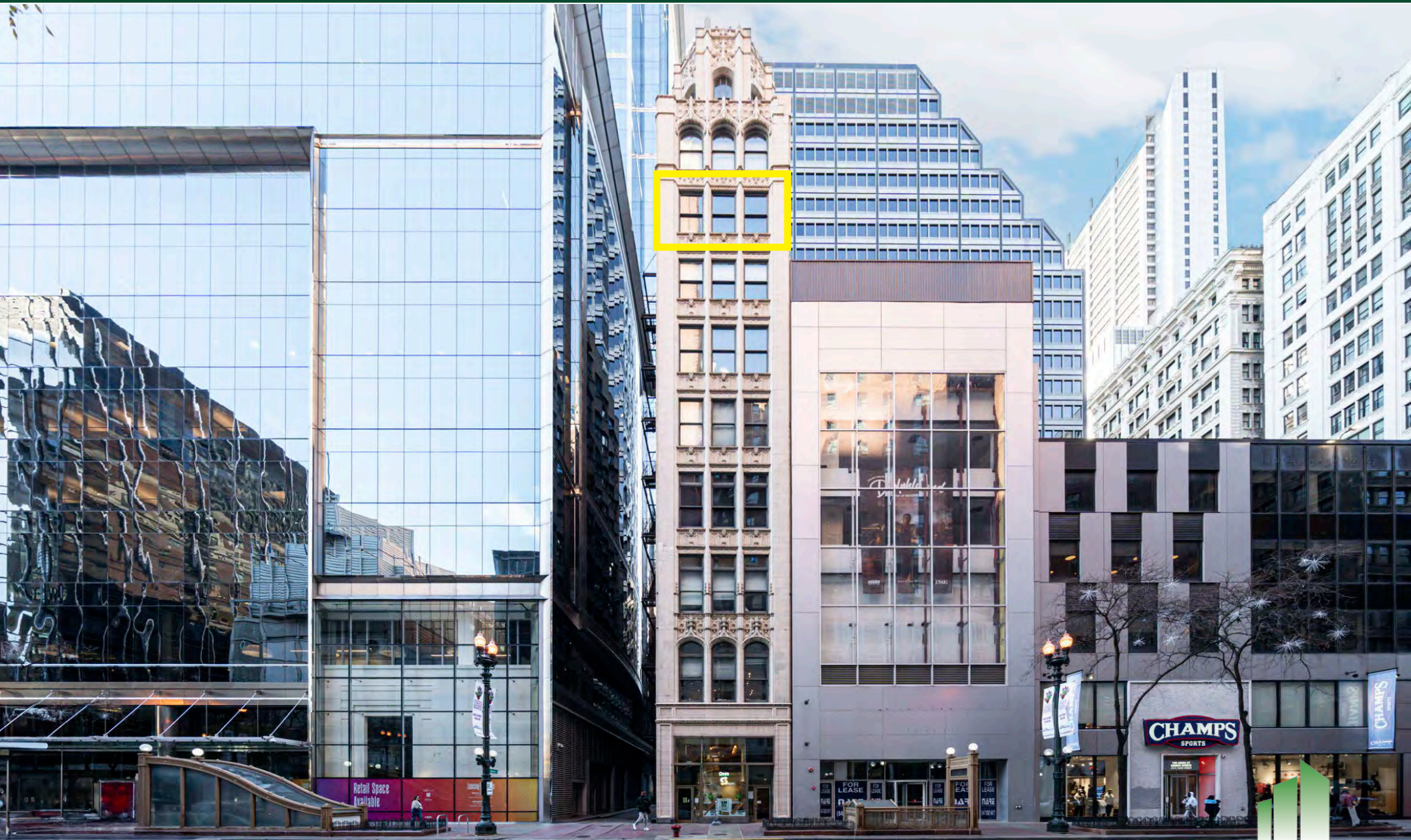


120 S. STATE ST., 8TH FLOOR CHICAGO, IL



CATON COMMERCIAL REAL ESTATE GROUP | 1296 RICKERT DR., SUITE 200, NAPERVILLE, IL 60540 | 815-436-5700

WWW.CATONCOMMERCIAL.COM



120 S. STATE ST., 8TH FLOOR CHICAGO, IL

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Caton Commercial Real Estate Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Caton Commercial Real Estate Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Caton Commercial Real Estate Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Caton Commercial Real Estate Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Caton Commercial Real Estate Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Caton Commercial Real Estate Group in compliance with all applicable fair housing and equal opportunity laws.

CONTACT

Zane McCartney

331-305-4840

Zane@CatonCommercial.com

Zane M. McCartney proudly serves as a Commercial Broker within Caton Commercial Real Estate Group. He has built a reputation for providing unique perspectives to economic challenges. Zane is exceptionally suited to partner with investment groups and healthcare entities on a range of real estate projects. Through in-depth analytical research and drawing on his industry expertise, he can illuminate solutions to complex real estate opportunities.

Caton is a proud supporter of the Chicago Dental Society, and Zane McCartney is a current committee member for the Chicago Dental Society Foundation.

Dianna Smith

312-550-2928

Dianna@CatonCommercial.com

Dianna Smith lives into the core attributes of a Commercial Real Estate Broker deeply dedicated to her clients' goals. Drawing from her experiences as both a business owner and a tenant, Dianna offers a unique perspective. Her firsthand understanding of client needs enriches her ability to deliver tailored solutions. Her commitment to guiding clients toward their real estate objectives sets her apart as a dynamic leader.

Motivated by a desire to make a lasting impact, Dianna's involvement with NICAR (Northern Illinois Commercial Association of Realtors) reflects her dedication to growth and industry advancement through collaboration.



120 S. State St., 8th Floor *For Sale*

SALE PRICE: \$998,000
UNIT SIZE: 2,300 SF
YEAR BUILT: 1924

Originally constructed in 1926 the Singer Building is a historic Gothic Revival structure with intricate details, located on State Street. The Building, designed by Mundie & Jensen, is a ten-story structure with a Gothic Revival design. It features terracotta decorations, piers at the corners, and sets of three double-hung windows on each story.

With its slender dimensions, the building offers one unit per floor, accommodating a mix of residential and office users. The loft-like interior showcases authentic features like 11'5" concrete ceilings, oak floors, and exposed brick and ductwork. The private elevator key grants direct access to the floor, providing privacy and convenience.

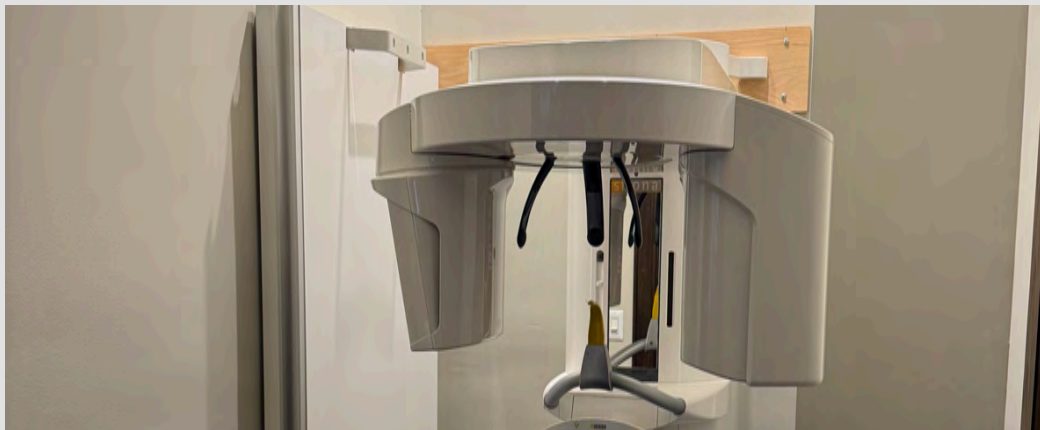
Additionally, the unit includes assigned storage on the lower level, and rental and deeded parking options are available nearby. Whether you're looking for a distinctive live/work space, an office, or a combination of both, Unit 8 in the Singer Building offers endless possibilities.





120 S. State St., 8th Floor

Live - Work



- A unique opportunity to own a part of Chicago's historic architecture.
- Unit 8 is a full-floor 2,300 SF work/live space with direct elevator access, hardwood flooring, and soaring ceilings.
- The front corner windows provide panoramic views of State Street and the Palmer House, adding to the charm of this versatile unit
- The space currently functions as a stunning 3-operatory dental office with a 1-bedroom, 1-bathroom residential suite, with opportunity to expand the operatory area to 5 chairs
- The building's mixed-use classification as a residential and office property reduces the tax burden by nearly 50%, making it an advantageous investment opportunity
- Convenient transportation options are available right outside the front door, including CTA buses, the Red Line underground station, and all Loop L stops
- Dental equipment can be included with the purchase

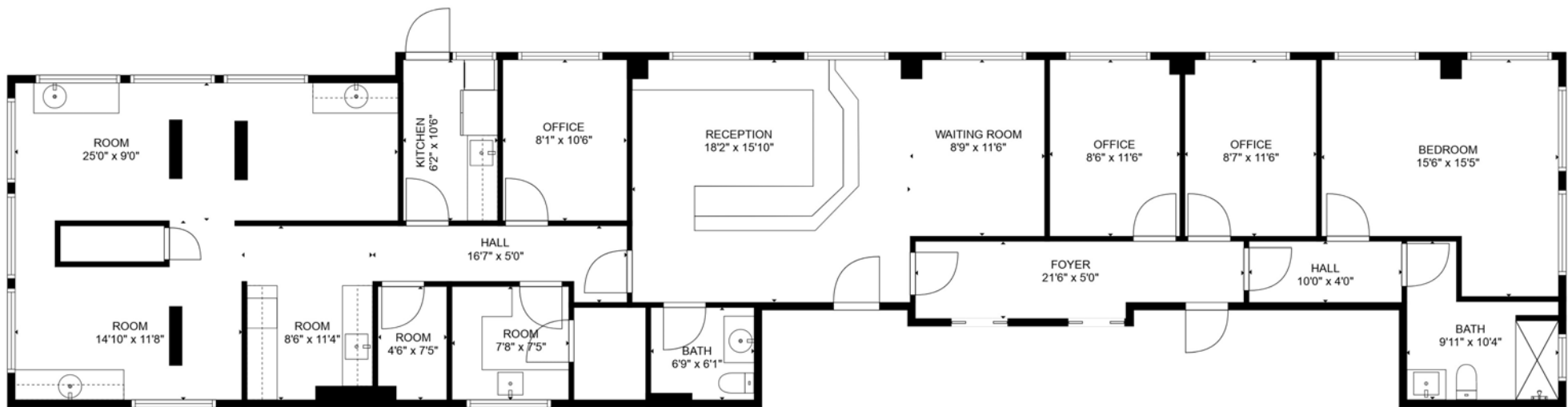


THE 8TH FLOOR - 2,300 SF





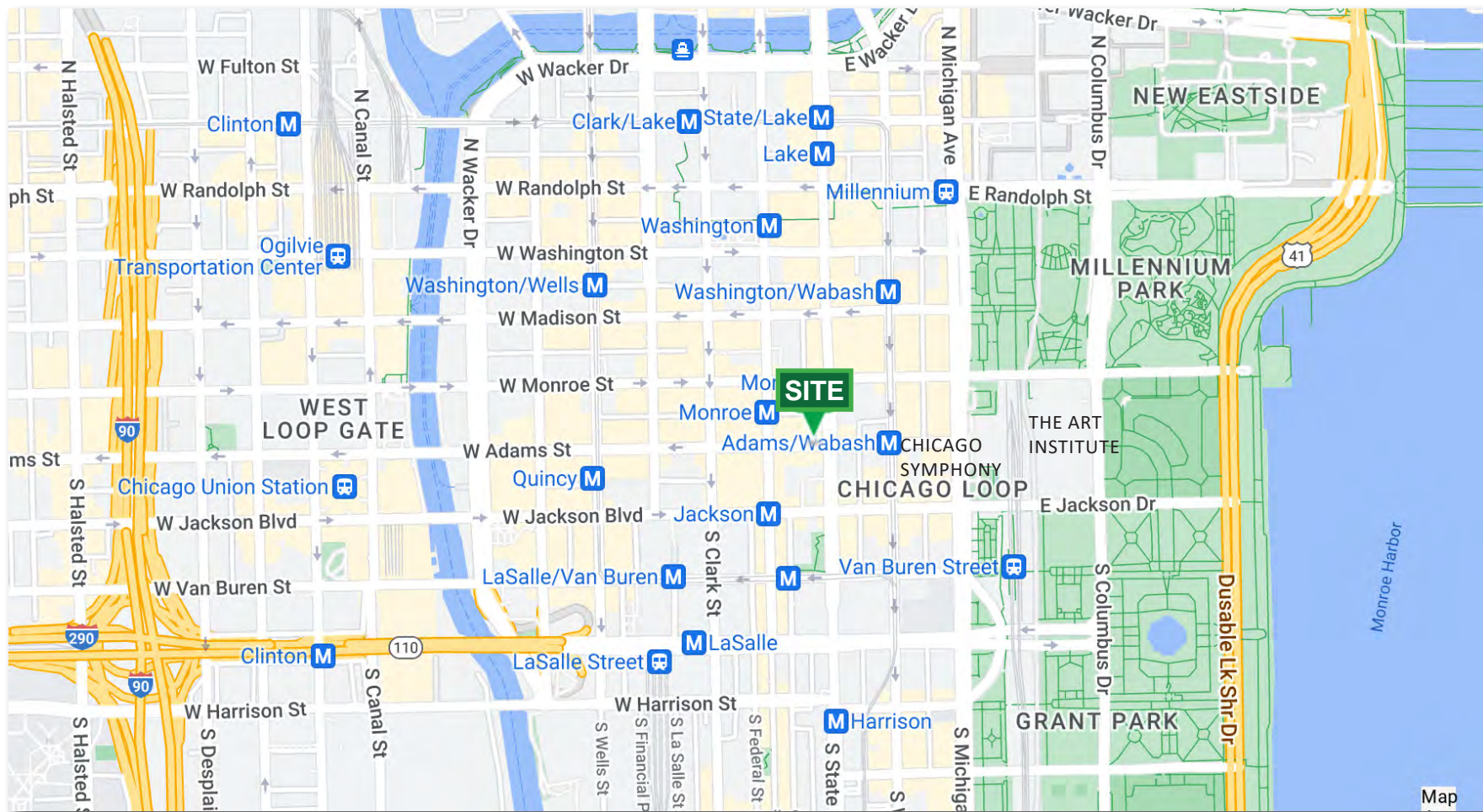
THE 8TH FLOOR - 2,300 SF





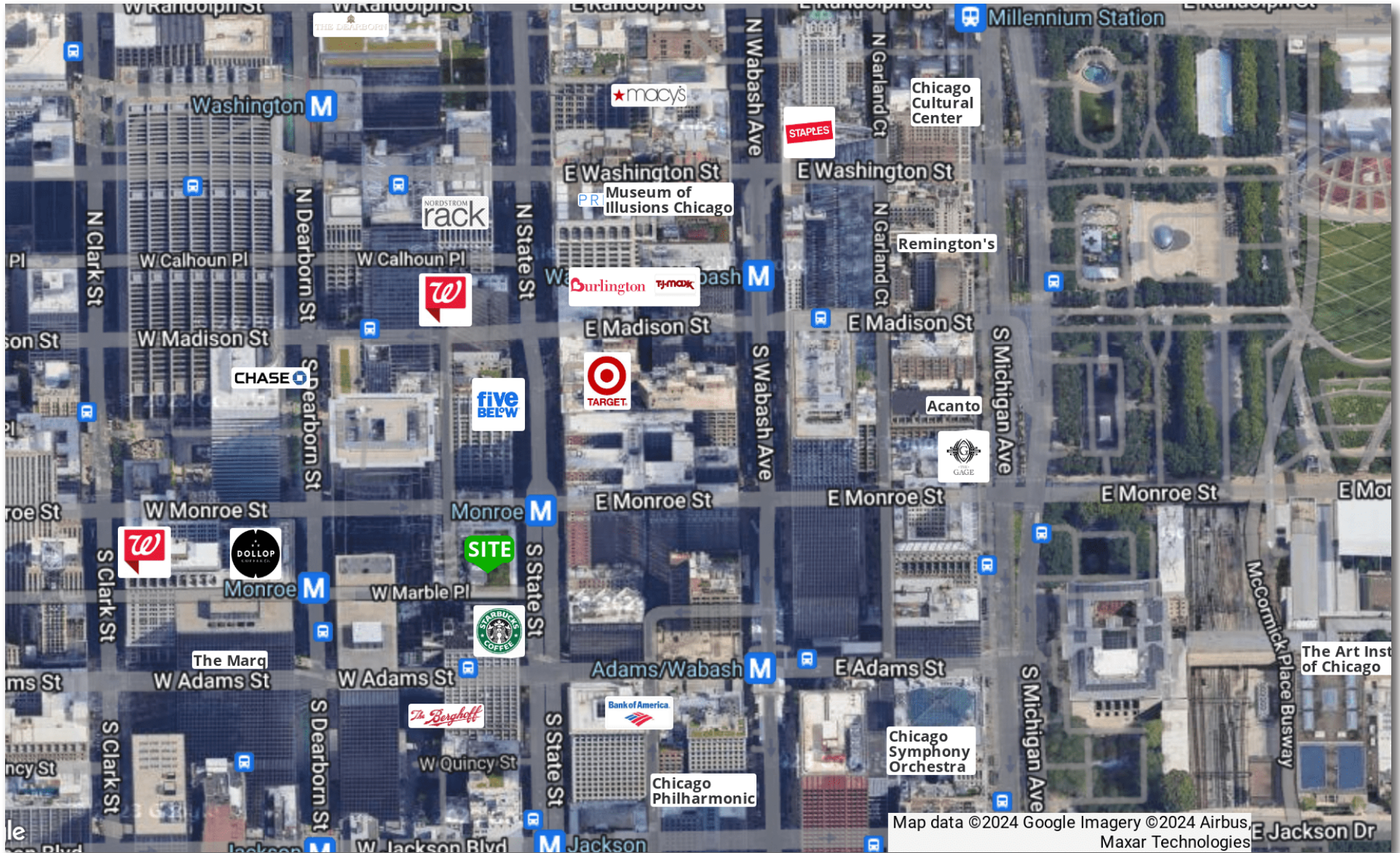
LOCATION

Experience the vibrant energy of downtown Chicago from 120 S State St. In the heart of the Loop, enjoy convenient access to iconic landmarks including Millennium Park, the Art Institute of Chicago, the Chicago Symphony Orchestra and countless dining and shopping options along the Magnificent Mile. With nearby public transportation and easy access to major highways, the area attracts top-tier professionals and offers unparalleled opportunities. Explore the dynamic blend of commerce and culture that defines the city.





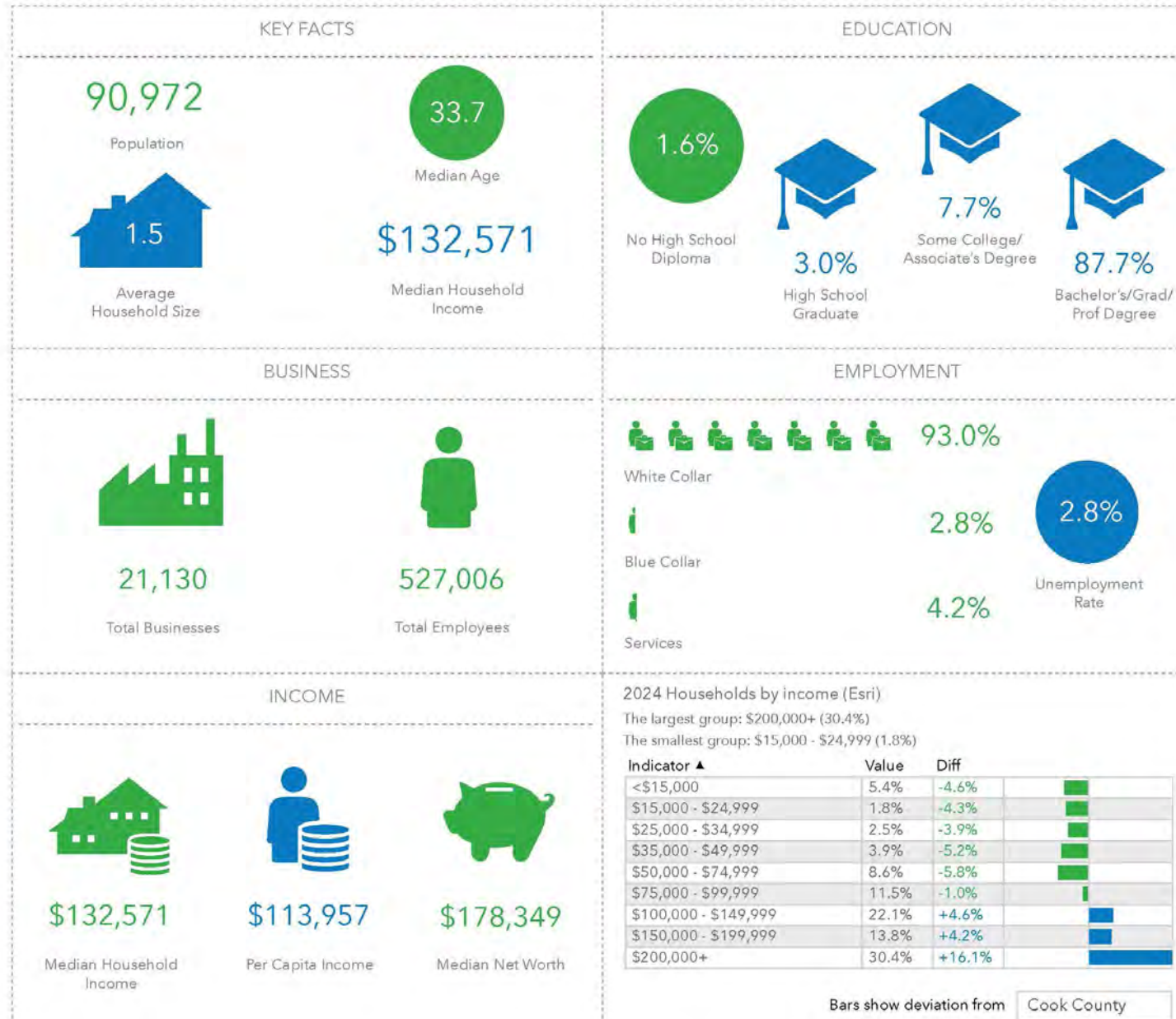
AERIAL





DEMOGRAPHIC PROFILE

1 MILE RADIUS





CONTACT

Zane McCartney

331-305-4840

Zane@CatonCommercial.com

Zane M. McCartney proudly serves as a Commercial Broker within Caton Commercial Real Estate Group. He has built a reputation for providing unique perspectives to economic challenges. Zane is exceptionally suited to partner with investment groups and healthcare entities on a range of real estate projects. Through in-depth analytical research and drawing on his industry expertise, he can illuminate solutions to complex real estate opportunities.

Caton is a proud supporter of the Chicago Dental Society, and Zane McCartney is a current committee member for the Chicago Dental Society Foundation.

Dianna Smith

312-550-2928

Dianna@CatonCommercial.com

Dianna Smith lives into the core attributes of a Commercial Real Estate Broker deeply dedicated to her clients' goals. Drawing from her experiences as both a business owner and a tenant, Dianna offers a unique perspective. Her firsthand understanding of client needs enriches her ability to deliver tailored solutions. Her commitment to guiding clients toward their real estate objectives sets her apart as a dynamic leader.

Motivated by a desire to make a lasting impact, Dianna's involvement with NICAR (Northern Illinois Commercial Association of Realtors) reflects her dedication to growth and industry advancement through collaboration.

