

5,500 SF 15th Floor Office Condo for Sale

$900,000 $164 per SF

John Hunter Services Corp.
512 W Burlington Ave, Suite 107

La Grange, IL 60525

John Hunter
Managing Broker (312) 799-1503
john@johnhunterservices.com

111 North Wabash Avenue



Location: The Garland Building
Metro Chicago Cluster
East Loop Submarket
Cook County
Chicago, IL 60602

Landlord Rep:
-
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Building Type: Class C Office/Medical

Status: Built 1919
Stories: 22
Commerical RBA:345,000 SF
Typical Floor: 11,773 SF
Total Avail: 5,500 SF
% Leased:

Expenses: 501c3 untaxed. Condo fee $0.90 per SF
Parcel Number: 17-10-309-016-1101
Amenities:

Asking Price $900,000 $164 per SF

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	10,000	10,000	10,000	No	$20.00/nnn	90 Days	Negotiable	Direct

Schramko Real Estate Corporation / Chris Schramko (630) 986-9400

West Loop - First Floor, grade level 10,000 SF office offering high identity and easy access. Full build out, with private offices, conference rooms, training/meeting rooms, kitchen/pantry, restrooms, large open office work areas. Turnkey space ready for occupancy.

P 15th Floor # 1501

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5,500 sf of office space available in a fifteenth floor excellent light and view condo. The space is owned by a 501c3 nonprofit Caris Pregnancy Counseling. The condo will be tax exempt if purchased by a a nonprofit. .

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1/4/2023