



Medical Office For Sale

111 N Wabash Ave, #1210
Chicago, IL, 60602

PRICE: \$152,000

MANNY REGALADO

Senior Director

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Exclusively Listed by

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

SECTION I

Property Details



Property Summary



Property Summary

Address:	111 North Wabash Avenue, #1210, Chicago, IL, 60602
Price:	\$152,000
Office SF:	1,200
Elevators:	Y
Floors:	22 Stories
APN:	17-10-309-016-1074
Building Name:	Garland Building
Building Class:	A
Year Built:	1914
Cross Streets:	Wabash Ave & Washington St
County:	Cook
Market:	Downtown Chicago
Sub-market:	The Loop
Zoning:	DX-16

Property Overview

KW Commercial presents the opportunity to purchase a fully built-out, turnkey medical office condo in the historic Garland Building, ideally situated in the heart of Chicago's Loop. This 12th-floor suite includes a reception area, administrative station, multiple waiting areas, and three private treatment rooms with sinks, running water, and medical exam tables. One treatment room is procedure-ready with a ceiling-mounted surgical light, supported by a private lab, physician's office with private entry, kitchenette, restroom, and abundant storage. The unit offers three points of entry, including direct hallway access and two entrances near the elevator banks for optimal patient flow. Located in a landmark building known for its strong concentration of medical and dental practices, the suite benefits from a professional environment, 24/7 access, and a built-in referral ecosystem. Its Loop location provides unmatched access to CTA train lines, bus routes, Metra, Divvy stations, and major destinations such as Millennium Park and the State Street retail corridor. Surrounded by national retailers, restaurants, and dense pedestrian activity, the property offers excellent visibility and patient-attraction potential. Priced at \$152,000, this medical suite is ideal for primary care, specialists, outpatient services, wellness, aesthetics, therapy, and mental health practices.

Location Overview

- Downtown Chicago
- The Loop
- Business District
- Across From The EI

SECTION II

Property Overview



For Sale – Fully Built-Out Medical Office | Garland Building | Chicago Loop

KW Commercial is pleased to present an exceptional opportunity to acquire a fully built-out, turn-key medical office condominium located in the historic and highly sought-after Garland Building at 111 N Wabash Ave, Unit 1210, Chicago, IL 60602. This 12th-floor suite offers a rare combination of functionality, efficiency, and prime location within Chicago's iconic Loop neighborhood, making it ideal for a wide range of healthcare professionals.

Property Highlights:

- Turnkey Medical Suite featuring:
 - Welcoming reception/waiting area
 - Dedicated administrative/clerical station
 - Second waiting area to accommodate additional patients
 - Three (3) private consultation/treatment rooms, each equipped with running water, sink, and adjustable medical examination tables with elevation features
 - One treatment room equipped with a ceiling-mounted surgical light and ideal for procedural/surgical use (approx. 199 SF)
 - Private lab area with sink and ample shelving
 - Main physician's office with privacy and functionality, and with direct and private entry/exit from side hallway corridor
 - Complete kitchenette for staff convenience
 - Private restroom
 - Ample enclosed closet space for storage
 - Shelving systems throughout for file organization
 - Integrated sound system and security camera infrastructure

- o Three points of entry/exit: One from a hallway corridor and two from the main building lobby adjacent to elevator banks

Building Overview:

Located in the renowned Garland Building, this office benefits from its placement within a landmark property recognized for its architectural significance and professional environment. The building houses numerous medical and dental practices, fostering a strong referral ecosystem for healthcare professionals. With professional management, 24/7 access, and high foot traffic, the Garland Building continues to serve as a hub for health, wellness, and professional services in downtown Chicago.

Location:

Strategically positioned in the heart of Chicago's Loop, Unit 1210 is surrounded by a dense concentration of government institutions, corporate headquarters, universities, and cultural landmarks. The building offers unparalleled access to public transportation:

- Steps from multiple CTA "L" train lines, including the Loop elevated tracks
- Close proximity to numerous CTA bus routes, Metra lines, and Divvy bike stations
- Minutes from Millennium Park, Art Institute of Chicago, and State Street retail corridor

Surrounding Retail & Amenities:

The property is surrounded by an impressive mix of national retail, dining, and service brands, including Walgreens, CVS, Target, Macy's, Starbucks, Chipotle, and numerous financial institutions. The vibrancy of the Loop's pedestrian activity and the visibility of the location provide a robust base for patient attraction and professional synergy.

Property Overview



Ideal For: Primary care physicians, specialists, outpatient practices, wellness and aesthetics professionals, physical therapy, or mental health services.

Offering Price: \$152,000

For further information, private tours, or offering details, please contact:

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KW Commercial

SECTION III

Photos



Property Photos



Property Photos

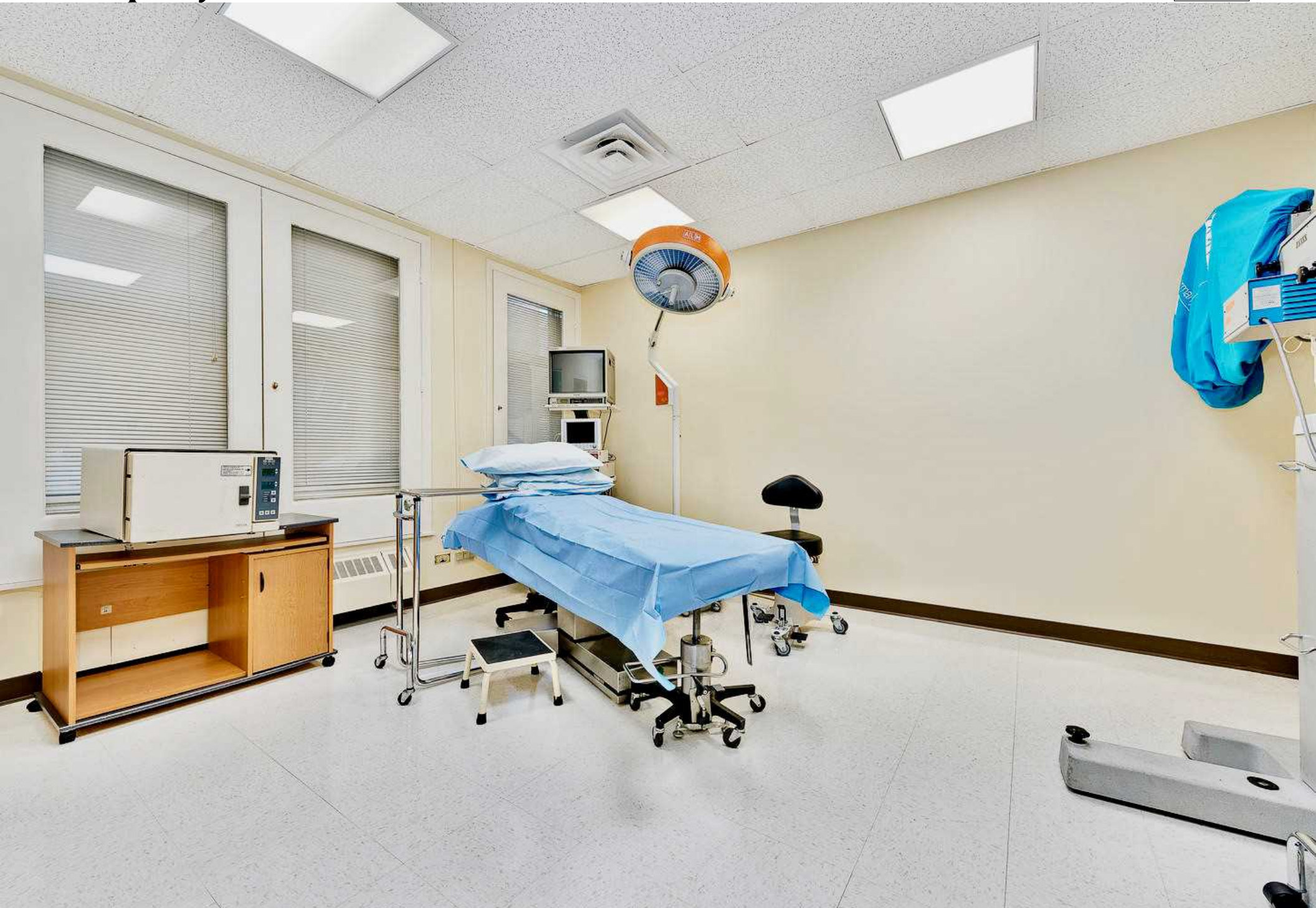


Property Photos



Property Photos





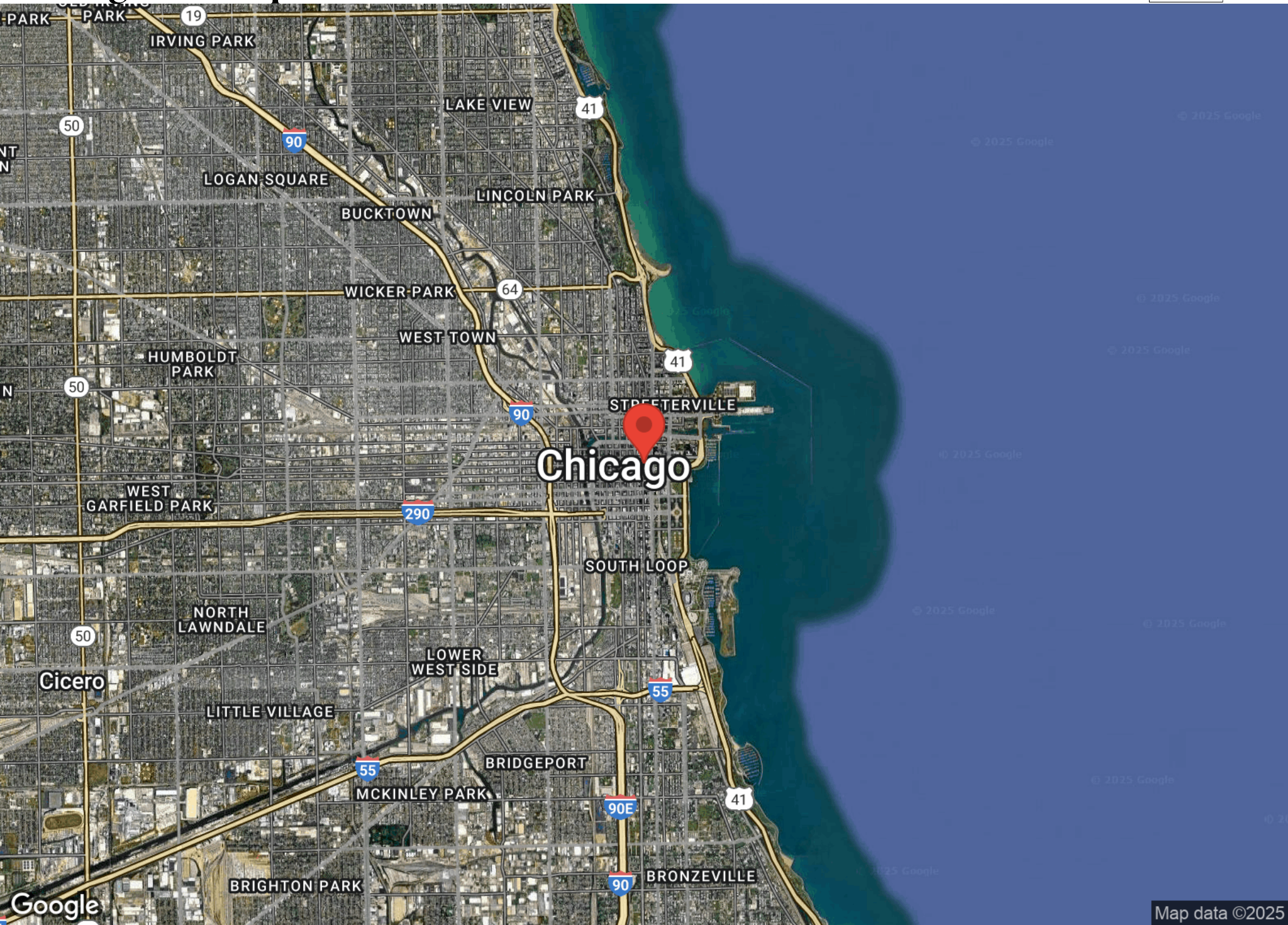


SECTION IV

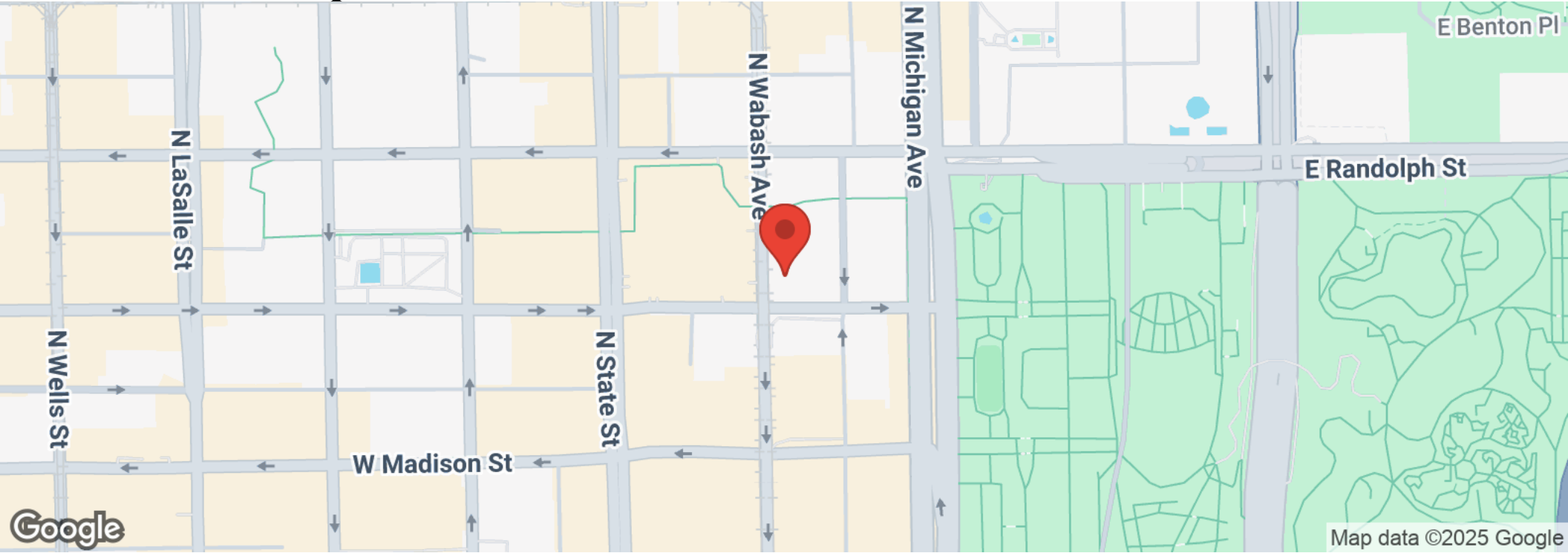
Maps



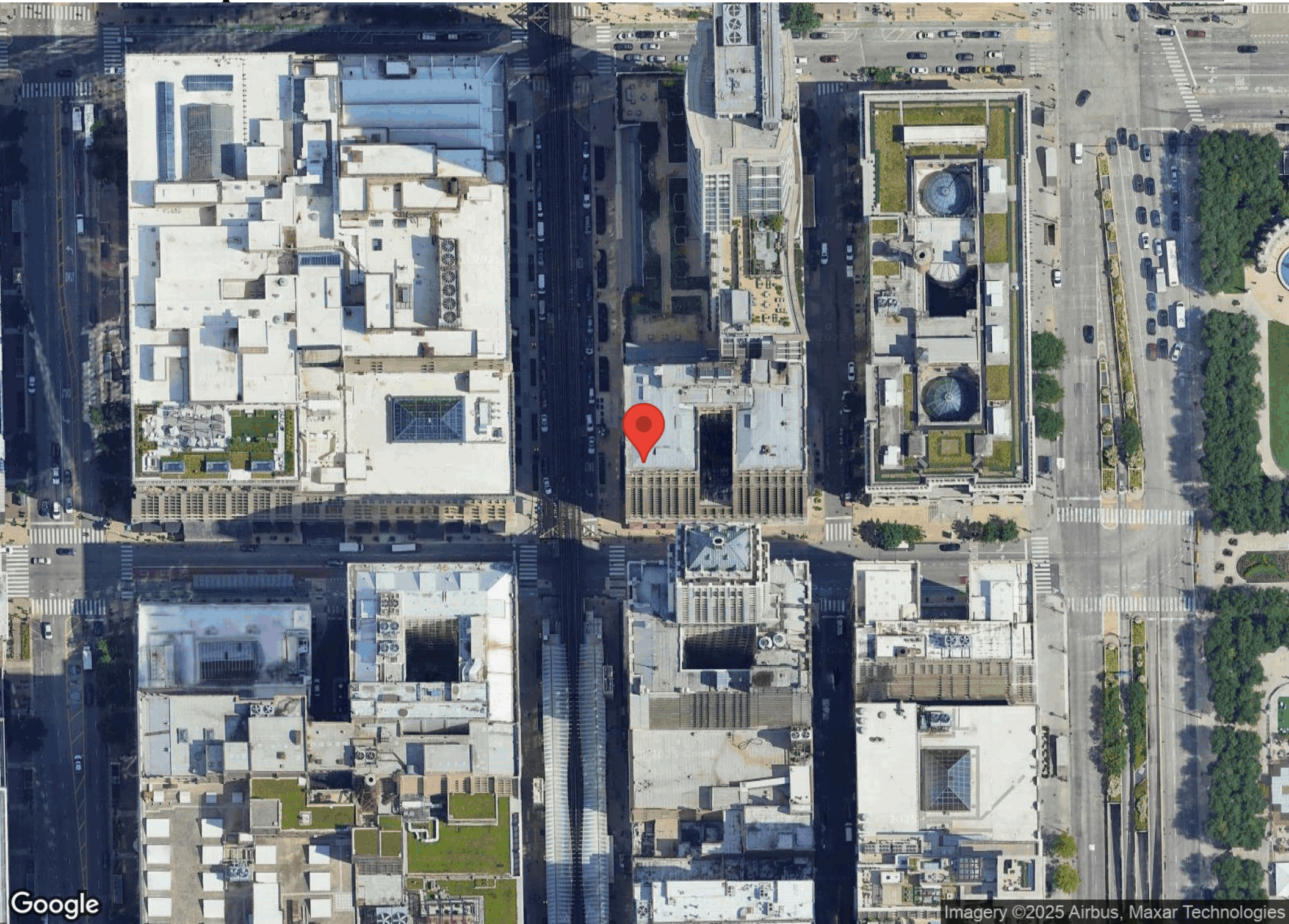
Regional Map



Location Maps



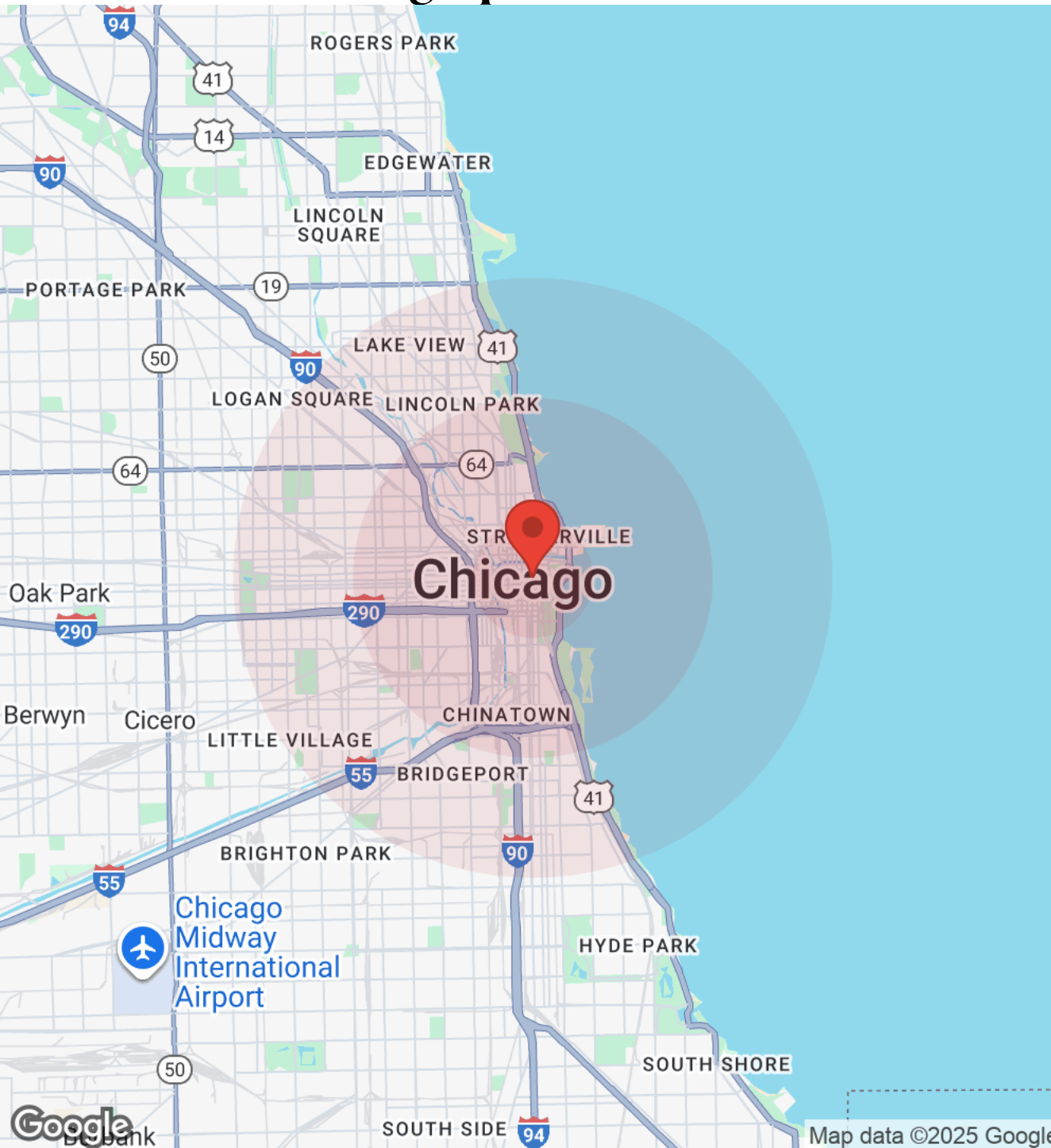
Aerial Map



SECTION V



Detailed Demographics



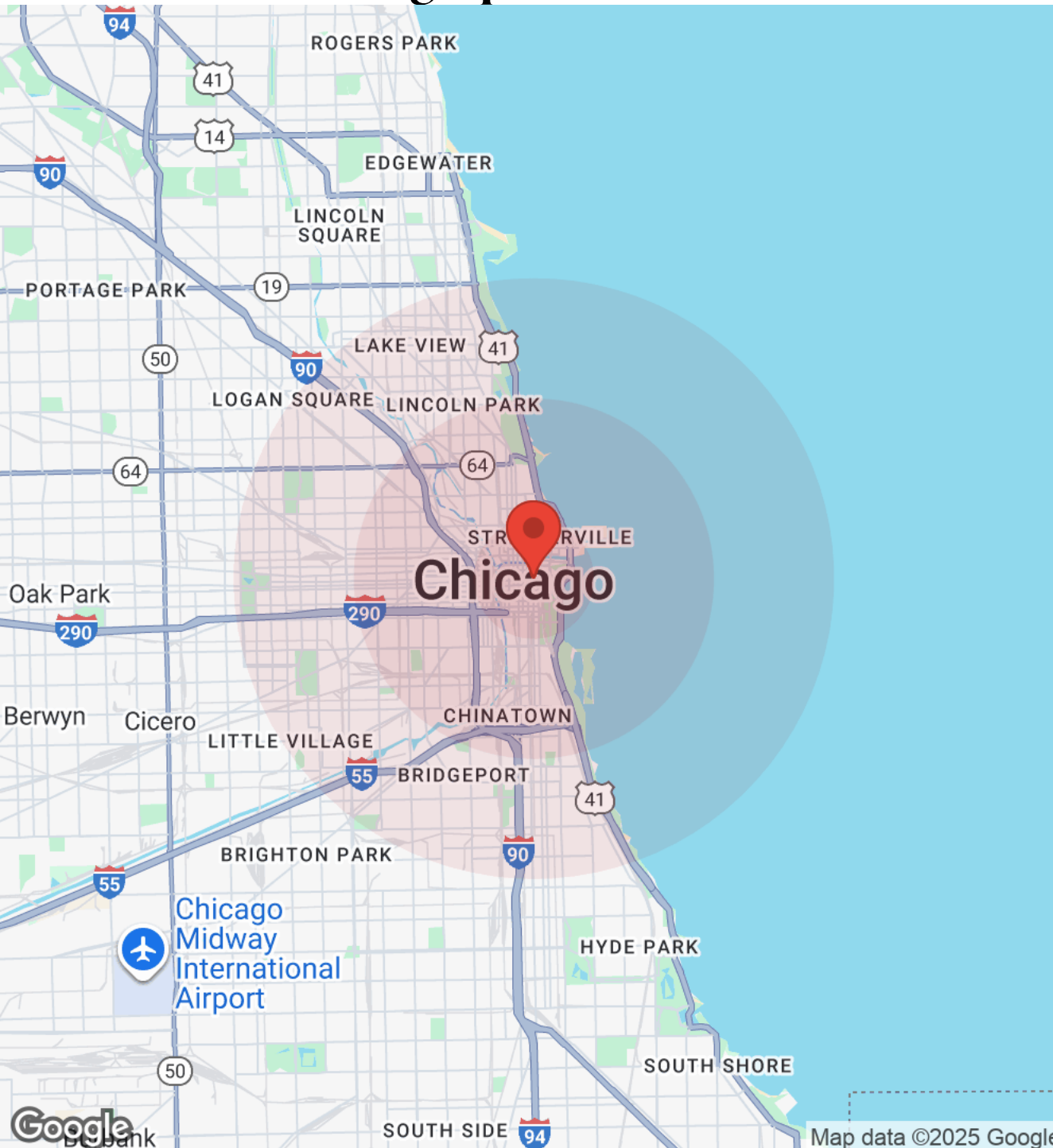
Population	1 Mile	3 Miles	5 Miles
Male	54,082	191,417	415,622
Female	50,703	188,869	408,570
Total Population	104,784	380,286	824,192

Race	1 Mile	3 Miles	5 Miles
White	56,803	191,246	372,205
Black	10,981	52,594	149,591
Am In/AK Nat	42	190	495
Hawaiian	31	76	165
Hispanic	14,879	62,671	176,377
Asian	19,699	64,687	106,980
Multi-Racial	2,316	8,214	17,061
Other	31	570	1,236

Housing	1 Mile	3 Miles	5 Miles
Total Units	73,468	234,662	456,268
Occupied	65,778	211,940	414,231
Owner Occupied	20,629	77,596	147,318
Renter Occupied	45,149	134,344	266,913
Vacant	7,690	22,722	42,037

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	4,812	19,117	43,080
Ages 5-9	2,723	13,774	35,522
Ages 10-14	1,902	11,159	31,745
Ages 15-19	3,673	14,163	36,472
Ages 20-24	8,227	28,917	65,051
Ages 25-29	19,316	60,010	118,113
Ages 30-34	16,901	55,166	108,497
Ages 35-39	9,995	34,840	73,589
Ages 40-44	5,853	23,489	53,281
Ages 45-49	4,500	18,256	42,963
Ages 50-54	4,552	17,332	39,970
Ages 55-59	4,831	16,742	36,713
Ages 60-64	4,540	16,409	35,651
Ages 65-69	4,216	16,243	33,892
Ages 70-74	3,629	13,706	27,838
Ages 74-79	2,621	10,379	20,102
Ages 80-84	1,377	5,809	11,620
Ages 85+	1,116	4,773	10,093

Detailed Demographics



Income	1 Mile	3 Miles	5 Miles
Median	\$127,736	\$122,782	\$107,661
<\$10,000	4,417	12,875	26,479
\$10,000-\$14,999	647	5,982	15,763
\$15,000-\$19,999	719	4,013	9,802
\$20,000-\$24,999	565	3,006	7,728
\$25,000-\$29,999	1,704	4,001	8,846
\$30,000-\$34,999	735	3,340	9,082
\$35,000-\$39,999	677	3,394	8,722
\$40,000-\$44,999	1,024	3,989	8,694
\$45,000-\$49,999	898	3,525	8,418
\$50,000-\$59,999	2,336	7,887	18,043
\$60,000-\$74,999	3,500	11,092	26,859
\$75,000-\$99,999	6,477	22,309	45,873
\$100,000-\$124,999	8,576	22,559	41,780
\$125,000-\$149,999	5,613	15,677	29,974
\$150,000-\$199,999	8,902	26,819	47,096
>\$200,000	18,989	61,474	101,071