

111 N Wabash Suite 620

Chicago, IL 60602

MEDICAL OFFICE FOR SALE & LEASE



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REAL ESTATE &
PRACTICE ADVISORY

111 N Wabash Suite 620

Medical Office

Property Summary



PROPERTY DESCRIPTION

Located in the heart of Chicago's Loop, this rare, fully built-out medical suite in the Garland Building offers a unique opportunity for healthcare users seeking a turn-key, high-acuity environment. The space is divided between a primary care clinic and a fully equipped imaging center, allowing for immediate occupancy or flexible reconfiguration.

The suite features a highly specialized buildout that would be difficult and costly to replicate, including lead-lined walls, RF-shielded MRI rooms encased in copper, and 3/4-inch steel-reinforced flooring designed to support heavy diagnostic equipment.

With exceptional access to public transportation and a dense surrounding population, this is a plug-and-play opportunity for imaging providers, specialty practices, or advanced outpatient users.

OFFERING SUMMARY



SALE PRICE

\$3,500,000



LEASE SUMMARY

\$25 SF/YR (NNN)



AVAILABLE SF

11,000 SF



BUILDING SIZE

259,000 SF



CAM

\$21.53



RET

\$9.98

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Demographics



4,010

TOTAL POPULATION

0.25 MILES

18,870	90,907
0.5 MILES	1 MILE



27.2

AVERAGE AGE

0.25 MILES

31.6	33.7
0.5 MILES	1 MILE



\$191,245

AVERAGE HH INCOME

0.25 MILES

\$232,914	\$187,165
0.5 MILES	1 MILE



\$297,742

AVERAGE HOUSE VALUE

0.25 MILES

\$566,619	\$577,148
0.5 MILES	1 MILE

** Demographic data derived from 2020 ACS - US Census*

PROPERTY HIGHLIGHTS

- Turn-key primary care clinic + imaging center
- Extensive radiology and MRI infrastructure in place
- Lead-lined construction for radiation shielding
- Copper-encased RF shielding for MRI compatibility
- 3/4" steel-reinforced flooring for heavy equipment loads
- Ideal for imaging, diagnostics, specialty medical, or outpatient use
- Located in the Garland Building in Chicago's Loop
- Available for sale or lease



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Additional Photos



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Retailer Map



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Meet The Team



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