



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





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



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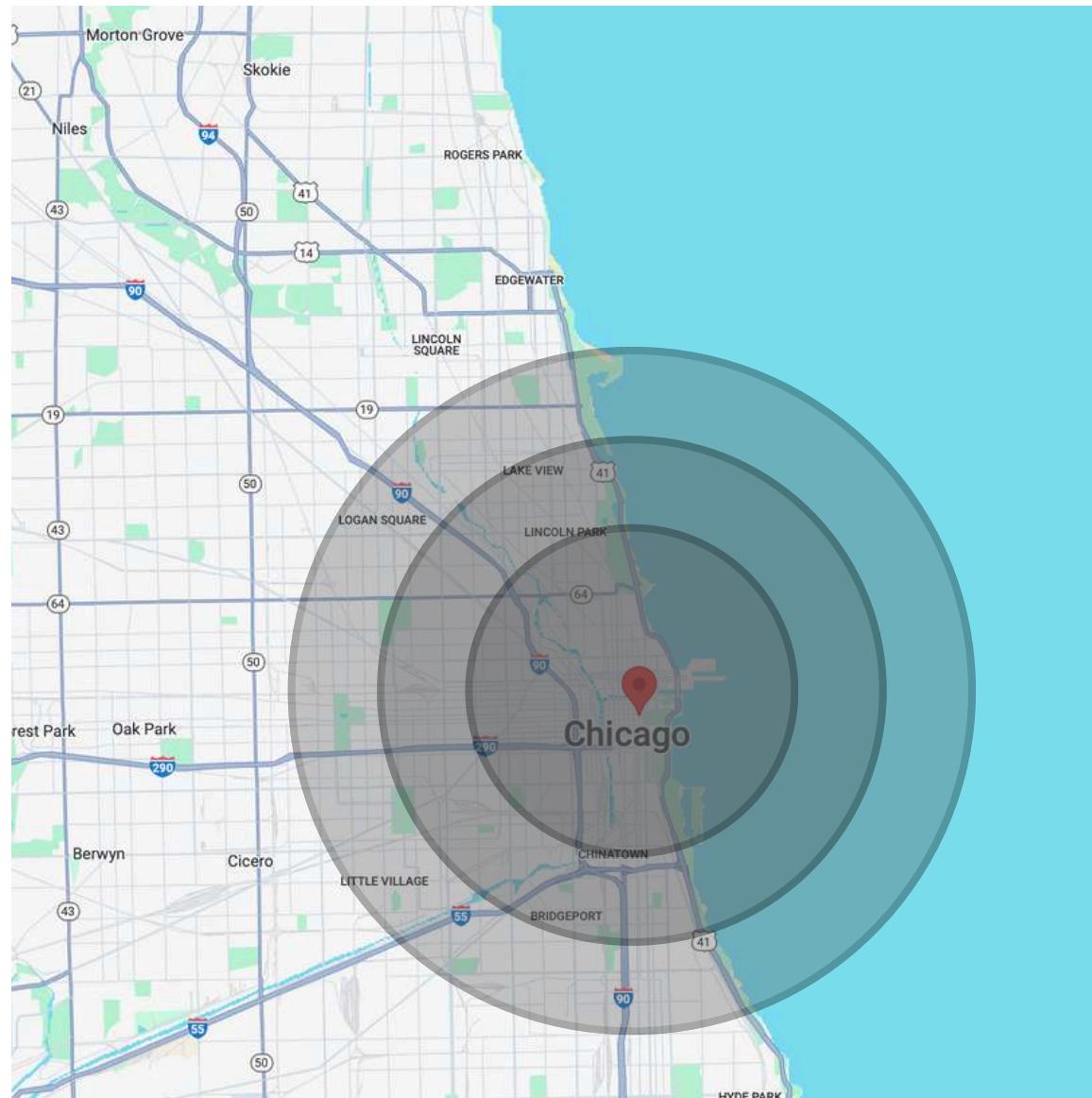
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Three Units Ranging from +/- 553 SF to +/- 2074 SF



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| | <u>DEMOGRAPHICS</u> | <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



111 N Wabash Ave, Chicago, IL 60602



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MEDIA.

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