

The Garland Building | 111 N. Wabash Ave, Chicago IL 60602

For Sale | Office Condominium: Suite 1722 (1,726 Sq. Ft.)

CRER



Steven Rapoport, CCIM

Senior Director

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Chicago Real Estate Resources, Inc.

800 W. Diversey Pky, Chicago IL 60614 (773) 327-9300 www.crer.com



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The logo for CRER (Chicago Real Estate Resources, Inc.) is located in the top right corner. It consists of the letters "CRER" in a white, sans-serif font, positioned above a small horizontal white line, all contained within an orange square.

DISCLOSURE

CRER (Chicago Real Estate Resources, Inc.) has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

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

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SUITE 1722 PROPERTY DETAILS

FOR SALE ASKING PRICE:

\$200,000 or \$115.87 / Sq. Ft.

TAXES (2020):

\$16,682.74

PIN #:

17-10-309-016-1124

UNIT SIZE:

1,726 Sq. Ft.

SUITE 1609 PROPERTY OVERVIEW

This office condominium offers buyers a unique opportunity to own in a historic building in the heart of downtown Chicago. Unit 1722 offer unobstructed east facing views of lake Michigan and Millennium Park. The floorplan offers (5) privat offices, a waiting room, a receptionist area, and two large open work areas.

This space is ideal for a medical/dental user featuring sinks in (3) of the offices. (3) Storage units are included in the price (Units: 904-6, 904-7 & 2201), no additional assessments or taxes for the storage units. This central location offers easy access to all that downtown Chicago has to offer; all forms of public transportation, millennium park, prime retail and restaurants just out the front door. The building offers access to a shared conference room.

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ABOUT THE BUILDING



The Garland Building was built in 1914 and has established itself among the premier office buildings in the heart of Millennium Park Neighborhood within Chicago's Loop (CBD). Historically, the building has enjoyed extremely high occupancy rates with stable long-term tenants like doctors, medical professionals, lawyers, non-profits and financial firms. One block from Millennium Park, The Garland Building offers all the attractions of the fast-growing East Loop neighborhood: the rich history of Jewelers Row, ready access to Loop businesses and the Mag Mile, and convenience to shops, restaurants and transportation.



\$0,000 - MONTHLY ASSESMENTS INCLUDES

Free access to building conference room

24/7 security

On-sight building management

Heat & Water

5 day per week cleaning service for your suite

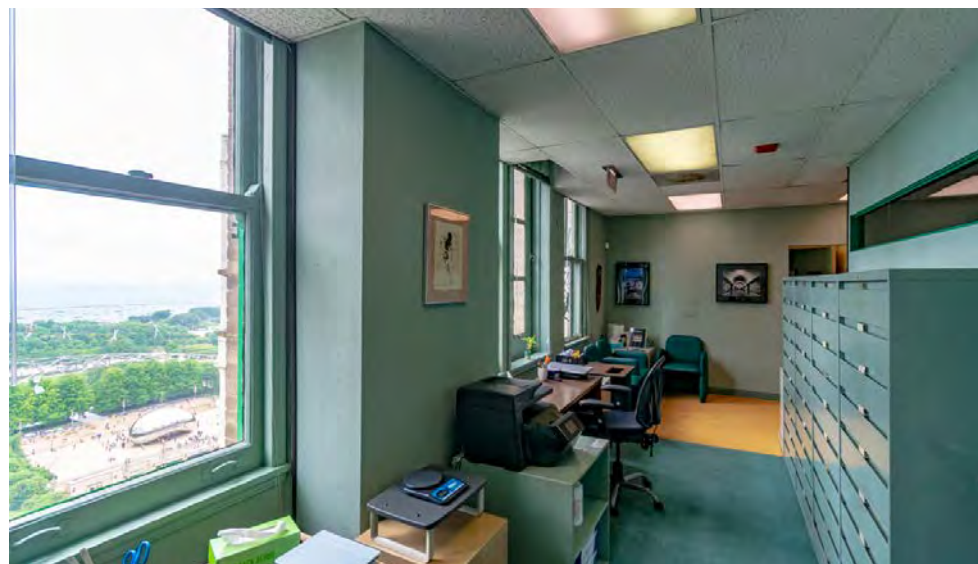
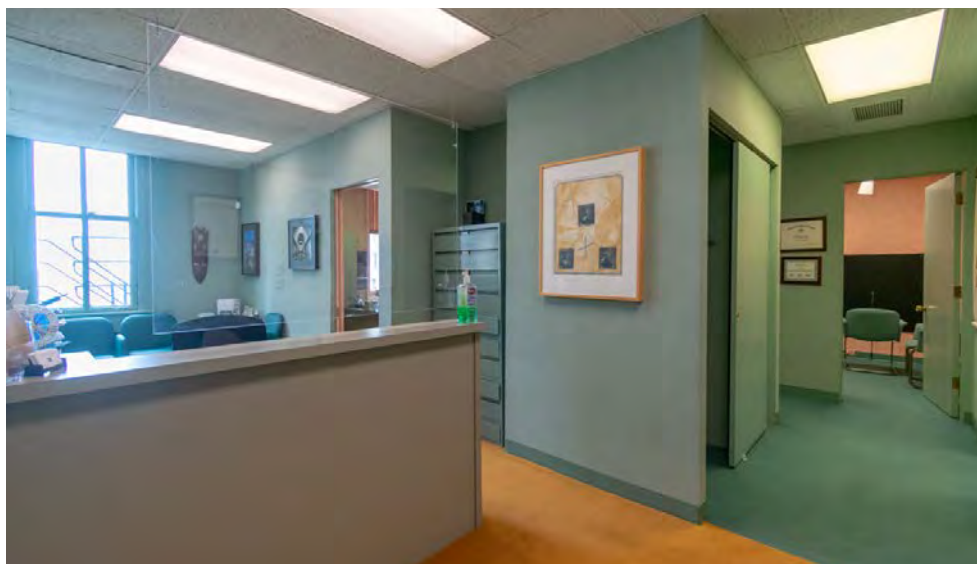
Common area maintenance

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PROPERTY PHOTOS



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Total Population	108,942	370,632	773,430
2027 Population	116,518	383,501	779,543
Pop Growth 2022-2027	+ 6.95%	+ 3.47%	+ 0.79%
Average Age	37	38	37
2022 Total Households	64,727	198,090	366,072
HH Growth 2022-2027	+ 6.78%	+ 3.47%	+ 0.93%
Median Household Inc	\$121,535	\$110,558	\$92,828
Avg Household Size	1.50	1.70	2.00
2022 Avg HH Vehicles	1.00	1.00	1.00
Median Home Value	\$433,191	\$449,109	\$427,560
Median Year Built	2003	1988	1966





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TRANSPORTATION

TRANSIT / SUBWAY

	Madison/Wabash Station (Downtown Loop)	2 min walk	0.1 mi
	Randolph/Wabash Station (Downtown Loop)	3 min walk	0.1 mi
	Washington Station	3 min walk	0.1 mi
	Lake Station	4 min walk	0.2 mi

COMMUTER RAIL

	Chicago Ogilvie Transportation Center Commuter Rail	17 min walk	0.9 mi
	Chicago LaSalle Station Commuter Rail	18 min walk	0.9 mi

AIRPORT

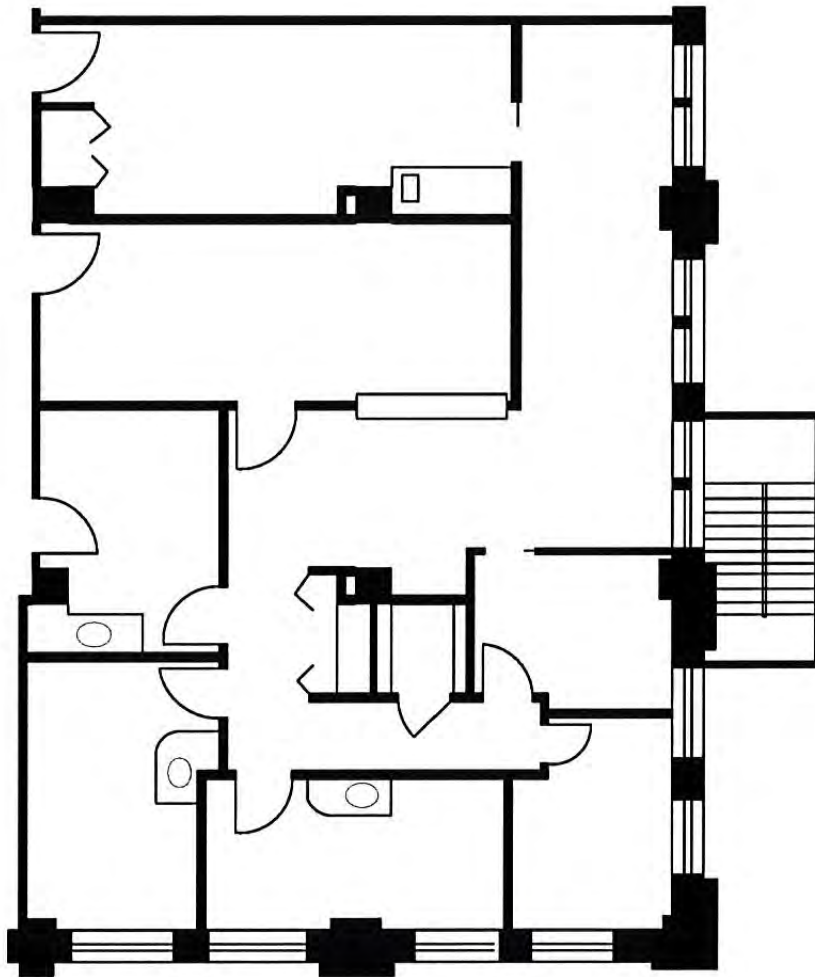
	Chicago O'Hare International Airport	28 min drive	18.0 mi
	Chicago Midway International Airport	19 min drive	10.4 mi

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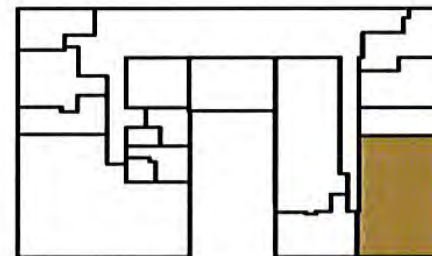
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FLOOR PLAN



THE GARLAND BUILDING | 111 | OFFICE CONDOMINIUM

SUITE 1722

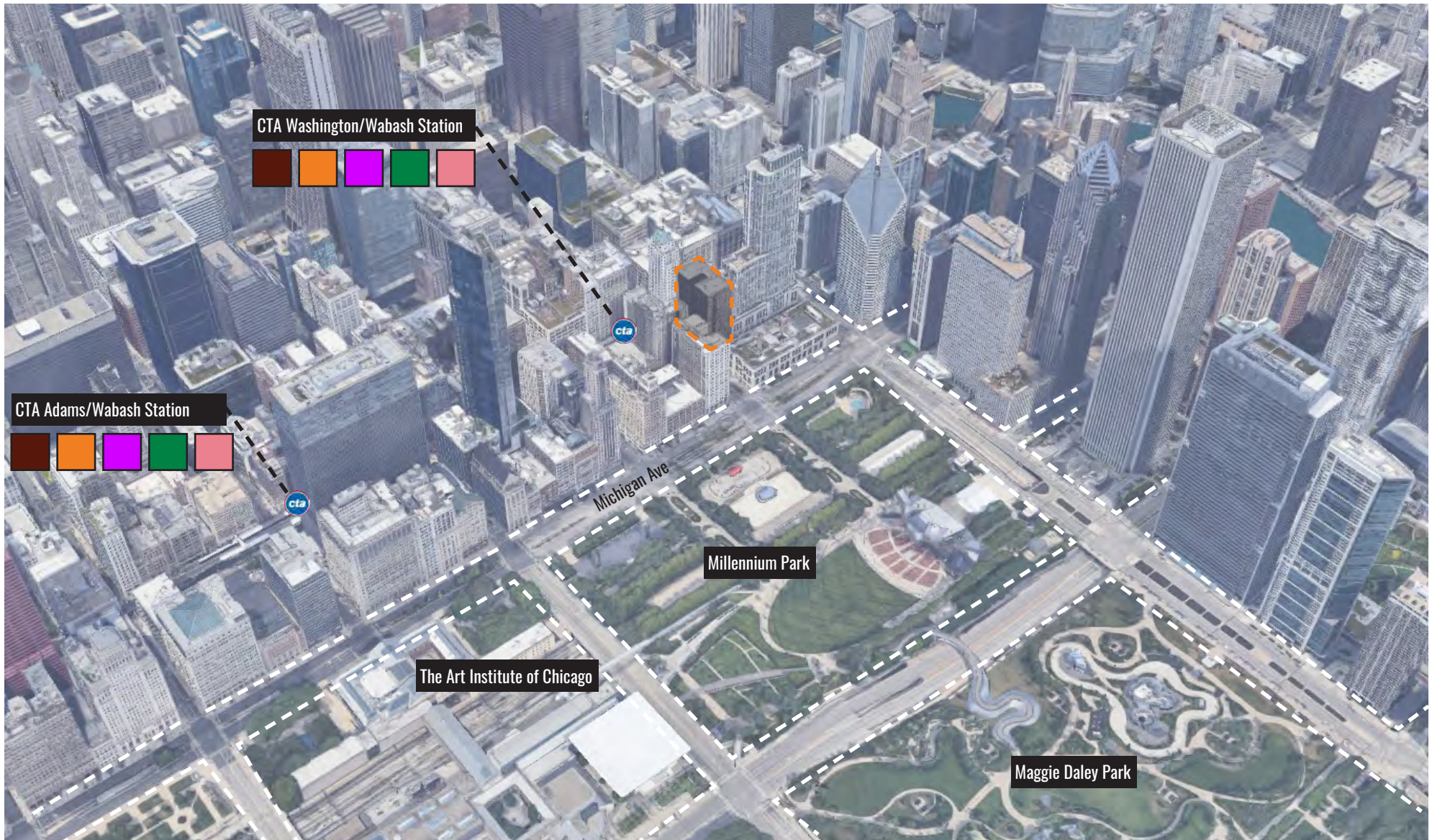


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AREA MAP



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ABOUT STEVEN RAPOPORT



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Senior Director

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StevenR@CRER.com

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Chicago, IL 60614
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As a broker with Chicago Real Estate Resources and lifelong resident of the Chicago area, Steven has completed over 375 real estate sales and leasing transactions over the past 14 years. His primary focus is listing mid-market investment properties in the City of Chicago ranging in value from \$500,000 to \$5,000,000.

Steven earned recognition as a designated Certified Commercial Investment Member (CCIM). The CCIM designation is the industry's most prestigious Commercial Real Estate certification with a high caliber curriculum and experience requirement that has been met by only 6% of commercial practitioners nationwide. As a testament to the exclusivity of this designation within a 20-mile radius of downtown Chicago, there are currently only 55 commercial Real Estate Brokers holding the CCIM designation. CCIM members successfully complete thousands of transactions annually, representing more than \$200 billion in value.

For the past six consecutive years Steven was recognized amongst an elite few as a top producer by CommercialForum a division of the Chicago Association of Realtors. There are over 2,700 members eligible for these awards and only 2% are able to produce the high volume of sales to rank as one of the best Chicagoland Commercial Brokers for the year.

Early in his career, Steven worked as a licensed Real Estate Appraiser where he appraised multi-family, commercial, industrial, office, mixed-use, retail, vacant land, and residential properties throughout the Chicago area. The insight and connections obtained by his time working as a real estate appraiser have proven to be a valuable resource for helping his commercial brokerage clients achieve goals.

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ABOUT CRER

Chicago Real Estate Resources (CRER) is a full-service, boutique commercial real estate firm devoted to providing exceptional service for your every real estate need. From new regulations to emerging technologies, the commercial real estate market is constantly changing. It's our job to simplify that complexity and empower you with clear information so you can make the best decisions for your own portfolio. Founded in 2004 by Chicago real estate veteran Eric Janssen, Chicago Real Estate Resources specializes in a multitude of services including investment real estate sales and leasing, tenant representation, property management and receivership services.

CRER is partnered with TCN Worldwide, a consortium of independent commercial real estate firms serving more than 200 markets worldwide. The national platform provides the opportunity for our brokers to directly market our assignments to a much larger audience which is very beneficial to our clients.



TCN Worldwide, provides complete integrated real estate solutions locally and internationally. An extensive range of real estate services coupled with a personal commitment to exceed expectations is what allows TCN Worldwide to be a leader in this competitive industry. Comprised of leading independent brokerage firms, TCN combines an entrepreneurial approach with years of local experience. TCN's more than 1,500 brokers have a well-earned reputation for providing straightforward expert advice.

Company Achievements

- 96% Satisfaction rate among our clients
- 16 Years - Average CRER broker experience
- 30% of CRER brokers are CCIM designees
- \$2.5 Billion sold by CRER brokers
- 75% of CRER listings sell within 90 days
- 17 Years of continuous company growth

Company Mission

CRER is dedicated to providing the finest commercial real estate services; maintaining a reputation for honesty and ethical behavior, and keeping the client's needs as the top priority.

Our goal is to consistently exceed your expectations and facilitate a lucrative transaction. We value the long-term alliances we have forged with our clients, and the strong business results they have achieved.

Professional Associations



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