

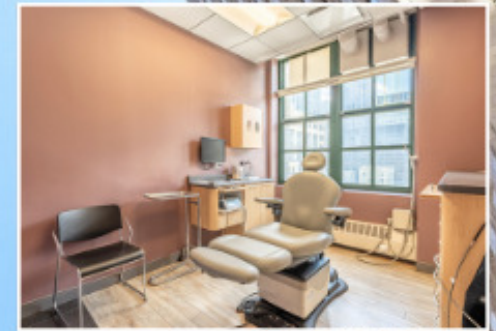
Dental Office Space

111 N Wabash Ste 1801 Chicago, IL

**COMMERCIAL CONDO PROPERTY
FOR SALE**

Discover the ideal setting for your medical practice in this second-generation office space, offering exceptional versatility. Featuring four plumbed and fully equipped operating rooms, this facility is tailored to meet the needs of healthcare providers specializing in orthopedics, dermatology, dentistry, and beyond. The infrastructure boasts robust power and plumbing systems, ensuring seamless adaptation to various medical requirements.

Conveniently located just steps away from Michigan Avenue, Millennium Park, and the lakefront, the Garland Building provides easy access to premier dining, retail establishments, and excellent public transportation. This historic property is meticulously maintained, promising a professional environment that enhances both practitioner efficiency and client comfort.



Sale Price:
\$425,000

Lease Rate:
\$35.00 NNN

Available SF:
1,506 SF

Building Size:
259,000 SF

Lease Term:
Negotiable

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REAL ESTATE &
PRACTICE ADVISORY

111 North Wabash Avenue Ste 1801

DEMOGRAPHICS MAP AND REPORT

Chicago, IL

Population

0.3 MILES

7,256

TOTAL POPULATION

19,410 | 99,244
0.5 MILES | 1 MILE

36

AVERAGE AGE

38 | 39
0.5 MILES | 1 MILE

Households and Income

0.3 MILES

4,345

TOTAL HOUSEHOLDS

12,089 | 61,246
0.5 MILES | 1 MILE

1.7

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

\$214,696

AVERAGE HH INCOME

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

\$710,905

AVERAGE HOUSE VALUE

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

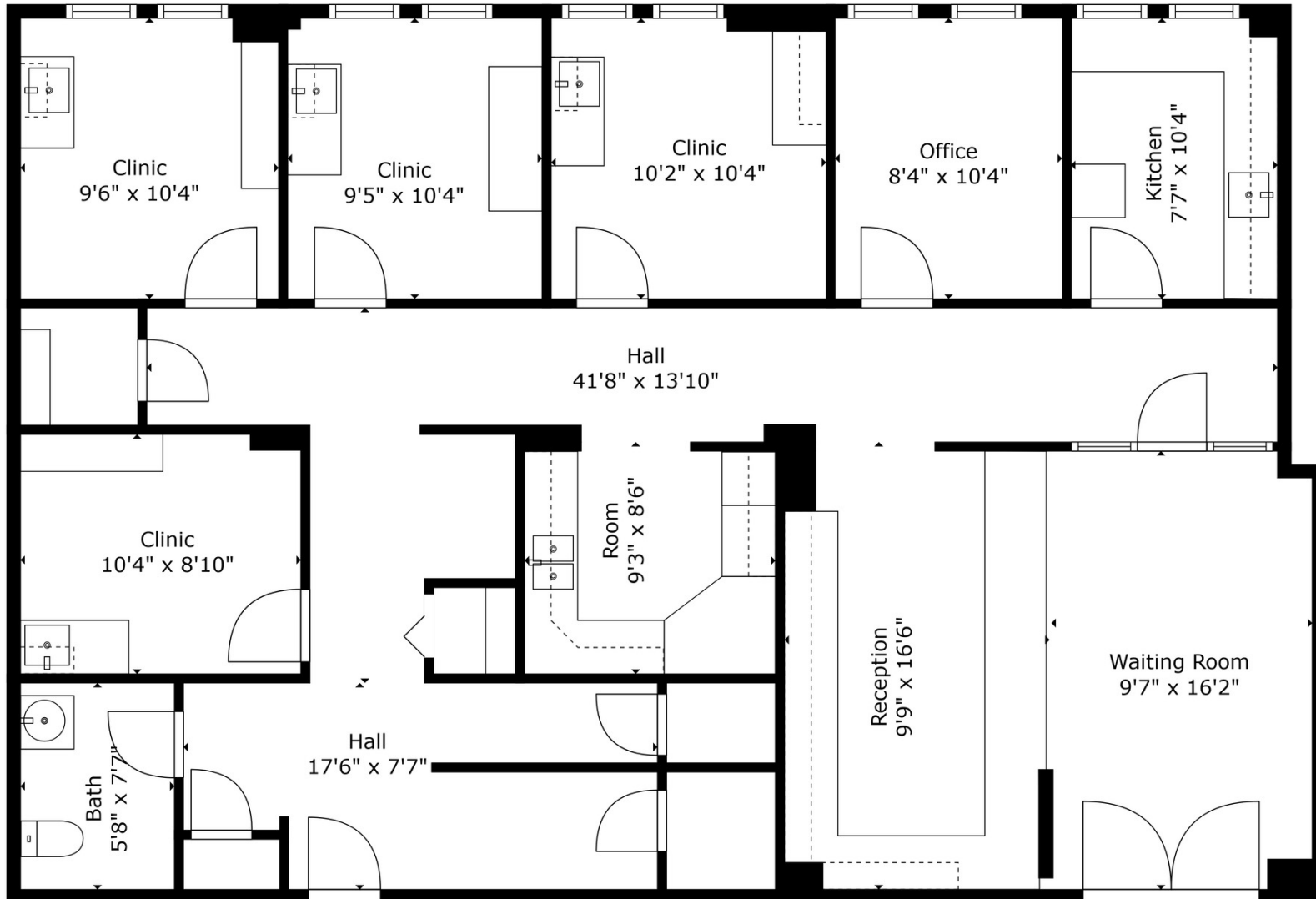


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Chicago, IL

ADDITIONAL PHOTOS





TOTAL: 1506 sq. ft
FLOOR 1: 1506 sq. ft

