

AUCTION SALE: VALUE-ADD SOUTH LOOP MIXED-USE OFFICE/RETAIL CENTER

Burnham Park Professional Center

*828 & 850 South Wabash Avenue
Chicago, IL, 60605*



© CREX

An aerial, top-down view of a city street intersection. The image is semi-transparent, showing a grid of buildings, streets, and parked cars. A large, bold, green number '1' is centered over the scene. The buildings are multi-story, with a mix of brick and concrete facades. The streets have yellow and white lane markings. There are some trees and green spaces visible between the buildings.

1

PROPERTY INFORMATION



Offering Summary

Auction Dates:	8/3 - 8/5
Starting Bid:	\$1,250,000
Building Size:	76,266 SF
Occupancy:	46.2%
Lot Size:	1.53 Acres
Year Built:	1986
Renovated:	2006/2007
Zoning:	DX-12
Submarket:	South Loop

Property Overview

Burnham Park Professional Center is a 76,266 square-foot, mixed-use office building with ground floor retail located 828 & 850 S. Wabash Avenue in Chicago's South Loop. Built in 1986 and renovated in 2007, the Property features two (2) interconnected buildings with ground-floor retail and upper level office space. The Property is 46.2% leased to a diversified mix of medical, dental, and wellness tenants including Stride Autism Centers, South Loop Dental Specialists, S.R.B. Dental, and Advanced Dermatology, among others. The Property benefits from its position in one of Chicago's most connected South Loop corridors, with walkable access to the Harrison Red Line, Roosevelt (Red, Green, Orange), and LaSalle Blue Line "L" stations, along with Metra service at LaSalle Street and Museum Campus/11th Street. Nearby amenities and retailers include Grant Park, The Museum Campus, Soldier Field, Target, Trader Joe's, Walgreens, X-Sport Fitness, Jewel-Osco, FFC South Loop, Old Navy, CVS/Pharmacy, Stan's Donuts, Dunkin', Starbucks, and Lou Malnati's

Property Highlights

- Opportunity to acquire a mixed-use office building with ground floor retail in Chicago's South Loop well located near public transit and area amenities including Grant Park, The Museum Campus, and Soldier Field, among others
- At the existing 46.2% occupancy rate, the offering presents a value-add opportunity via lease-up and stabilization to an already positive cash flowing asset
- Diversified in-place tenancy mix featuring medical, dental, and wellness tenants
- Located near numerous national retailers including Target, Trader Joe's, Walgreens, Starbucks, Jewel-Osco, Stan's Donuts, and Lou Malnati's, among many others

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

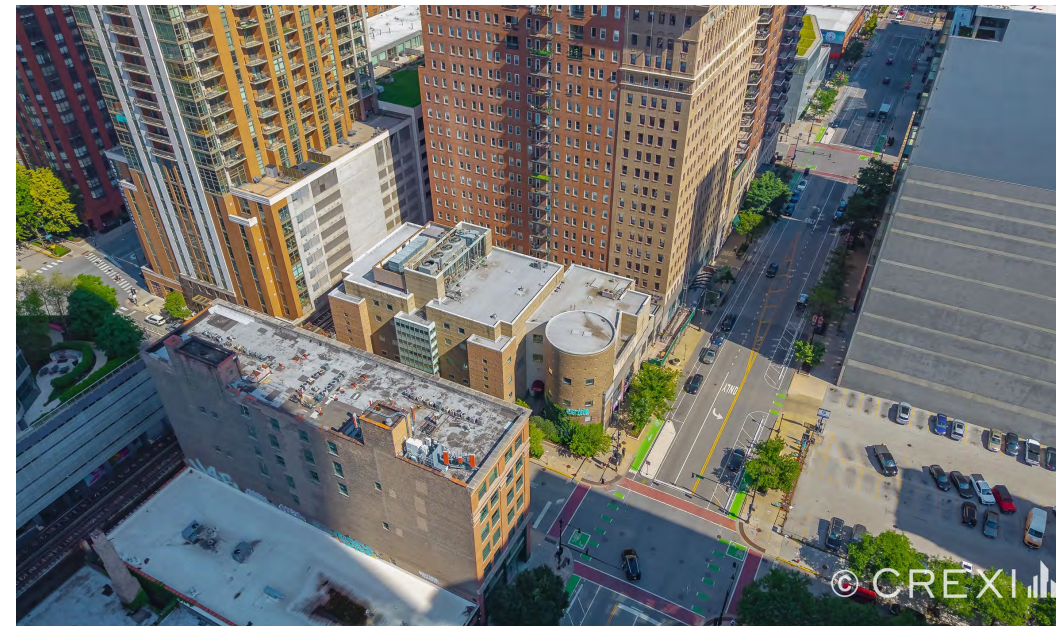
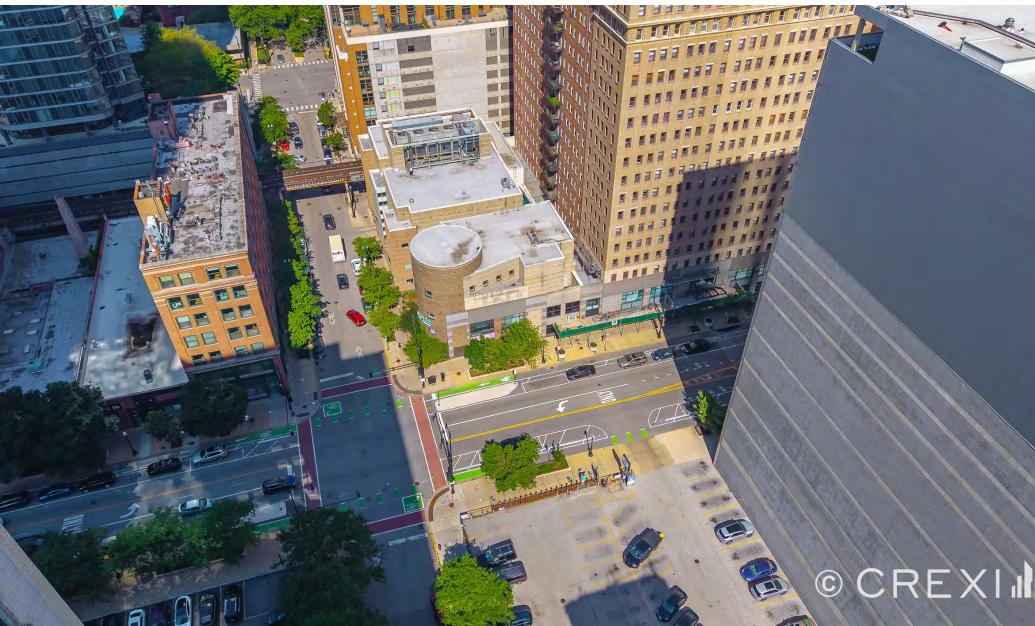
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

RETAIL PROPERTY FOR SALE

ADDITIONAL PHOTOS



Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

An aerial, slightly faded view of a city street intersection. Several multi-story buildings are visible, including one with a prominent brick facade and a circular rooftop structure. A green graphic element, consisting of a curved line and a horizontal bar, is positioned above the text. The text "LOCATION INFORMATION" is centered in a green, serif font.

LOCATION INFORMATION

MIXED-USE PROPERTY FOR SALE

LOCATION DESCRIPTION



Location Description

Burnham Park Professional Center, located at 828 & 850 S. Wabash Avenue, is positioned along the west side of Wabash Avenue in Chicago's South Loop. The Property benefits from a highly walkable, transit-oriented location near the Loop, Grant Park, and the lakefront Museum Campus. Public transportation access is provided by several nearby CTA stations, including Harrison Red Line, Roosevelt Red/Green/Orange Line, and LaSalle Blue Line, as well as Metra service at LaSalle Street Station and Museum Campus/11th Street. The Property also offers convenient access to major transportation routes, including the nearby Jane Byrne Interchange, connecting I-90/94 and I-290.

The South Loop is one of Chicago's most active urban neighborhoods, supported by a dense mix of residents, students, office users, tourists, and institutional demand drivers. The Property is located near major educational, cultural, and recreational destinations including Columbia College Chicago, Roosevelt University, UIC, Grant Park, Millennium Park, the Field Museum, Shedd Aquarium, Adler Planetarium, and Soldier Field. The surrounding trade area also features numerous national and neighborhood retailers, restaurants, and amenities, including Target, Trader Joe's, Jewel-Osco, Walgreens, CVS, Old Navy, FFC South Loop, XSport Fitness, Dunkin', Starbucks, and Lou Malnati's, supporting strong appeal for medical, dental, wellness, retail, and service-oriented tenants.

Matthew Tarshis
Principal

847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

847.275.6106
zpearlstein@frontlinerepartners.com

MIXED-USE PROPERTY FOR SALE

RETAILER MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

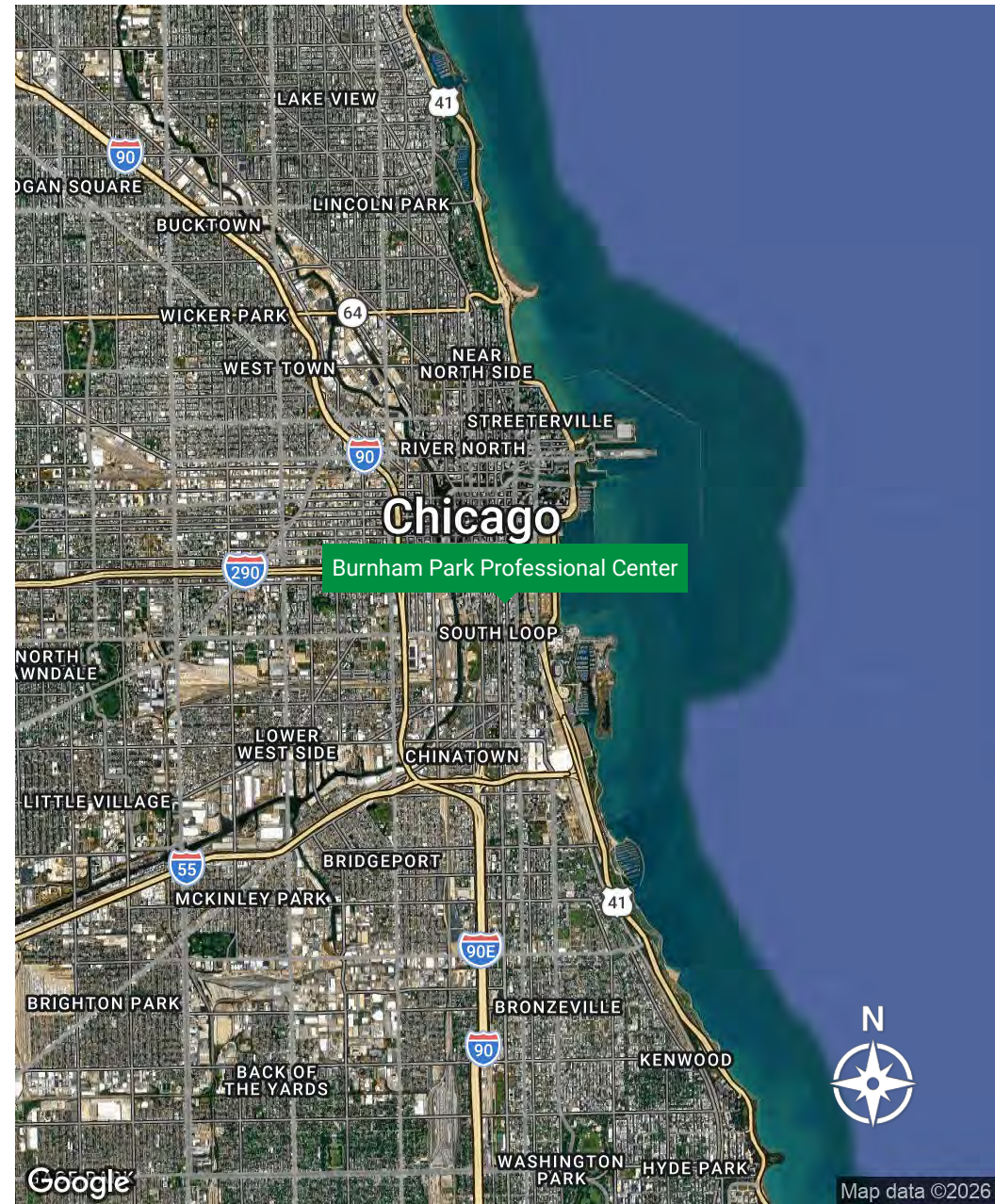
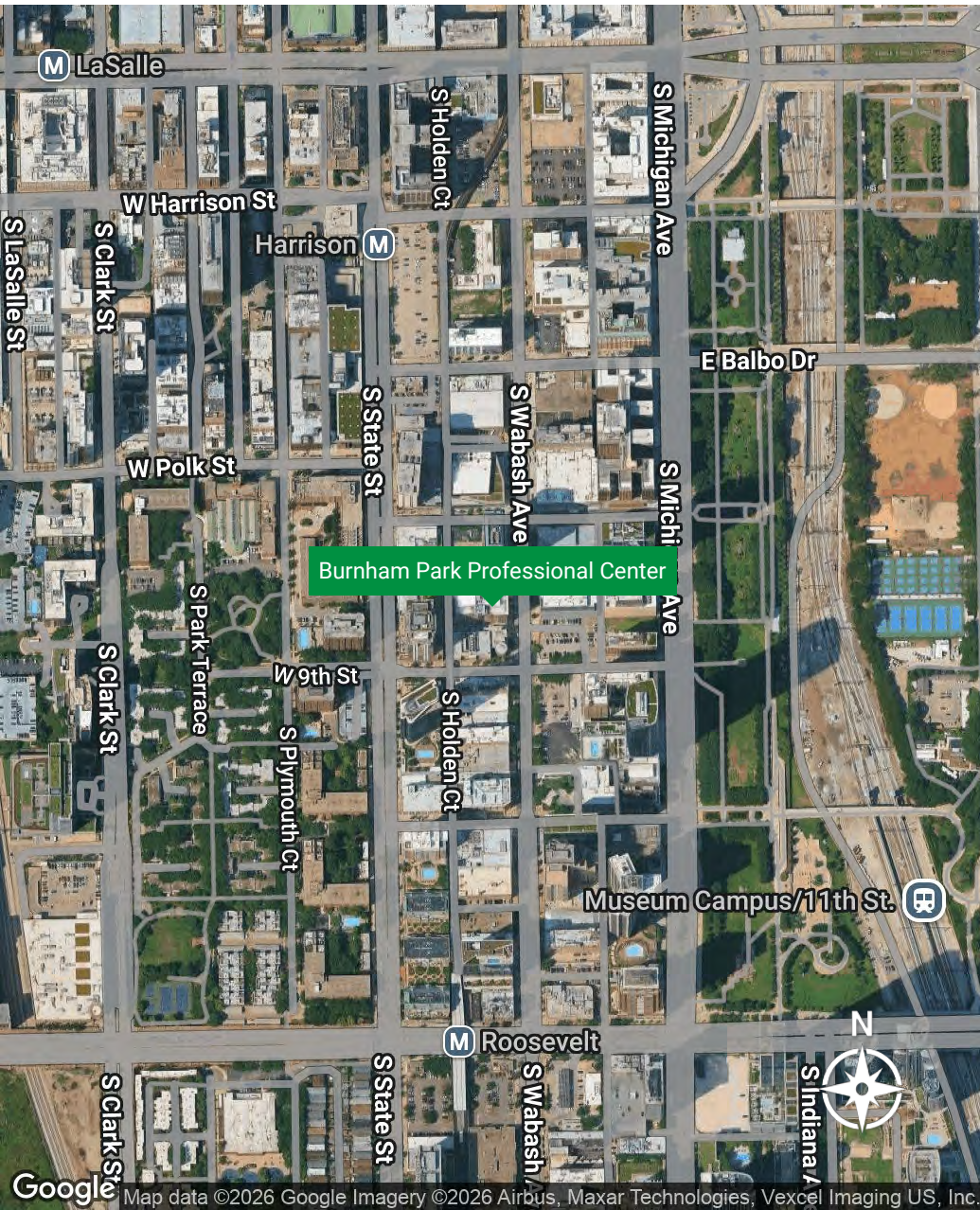
Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

MIXED-USE PROPERTY FOR SALE

LOCATION MAP



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

3

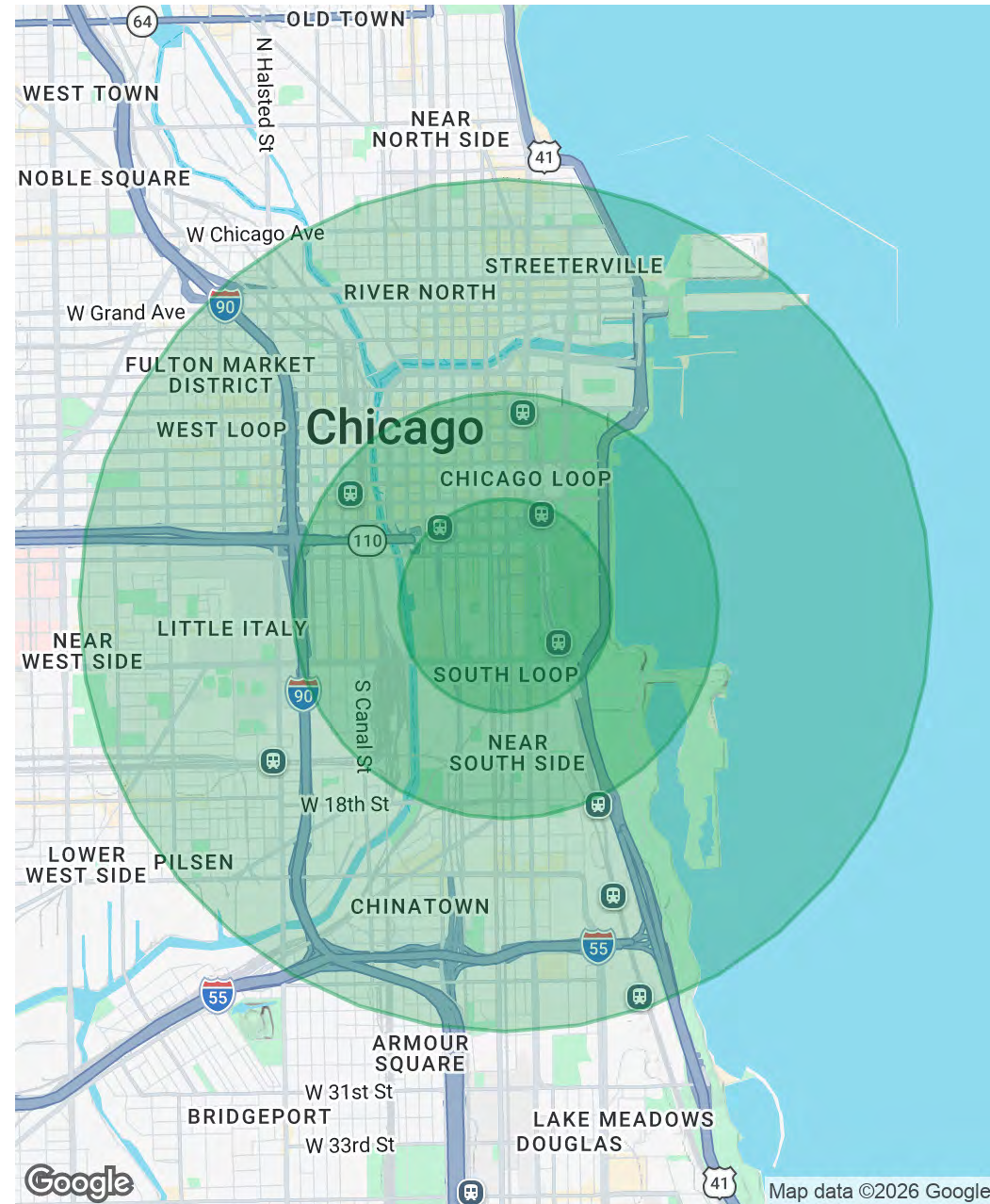
DEMOGRAPHICS

MIXED-USE PROPERTY FOR SALE

Population	0.5 Miles	1 Mile	2 Miles
Total Population	27,131	55,247	198,763
Average Age	32.7	33.0	35.0
Average Age (Male)	34.6	34.6	35.4
Average Age (Female)	32.9	32.8	35.3

Households & Income	0.5 Miles	1 Mile	2 Miles
Total Households	15,577	30,074	113,167
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$148,501	\$165,583	\$173,845
Average House Value	\$577,494	\$535,370	\$557,815

2023 American Community Survey (ACS)



Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com



ADVISOR BIOS

MIXED-USE PROPERTY FOR SALE

MEET THE TEAM



Matthew Tarshis

Principal

Direct: 847.780.8063 **Cell:** 847.542.9058
mtarshis@frontlinerepartners.com



Andrew Rubin

Executive Vice President

Direct: 224.628.4005 **Cell:** 224.628.4005
arubin@frontlinerepartners.com

IL #475.156642



Andrew Slovis

Associate Broker

Direct: 847.989.6020 **Cell:** 847.989.6020
aslovis@frontlinerepartners.com

IL #475.215824



Zack Pearlstein

Senior Vice President

Direct: 847.275.6106 **Cell:** 847.275.6106
zpearlstein@frontlinerepartners.com

IL #475168541

Matthew Tarshis
Principal
847.780.8063
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President
224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker
847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President
847.275.6106
zpearlstein@frontlinerepartners.com

Frontline Real Estate Partners, LLC
570 Lake Cook Rd, Suite 120, Deerfield, IL 60015

main: 847.780.8065
fax: 847.919.3816

frontlinerepartners.com

BURNHAM PARK PROFESSIONAL CENTER

828 & 850 South Wabash Avenue Chicago, IL 60605

stride
PHYSICAL CENTERS

Frontline Real Estate Partners

Matthew Tarshis
Principal

O: 847.780.8063
C: 847.542.9058
mtarshis@frontlinerepartners.com

Andrew Rubin
Executive Vice President

O: 224.628.4005
C: 224.628.4005
arubin@frontlinerepartners.com

Andrew Slovis
Associate Broker

O: 847.989.6020
C: 847.989.6020
aslovis@frontlinerepartners.com

Zack Pearlstein
Senior Vice President

O: 847.275.6106
C: 847.275.6106
zpearlstein@frontlinerepartners.com

© CR