

PRICED TO SELL

6 E. Monroe Street, Chicago, IL

- Spacious, Well-Appointed Live/Work Condo
- Opportunity for Residential - Commercial or Both
- Full Floor
- Floor-to-Ceiling Windows
- \$165 per Square Foot

\$495,000



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6 East Monroe Street, Suite 300 | Chicago, IL

Full-Floor Luxury Suite



Property Highlights

- 3,000 SF full-floor condominium
 - Ideal live/work office or residence
 - Easily converted to residential
 - Floorplans attached
- The full floor suite features private elevator entry, high-end finishes, floor-to-ceiling windows, 10'-12' ceiling heights, hardwood floors, shared rooftop deck and gym
- Just steps away from Millennium Park, The Palmer House, The Art Institute of Chicago, theaters, hotels, shopping, restaurants and public transportation
- Assessments: \$2,537.64/mo
- Real estate taxes (2023): \$31,056.27 (residential use estimated at \$12,000)

Property Overview

Located in the historic Mentor Building at the intersection of State and Monroe Streets, this 3,000 square foot condominium is available for sale. This luxury loft space offers the opportunity to own a full floor in the heart of the city and the flexibility to have an office with high-end appointments or the ability to easily convert to a live/work suite or a two or three-bedroom apartment. The light-filled space boasts a dramatic entry lobby with secure elevator identity, floor-to-ceiling windows providing extensive light, incredible views and access to unit via stairway. There is also a shared rooftop deck, individual storage lockers, bike storage and a gym. This space is ideal for live/work, office, or a private residence. Assessments include all utilities except electricity.

Area tenants include The University Club, The Art Institute of Chicago, The Palmer House, Nordstrom Rack, Target, Macy's, DePaul University, The School of the Art Institute of Chicago, Roosevelt University, Silversmith Hotel, Joffrey Ballet, Chicago Theater, Chicago Symphony Orchestra, Harris Theater, James M. Nederlander Theatre, restaurants and public transportation.

