

MILLENNIUM
PROPERTIES R/E

812 North Dearborn Street Chicago, IL

For Sale or Lease | Price Upon Request

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PROPERTY HIGHLIGHTS

- 10,084 SF four-story Victorian greystone row house
 - Recently rehabbed with high-end finishes
 - Ground floor reception area with library/conference room and two executive offices
 - Private offices, kitchen/breakroom, and several washrooms
- All floors have beautifully appointed, sun-filled spaces including four fireplaces and two skylights
- Well laid-out floor plans with an elevator serving all floors
- Secured parking for two cars
- Easy access to public transportation and I-90/I-94/I-290/I-55 expressways
- High density area
- Land area: 3,700 SF
- Traffic count: 10,048 vehicles daily
- Zoning: DX-3
- Taxes (2023): \$80,435.57



812 N Dearborn Street is a Victorian four-story greystone situated in the heart of Chicago's Gold Coast neighborhood available for sale or lease. Each floor is beautifully appointed with spacious, sun-filled offices, vaulted ceilings, dark wood paneling and flooring, built-in bookcases and recessed lighting throughout. Situated on a 3,700 square foot lot, this 10,084 square foot building is zoned DX-3, which allows for numerous uses including office, retail, childcare, spa, veterinary practice, physical therapy, medical or dental. Although currently configured for a single user it can be easily sub-divided for multiple tenants and uses. The property is well-positioned in a densely-populated area among some of the best restaurants Chicago has to offer, high-end boutiques, hotels and entertainment venues. The subject property is located a block from the CTA's Red Line, bus stops, and steps from Washington Square Park. The visibility, coupled with the easy access to Lake Shore Drive, the I-90/I-94 Expressway and public transportation makes this offering the perfect opportunity for an investor or user to acquire a boutique building in the heart of the vibrant Gold Coast neighborhood.

Chicago's Gold Coast neighborhood is a sought-after location for both business and residential because of its central location, easy access to Fulton Market, River West, the Loop, River North, Streeterville, and the Magnificent Mile. This vibrant neighborhood hosts a multitude of retail shopping options, art galleries, hotels and high-end residential. The area is also Chicago's go-to hub for nightlife and entertainment, featuring many of the city's acclaimed bars and clubs.