

# Medical Office

111 N Wabash Ste 1810 Chicago, IL

**FOR SALE & LEASE**

Discover the perfect setting for your medspa or wellness practice in this beautifully designed, second-generation medspa space. The suite features high-end finishes throughout, creating a serene and professional environment ideal for patient care and client experience. The space is fully equipped with extensive plumbing and power infrastructure, offering flexibility for a wide range of medical, aesthetic, or wellness uses. Move-in ready and thoughtfully designed, it provides a seamless transition for operators seeking a space that supports both functionality and sophistication. Located just steps from Michigan Avenue, Millennium Park, and the Chicago lakefront, the Garland Building offers unmatched convenience with access to premier dining, retail, and public transportation options. This historic, well-maintained property delivers the prestige and accessibility today's healthcare and medspa professionals expect.



Sale Price:  
\$895,000

Available SF:  
2,875 SF SF

Parking Spaces:  
2 - Parking Garage

Building Size:  
259,000 SF

Lease Rate:  
\$28.00 NNN

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REAL ESTATE &  
PRACTICE ADVISORY



Chicago, IL

Population

0.3 MILES

6,734

TOTAL POPULATION

19,410	99,244
0.5 MILES	1 MILE

37

AVERAGE AGE

38	39
0.5 MILES	1 MILE

Households and Income

0.3 MILES

4,130

TOTAL HOUSEHOLDS

12,089	61,246
0.5 MILES	1 MILE

1.6

# OF PERSONS PER HH

1.6	1.6
0.5 MILES	1 MILE

0.3 Miles

37

AVERAGE AGE (MALE)

38	39
0.5 MILES	1 MILE

36

AVERAGE AGE (FEMALE)

38	39
0.5 MILES	1 MILE

0.3 Miles

\$214,278

AVERAGE HH INCOME

\$202,601	\$182,196
0.5 MILES	1 MILE

\$692,604

AVERAGE HOUSE VALUE

\$731,319	\$673,986
0.5 MILES	1 MILE





# 111 N Wabash Ste 1810

## Chicago, IL

## ADDITIONAL PHOTOS







# 111 N Wabash Ste 1810

Chicago, IL

## RETAILER MAP

