

PREMIUM OFFICE SPACE FOR LEASE OR SALE
111 N WABASH AVE, CHICAGO, IL 60602
UP TO +/- 2,074 SF





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First In Realty, Inc. is proud to present an exceptional premium office opportunity at 111 N Wabash Ave, Chicago, IL. Located in the iconic Garland Building, this office space offers a rare combination of historic charm, modern interiors, and unbeatable downtown convenience—perfect for small businesses, professionals, and startups seeking a prestigious address.

Property Highlights:

- Premium office workspace in the historic Garland Building
- Stunning views of Millennium Park and Lake Michigan
- Situated in the heart of downtown Chicago, just steps from Michigan Avenue
- Small, private office units ideal for focused, professional workspaces
- Combines classic downtown appeal with easy access to top city amenities
- Modern interiors flooded with natural light
- Flexible layouts available to suit unique business needs
- Breathtaking views that are sure to impress clients and visitors

Building Amenities:

- Secure entry and on-site management
- On-site security for peace of mind
- Walkable to dining, shopping, and cultural landmarks
- Convenient access to public transit and major city attractions

Customization Options:

- Landlord build-out options available
- Customize your space to match your brand and functionality needs
- Perfect for teams looking to establish a professional, high-impact environment

Whether you're launching a startup, growing your practice, or seeking a satellite office in one of Chicago's most vibrant locations, 111 N Wabash Ave offers an exceptional workspace solution in a dynamic, professional setting.

Contact agent today to schedule a private tour or learn more about availability.

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The Lobby



Incredible East Views of Lake Michigan, Millennium Park, and Michigan Avenue

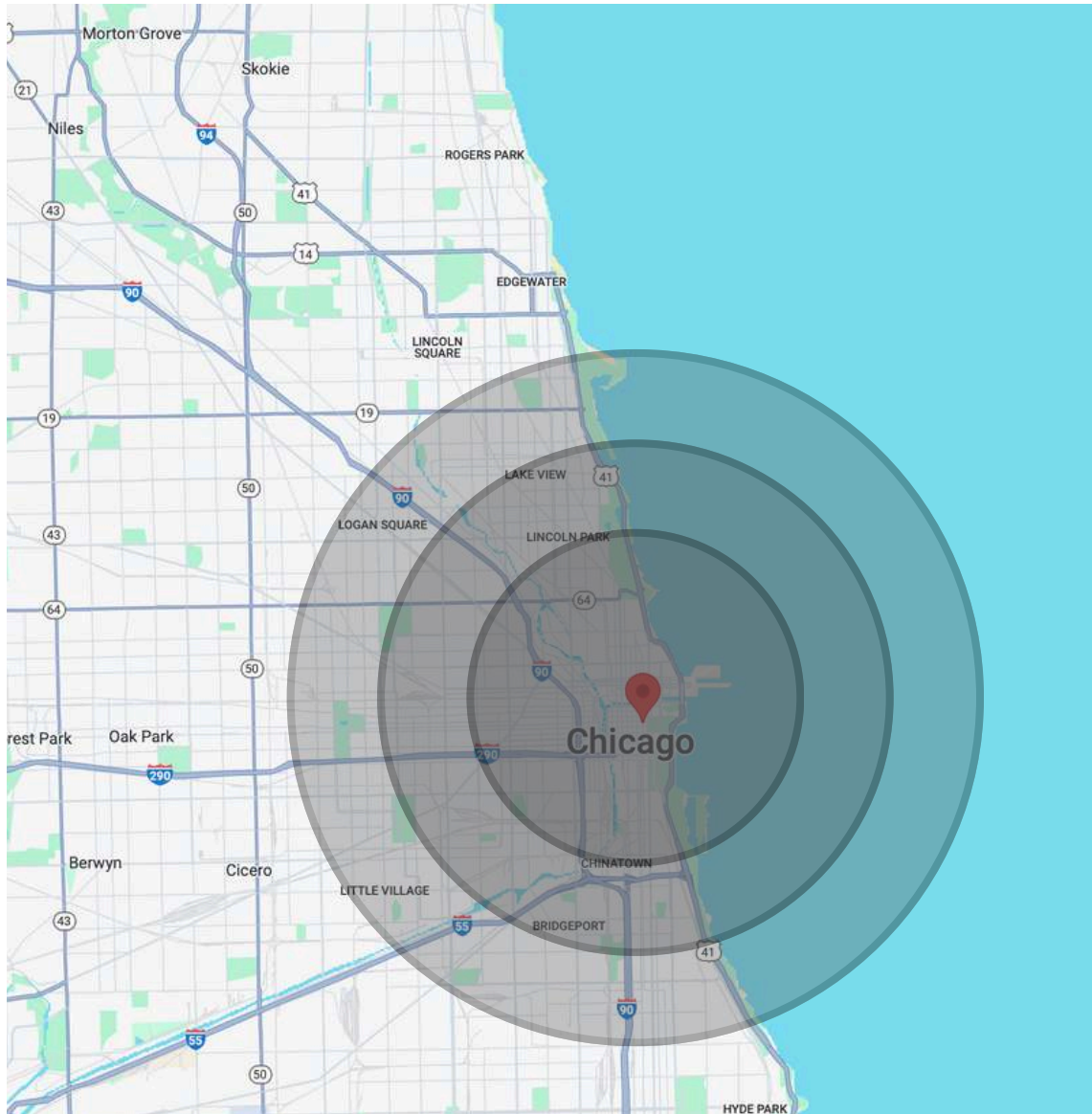


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Three Units Ranging from +/- 553 SF to +/- 2074 SF



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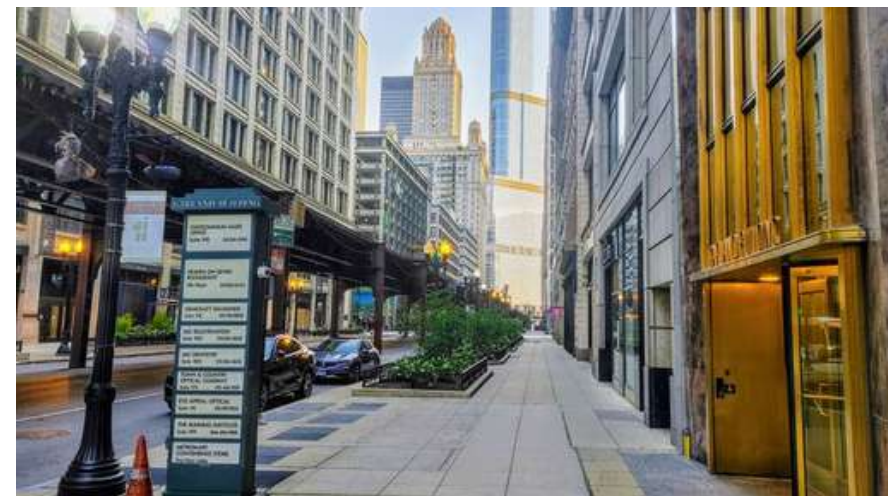


DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2024 AHI:	\$	\$	\$
2024 POP:	8,170	78,444	271,658
2024 #HHs:	3,337	28,580	99,878

Traffic Counts

Wabash Ave: +/- VPD



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Social Media: @firstinrealty

Website: www.firstinrealty.com

Exclusively Listed By:

Mark Mielnicki
(O) 773.779.3473 X101
(C) 773.297.7718
mark@firstinrealty.com

Brittany Villalobos
(O) 773.779.3473 X114
(C) 708.712.8221
brittany@firstinrealty.com