



OFFERING MEMORANDUM

111 N WABASH AVE, UNIT 800
CHICAGO, IL, 60602

Price: \$299,000.00

MANNY REGALADO
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MRegalado@kwcommercial.com

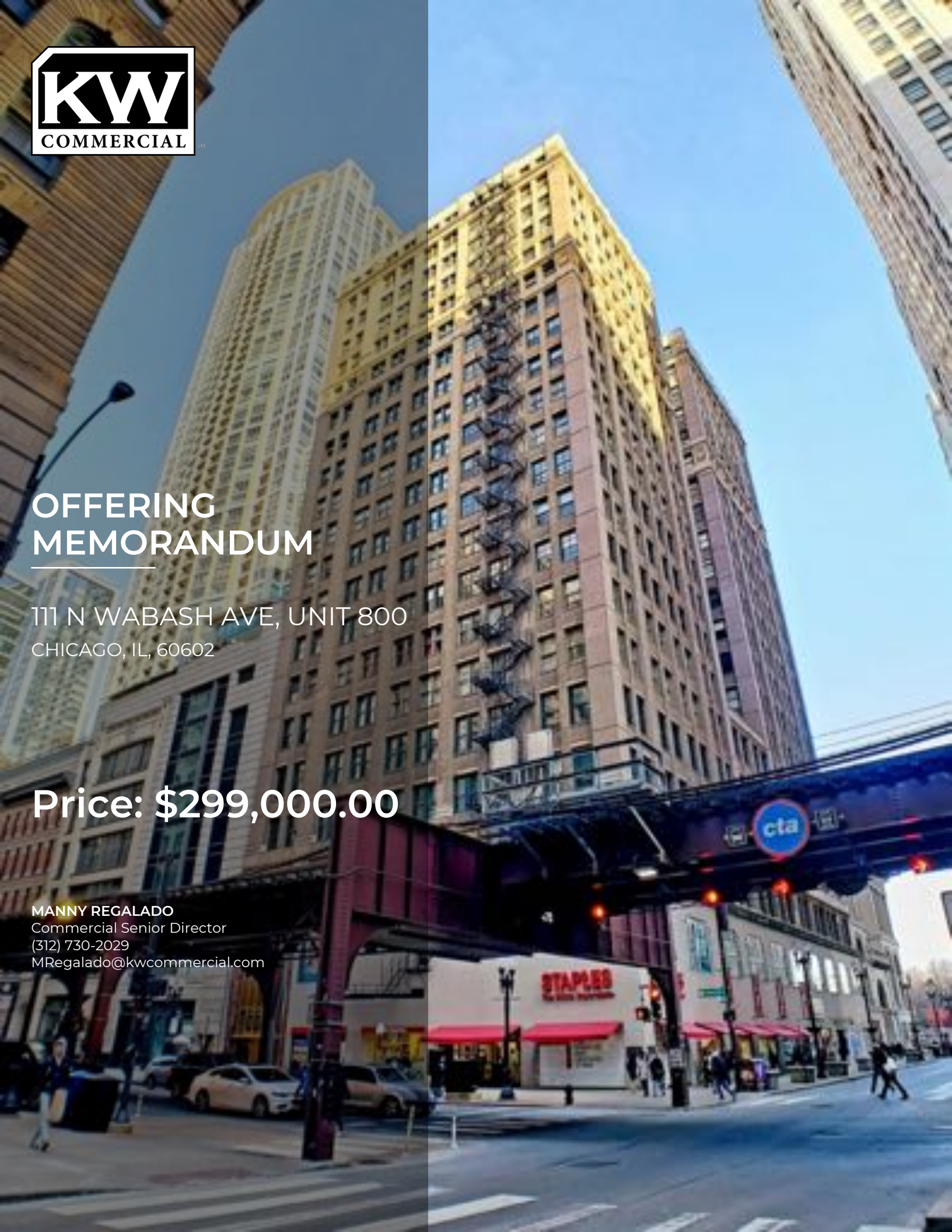


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111 NORTH WABASH AVENUE



KELLER WILLIAMS ONECHICAGO
8750 West Bryn Mawr Avenue Ste 300E
Chicago, IL 60631

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111 NORTH WABASH AVENUE



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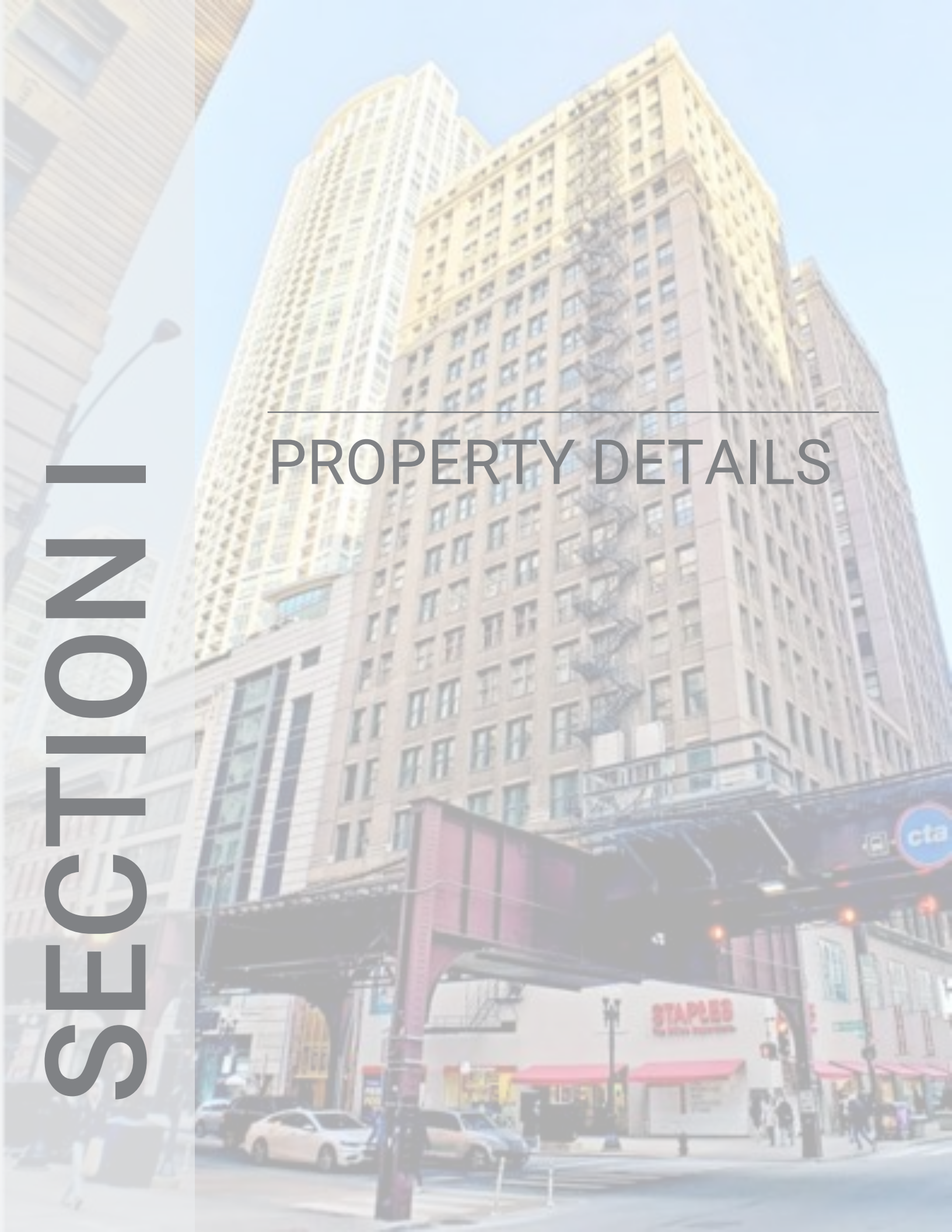
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PRESENTED BY:

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Each Office Independently Owned and Operated

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SECTION 1

PROPERTY DETAILS

PROPERTY SUMMARY

111 NORTH WABASH AVENUE



Property Summary

Sale Price:	\$299,000
Unit Size	2,700 SF
Building SF:	259,000 SF
Unit	#800
Year Built:	1914
Zoning:	DX-16
Location	Corner Office
Market:	Chicago
Submarket	Central Loop District
Avg. Daily Traffic	9,914 Vehicles
Cross Streets:	Wabash Ave & Washington Blvd
Building Security	24/7
Management	On-Site
Cleaning Service	5-Day p/Week
Extras	Access To Bldg. Conference Room

Property Overview

KW Commercial, as the exclusive broker, is pleased to present the opportunity to purchase a corner office condo located in the historic Garland Building. Located in the heart of Chicago's Central Loop District, the office provides the opportunity to serve as an office, and/or medical facility, as it contains (7) water lines; five of those within private offices. Presently serving as space for a law firm, the unit fits the needs of all your professional settings. Perfect for all your professional needs, the property is highly accessible near all forms of public transportation, sits adjacent to the Wabash CTA elevated rail station, and is steps from Millenium Park and Michigan Avenue.

Location Overview

- Central Loop District
- Seven Access Points With Present Water Lines
- Conference Room
- Waiting Room
- Reception Area
- File Room / General Office
- Five Private Separate Offices With Water Access
- Large Kitchenette Area: 9"x25"
- Storage Room
- Stationery Closet
- Corner Office Views

SECTION II

PHOTOS



PROPERTY PHOTOS

111 NORTH WABASH AVENUE



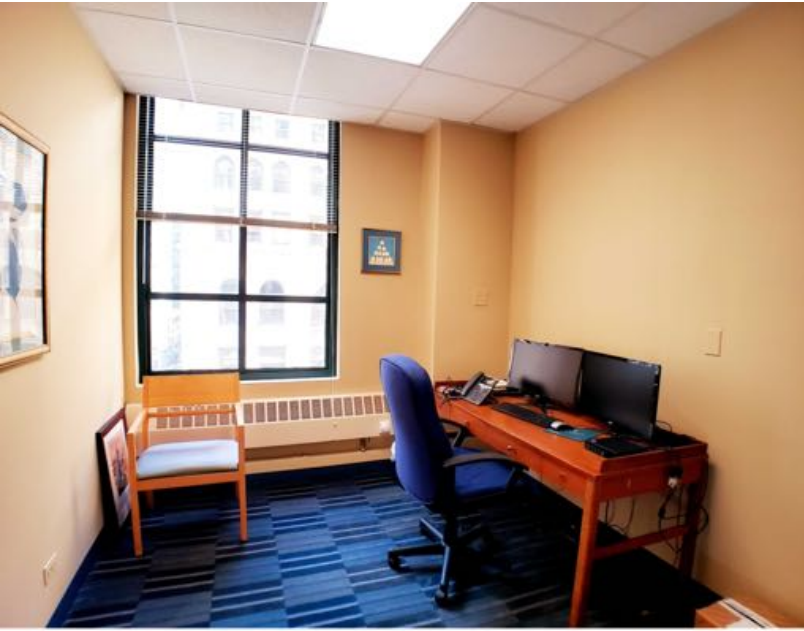
PROPERTY PHOTOS

111 NORTH WABASH AVENUE



PROPERTY PHOTOS

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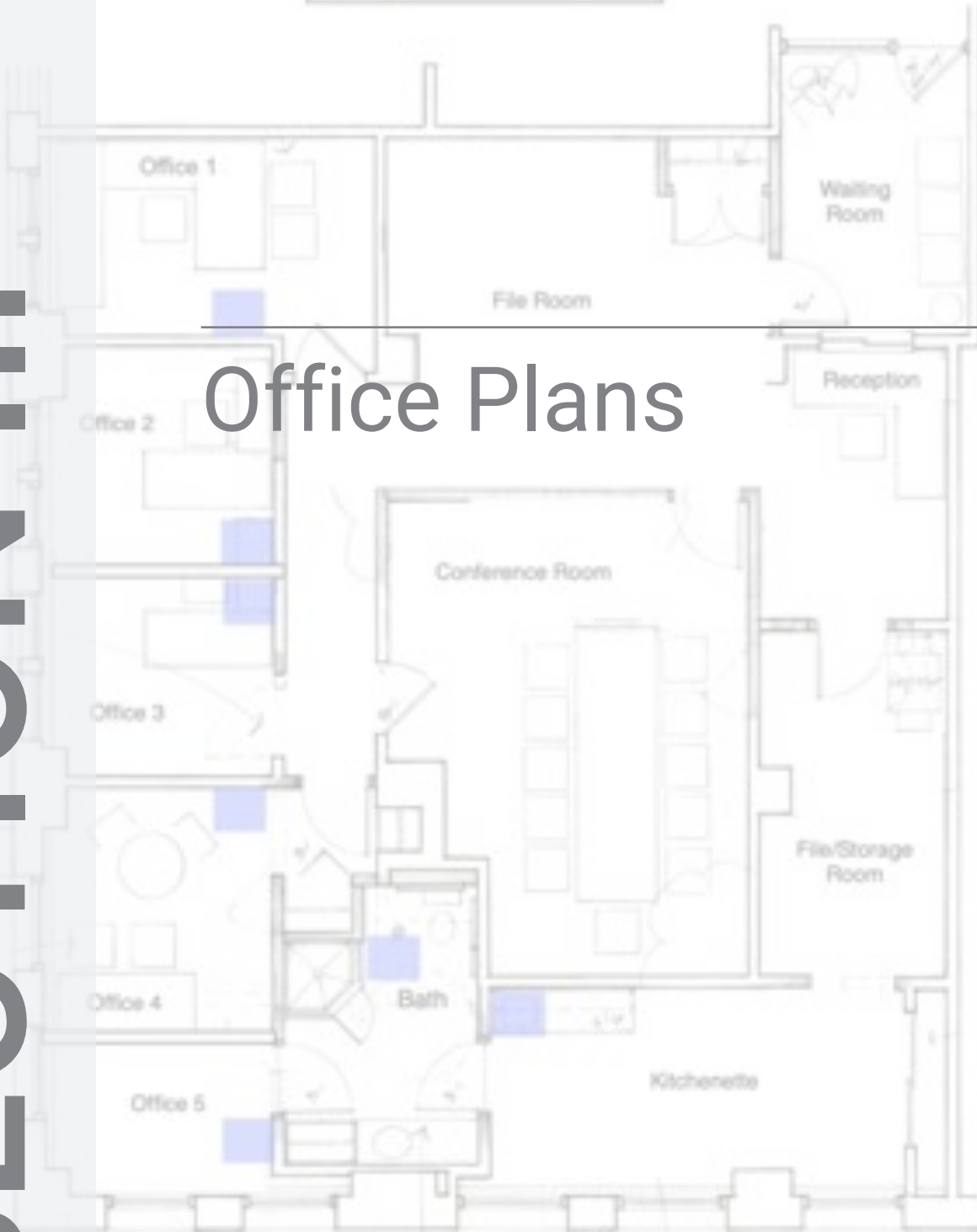


PROPERTY PHOTOS

111 NORTH WABASH AVENUE



 Sinks / Water Lines



Office Plans

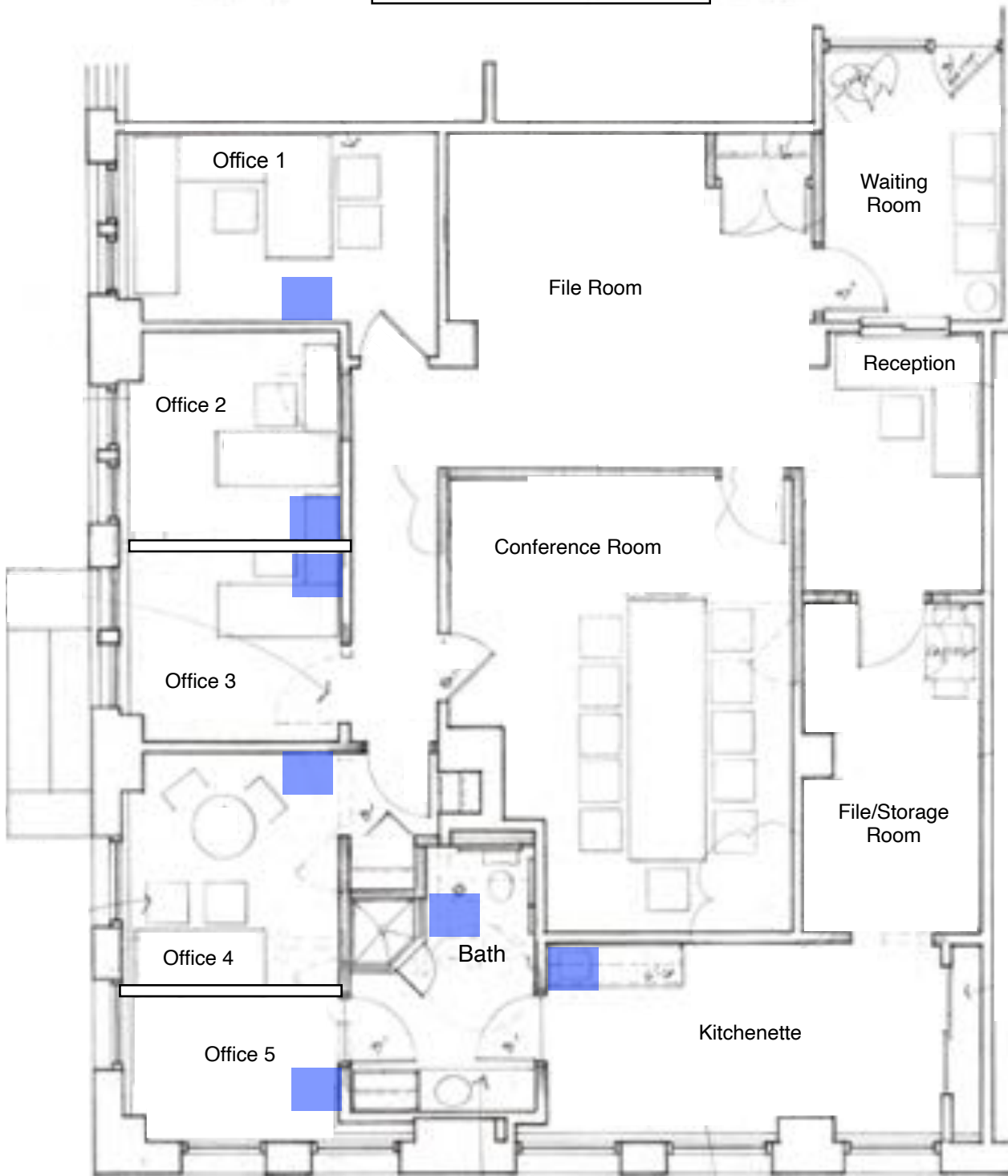
SECTION III

OFFICE PLANS

111 NORTH WABASH AVENUE



 Sinks / Water Lines



SECTION IV

MAPS

Merchandise Mart

Clark/
Lake

State/
Lake

WABASH AVE

LAKE ST

Madison/
Wells

MAPS

Lake

Randolph/
Wabash

Metra Millennium Station

Madison/
Wabash

Washington

Dearborn Street Subway

State Street Subway

Monroe

Adams/
Wabash

Quincy

Jackson

LaSalle/
Van Buren

Metra Van Buren Street Station

WELLS ST

Metra LaSalle Street Station

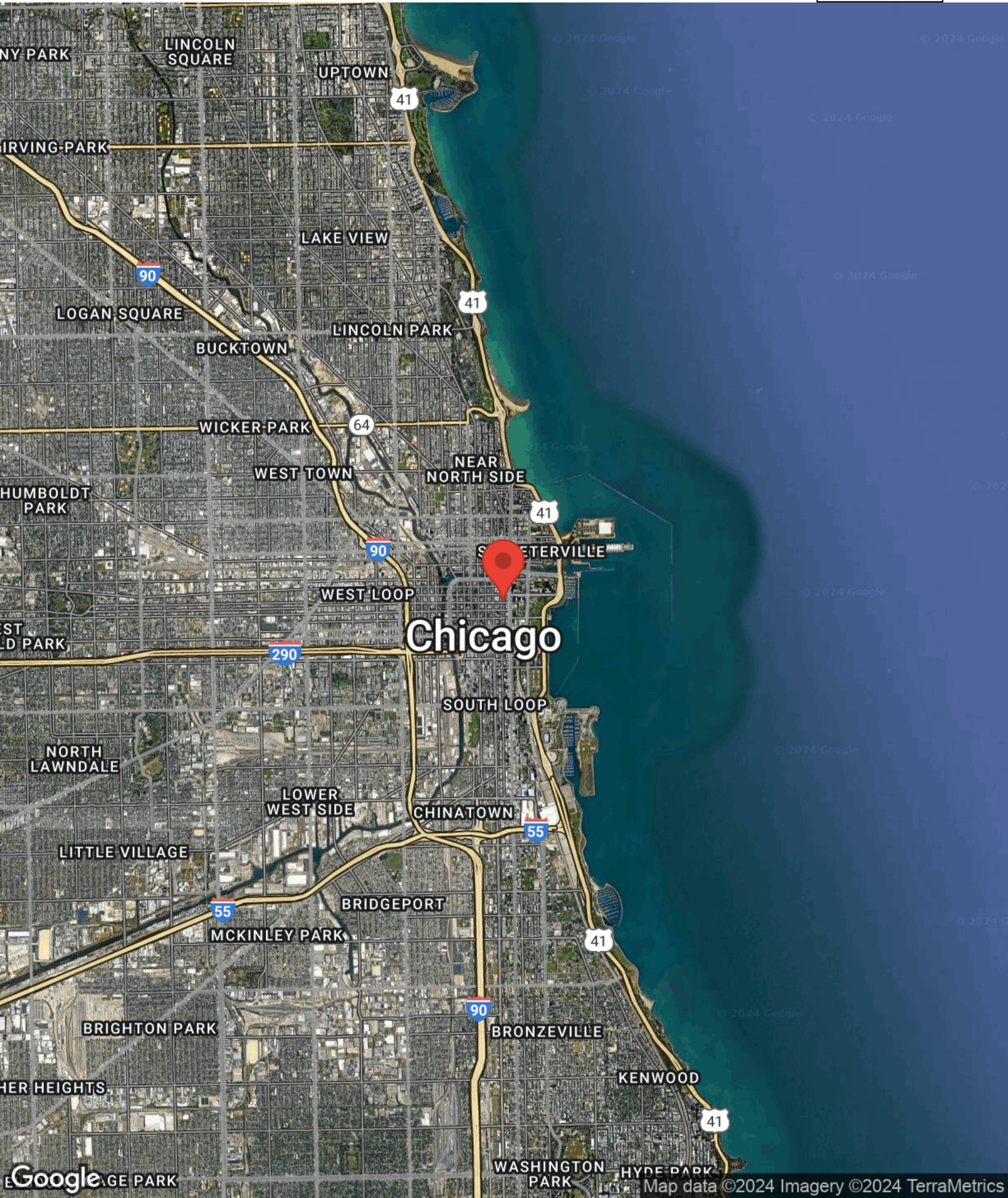
LaSalle

Harold
Washington
Library

Harrison

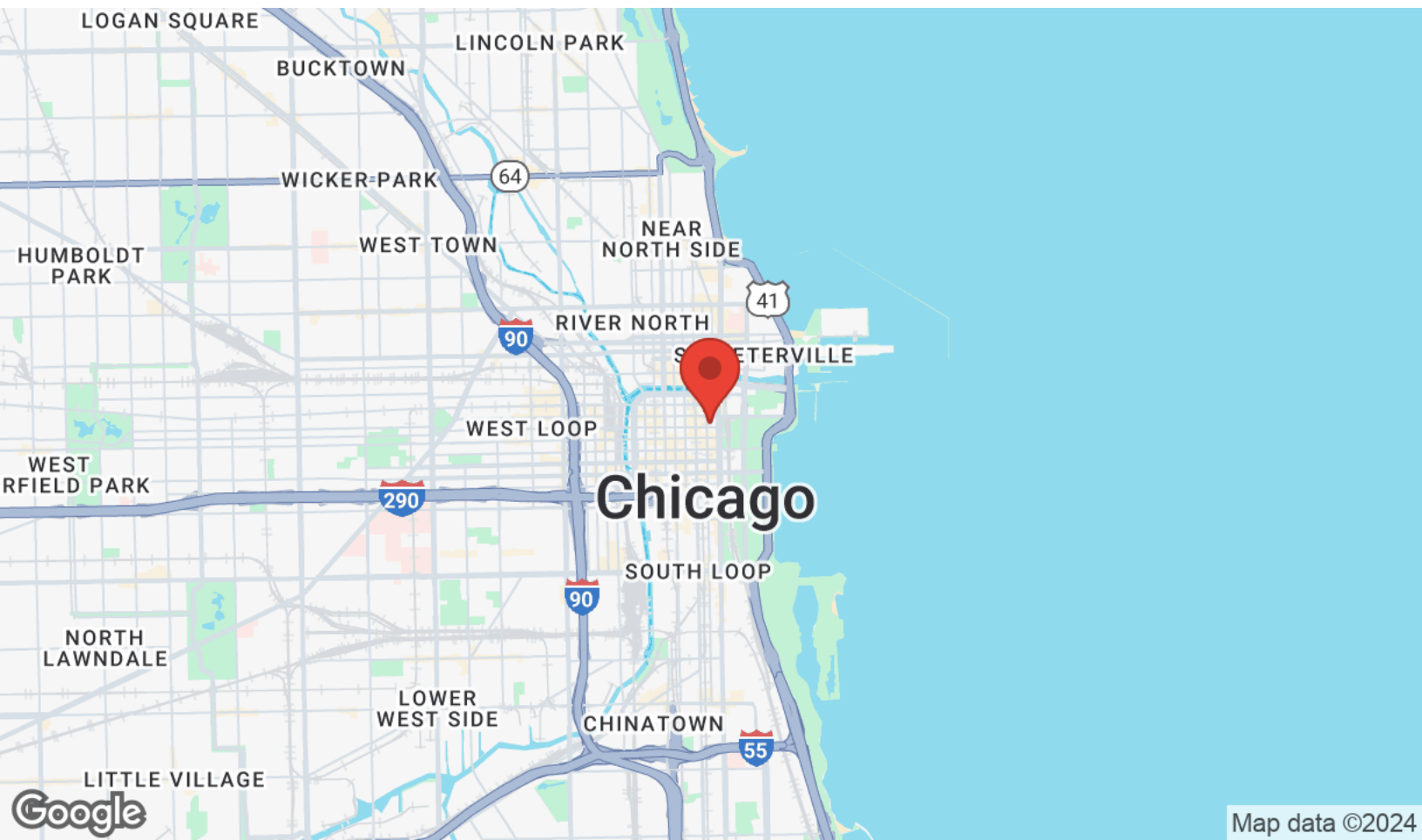
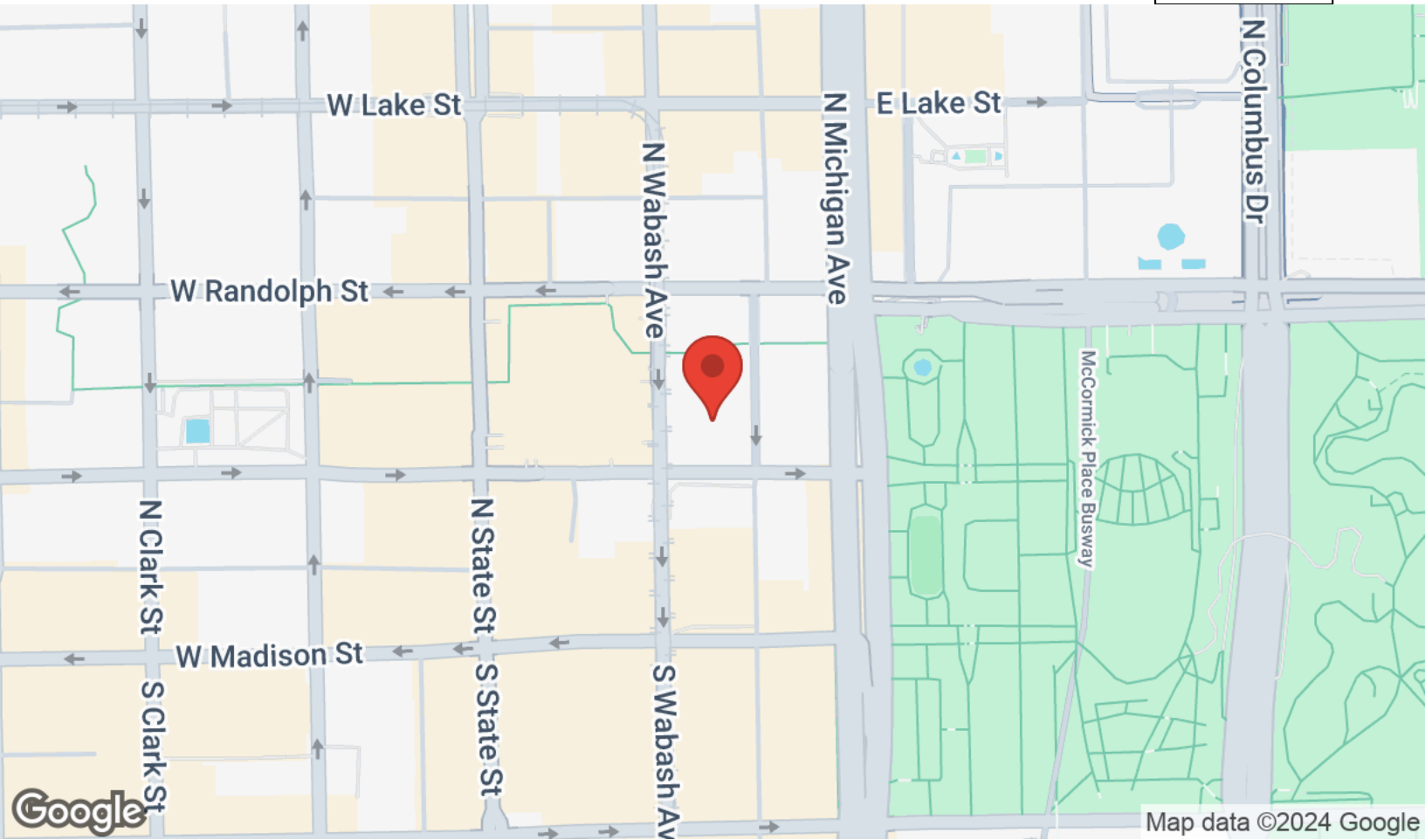
REGIONAL MAP

111 NORTH WABASH AVENUE



LOCATION MAPS

111 NORTH WABASH AVENUE



AERIAL MAP

111 NORTH WABASH AVENUE



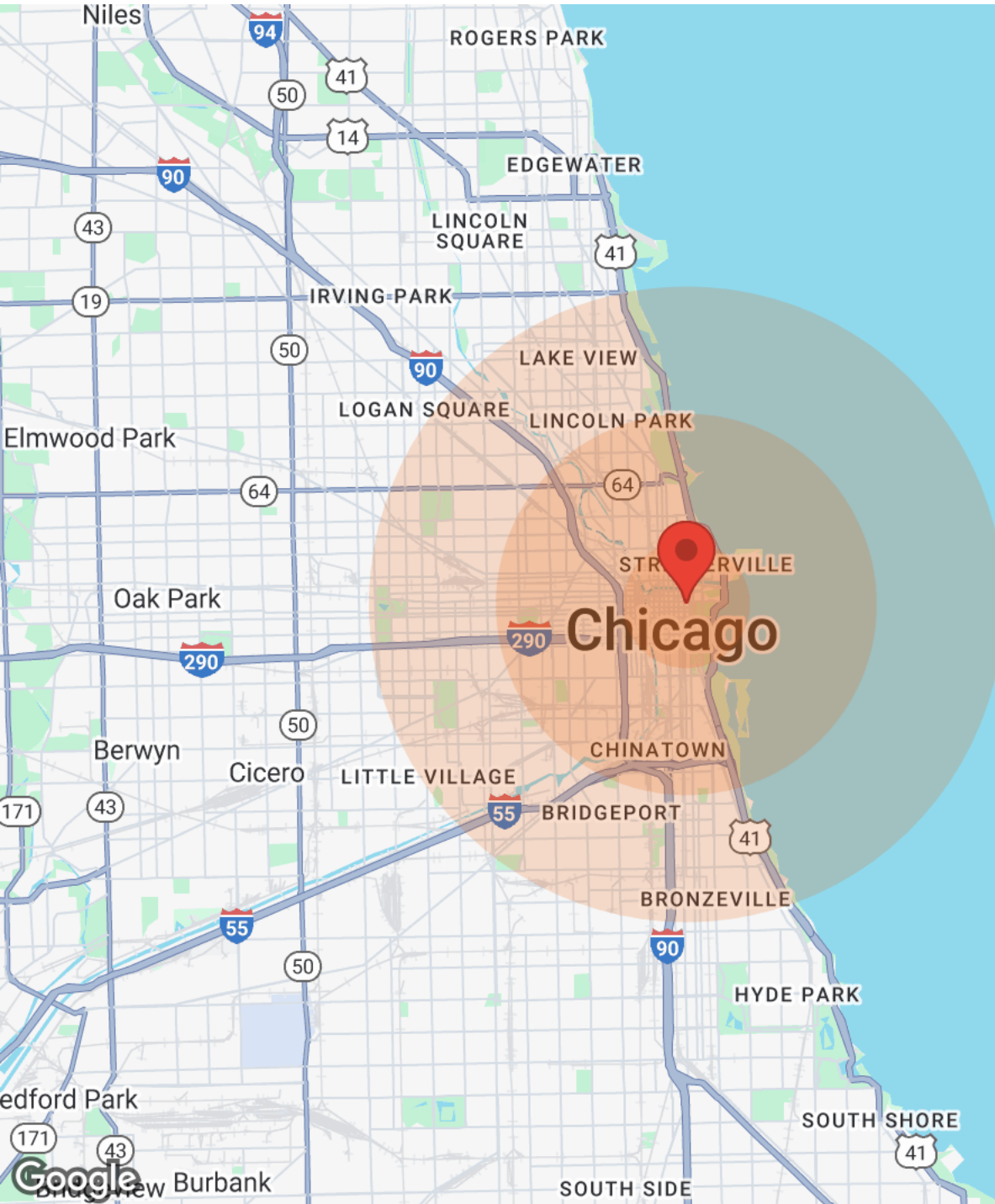
SECTION V

DEMOGRAPHICS



DETAILED DEMOGRAPHICS

111 NORTH WABASH AVENUE

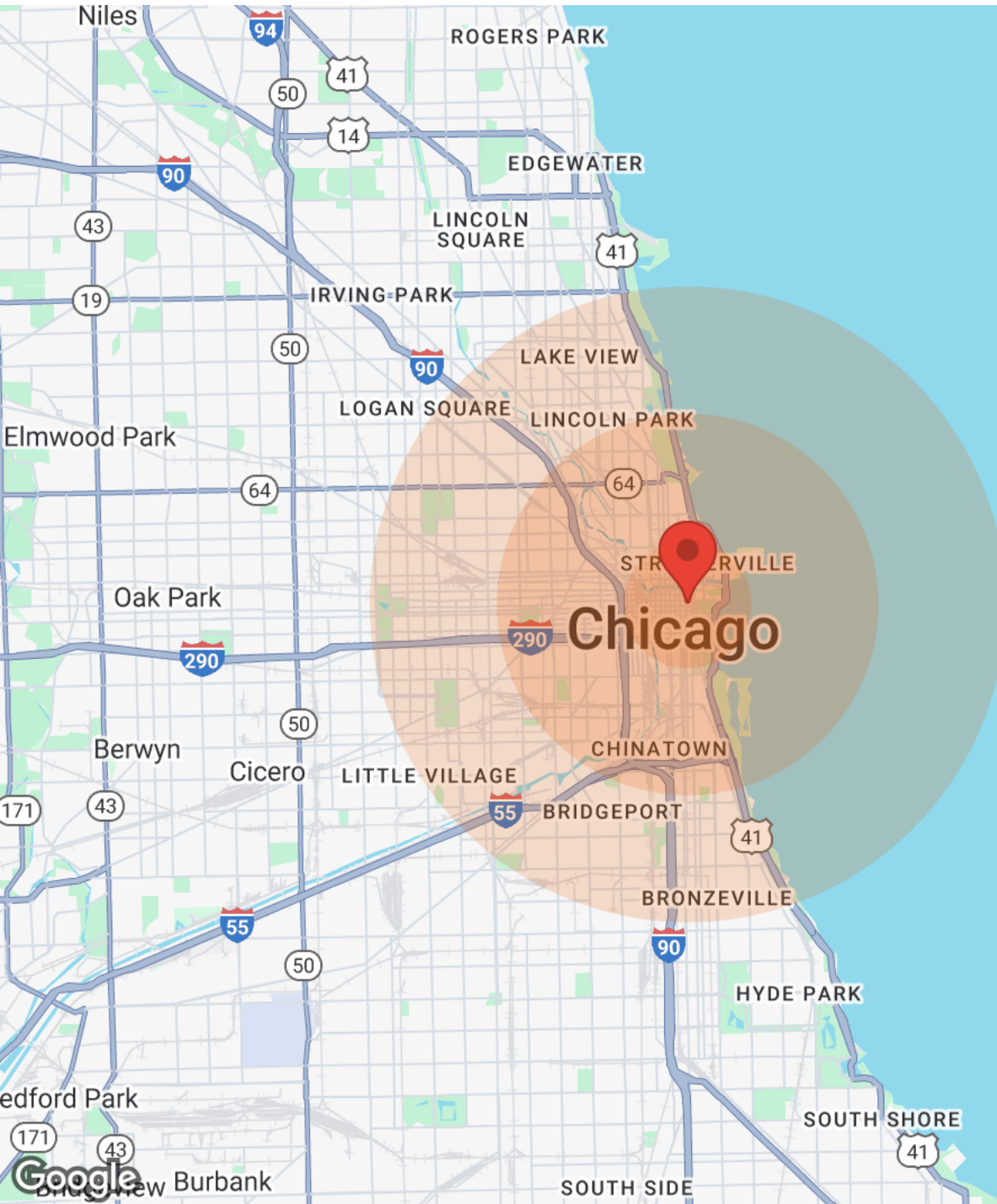


ILLINOIS
INDIANA
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	1 Mile	3 Miles	5 Miles
Population			
Male	37,203	150,959	368,161
Female	36,152	152,420	361,336
Total Population	73,355	303,379	729,497
Housing			
Total Units	54,966	192,430	406,586
Occupied	43,163	164,019	352,564
Owner Occupied	17,564	68,977	135,068
Renter Occupied	25,599	95,042	217,496
Vacant	11,803	28,411	54,022
Race			
White	52,325	195,245	429,211
Black	5,218	38,136	140,963
Am In/AK Nat	27	152	608
Hawaiian	4	13	13

DETAILED DEMOGRAPHICS

111 NORTH WABASH AVENUE



ILLINOIS
INDIANA
Map data ©2024 Google

Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	2,235	12,901	38,246	Median	\$91,859	\$73,229	\$54,573
Ages 5-9	1,896	13,321	41,692	< \$10,000	3,785	16,901	38,433
Ages 10-14	1,088	9,949	33,570	\$10,000-\$14,999	1,157	6,901	17,634
Ages 15-19	928	8,691	29,858	\$15,000-\$19,999	995	5,317	15,010
Ages 20-24	1,801	10,792	33,710	\$20,000-\$24,999	1,031	5,283	14,519
Ages 25-29	3,212	15,020	42,504	\$25,000-\$29,999	987	5,132	12,762
Ages 30-34	5,190	21,606	56,264	\$30,000-\$34,999	879	4,493	13,451
Ages 35-39	7,184	28,612	70,000	\$35,000-\$39,999	994	4,708	12,355
Ages 40-44	8,220	32,147	75,541	\$40,000-\$44,999	1,542	5,430	13,519
Ages 45-49	7,972	31,155	71,009	\$45,000-\$49,999	1,363	5,425	12,376
Ages 50-54	7,103	26,838	59,359	\$50,000-\$60,000	3,017	10,822	23,148
Ages 55-59	6,118	22,337	47,601	\$60,000-\$74,000	4,957	15,449	32,264
Ages 60-64	5,305	18,430	37,229	\$75,000-\$99,999	5,720	19,083	38,061
Ages 65-69	4,405	14,930	28,614	\$100,000-\$124,999	5,071	14,517	26,891
Ages 70-74	3,491	11,769	21,425	\$125,000-\$149,999	2,957	9,468	17,447
Ages 74-79	2,734	9,036	15,425	\$150,000-\$199,999	3,514	12,189	21,122