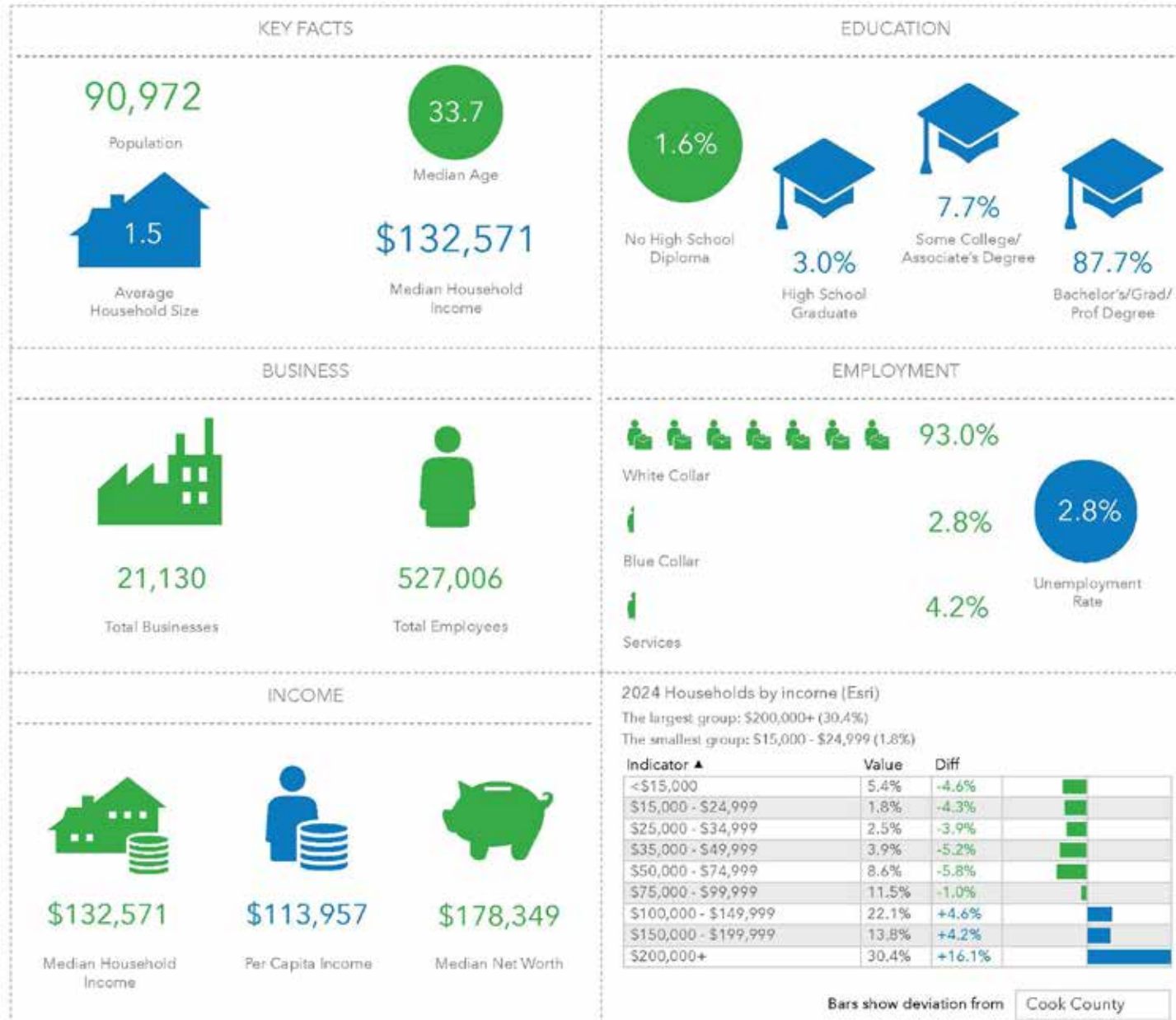
AERIAL





DEMOGRAPHIC PROFILE

1 MILE RADIUS





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