

Dental Space

120 S. State St Chicago, IL
8th Floor

FOR SALE OR LEASE

This is a once in a lifetime opportunity to own a historic piece of Chicago Real Estate and jump start your career into practice ownership with this fully built out dental practice.

Truly start your practice on day one with this turn-key opportunity. With low operating costs and almost no buildout cost to you, you can take advantage of this amazing location and build an amazing practice immediately!



Sale Price:
\$1,000,000

Number Of Ops
3-5

Parking Spaces:
2

Building Size:
2,300 SF

Taxes (Annual)
\$9,310.00



PROPERTY DESCRIPTION

Own your practice in one of Chicago's most high-traffic locations. This fully built-out, modern dental condo is truly turn-key—equipped and ready to generate revenue from day one, without construction delays, buildout surprises, or startup headaches.

Currently configured with three operatories and designed for easy expansion to five, the space offers immediate production with clear growth potential.

The one-bedroom, one-bath layout keeps real estate taxes comparatively low while offering the flexibility to live where you work. Located in the heart of the Loop, surrounded by dense residential, office, tourism, and premier retail foot traffic, this is a rare opportunity for a dentist ready to step confidently into ownership.

OFFERING SUMMARY

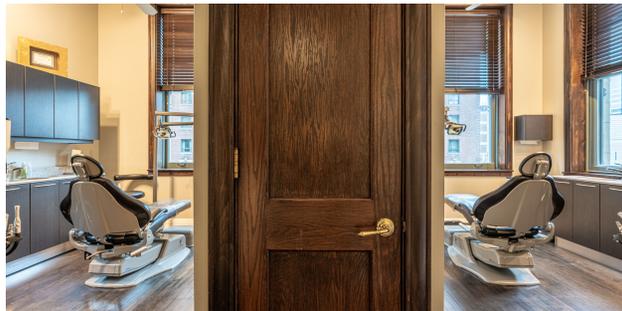
Sale Price:	\$1,000,000
Lease Rate:	\$40.00 SF/yr (NNN)
Available SF:	2,300 SF
Building Size:	2,300 SF
CAM SF:	\$5.70
RET:	\$4.05

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,318	8,983	52,567
Total Population	2,731	16,314	86,901
Average HH Income	\$208,112	\$189,000	\$181,698

120 S. State St

Chicago, IL

ADDITIONAL PHOTOS



120 S. State St

DEMOGRAPHICS MAP AND REPORT

Chicago, IL Population

0.3 MILES

2,731

TOTAL POPULATION

16,314 | 86,901
0.5 MILES | 1 MILE

37

AVERAGE AGE

36 | 38
0.5 MILES | 1 MILE

Households and Income

0.3 MILES

1,318

TOTAL HOUSEHOLDS

8,983 | 52,567
0.5 MILES | 1 MILE

2.1

OF PERSONS PER HH

1.8 | 1.7
0.5 MILES | 1 MILE

0.3 Miles

37

AVERAGE AGE (MALE)

37 | 38
0.5 MILES | 1 MILE

36

AVERAGE AGE (FEMALE)

36 | 38
0.5 MILES | 1 MILE

0.3 Miles

\$208,112

AVERAGE HH INCOME

\$189,000 | \$181,698
0.5 MILES | 1 MILE

\$840,540

AVERAGE HOUSE VALUE

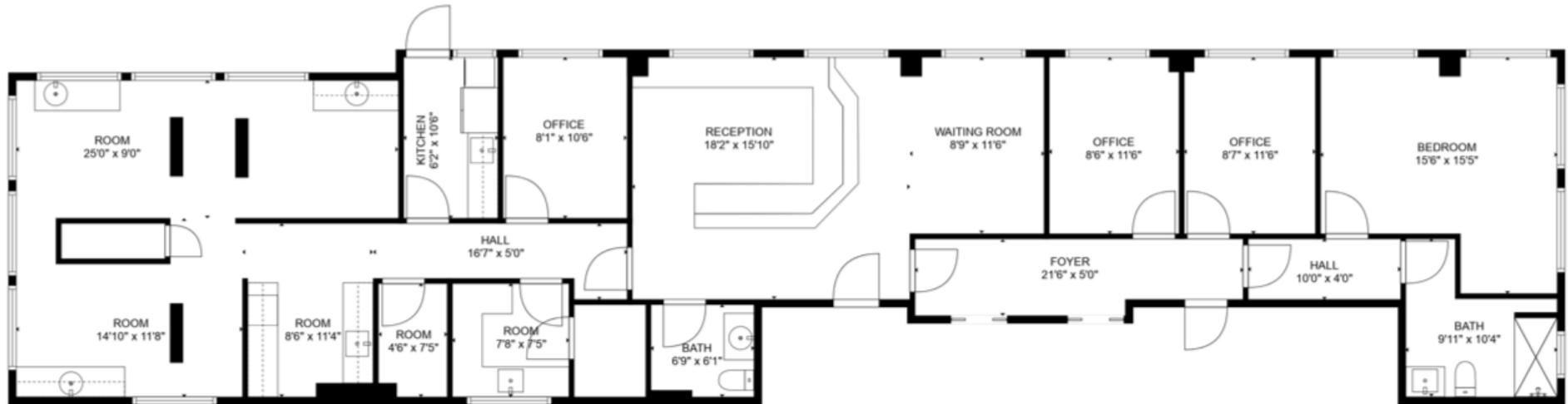
\$612,437 | \$629,151
0.5 MILES | 1 MILE



120 S. State St

Chicago, IL

FLOOR PLANS



120 S. State St

Chicago, IL

RETAILER MAP

