

Premier 16th Floor Office in the Iconic Garland Building

OFFERING MEMORANDUM | 111 NORTH WABASH AVENUE | CHICAGO, IL

Exclusively Listed by

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Each Office is Independently Owned and Operated
www.kwcommercial.com

KELLER WILLIAMS ONECHICAGO

700 Busse Hwy
Park Ridge, IL 60068

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Executive Summary



Property Overview

Position your business in the heart of Downtown Chicago with this 2,800 SF commercial condominium located on the 16th floor of the iconic Garland Building at 111 N. Wabash Avenue. Built in 1917, this architecturally significant property blends historic character with modern functionality, offering a professional environment ideal for medical, office, or research users.

The space was previously occupied by an optometrist and is well suited for continued medical or healthcare-related use. The flexible floor plan allows for a variety of configurations, whether you are seeking a medical suite, legal office, creative workspace, or financial services operation. The suite benefits from central HVAC, wet sprinkler system, separate electrical meters, and access to central building services.

Offered as a commercial condo, this opportunity provides long-term control of occupancy in one of Chicago's most recognized business corridors. The B-2 zoning supports a wide range of office and commercial uses, making it well suited for owner-users or professional practices seeking a permanent Downtown presence.

Property Highlights

- 2,800 SF Commercial Condominium
- Located on the 16th Floor of the Historic Garland Building
- Former Optometrist Office – Well Suited for Medical or Professional Use
- Flexible Floor Plan for Office, Medical, or Professional Services
- B-2 Zoning Allows a Wide Range of Commercial Uses
- Central HVAC & Central Building Heat
- Wet Sprinkler Fire Protection System
- Separate Electrical Meters
- Architecturally Significant 1917 Building
- Steps from CTA Elevated Rail at Wabash Station
- Walkable to Michigan Avenue and Millennium Park
- Prime Downtown Chicago Loop Location

Price:	\$124,900
APN:	17-10-309-016-1113
Building SF:	2,800
Price / SF:	\$44.60
Occupancy:	0
Floor:	16th
Available SF:	2,800
Year Built:	1916
Building Name:	Garland Building
Real Estate Taxes:	\$28,245 for 2024
Association Fee:	\$4,904.75 per month

Property Photos



Property Photos



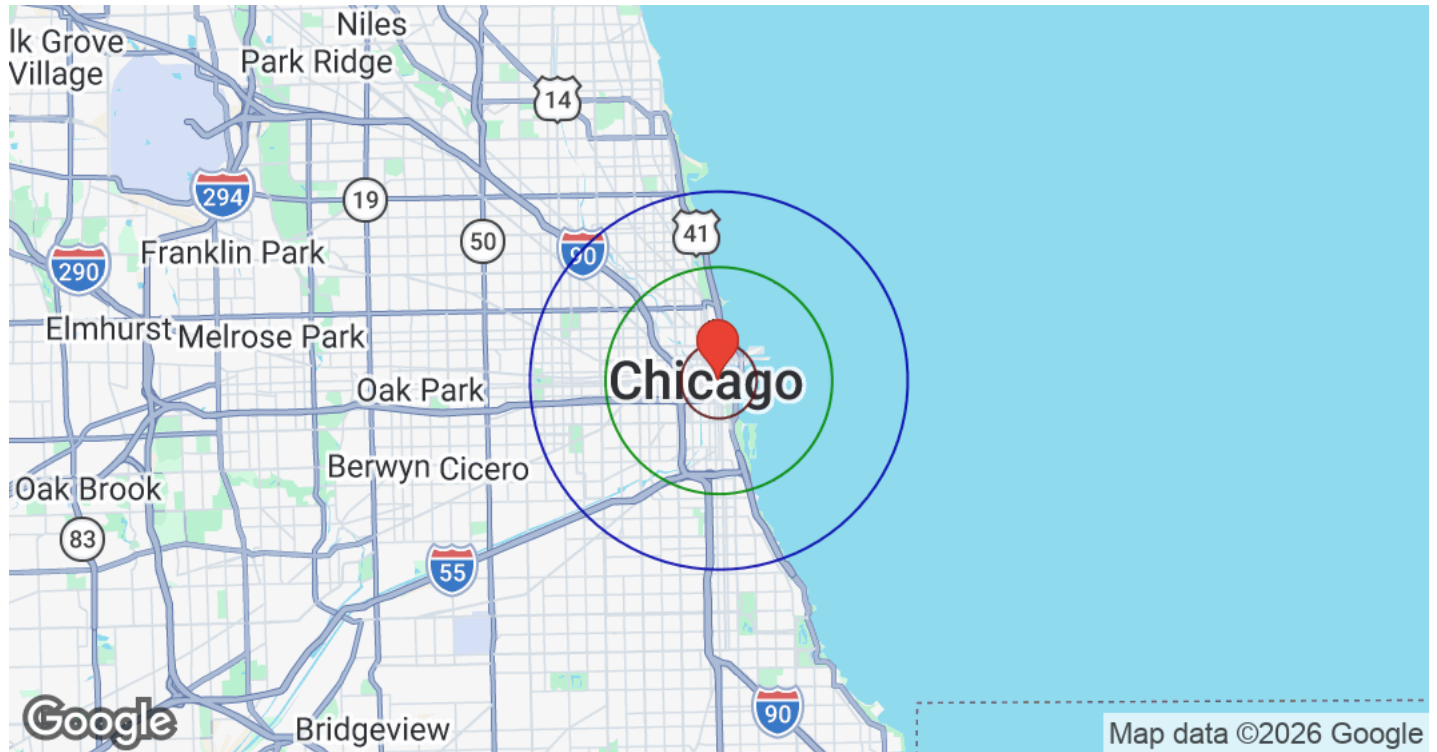
Property Photos





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	55,111	192,111	416,908
	Female	51,500	189,669	409,929
	Total Population	106,610	381,780	826,837
Race / Ethnicity	White	57,559	191,883	372,986
	Black	11,322	52,800	149,906
	Am In/AK Nat	43	191	496
	Hawaiian	32	76	165
	Hispanic	15,288	63,070	177,357
	Asian	19,957	64,903	107,489
	Multiracial	2,356	8,246	17,281
	Other	64	573	1,240
Housing	Total Units	74,624	236,624	459,353
	Occupied	67,279	215,353	420,297
	Owner Occupied	21,486	78,850	148,445
	Renter Occupied	45,793	136,503	271,852
	Vacant	7,344	21,271	39,056
Age	Ages 0 - 14	9,679	44,277	110,968
	Ages 15 - 24	12,312	43,140	101,772
	Ages 25 - 54	61,945	209,957	437,707
	Ages 55 - 64	9,503	33,276	72,553
	Ages 65+	13,169	51,130	103,836
Income	Median	\$126,283	\$121,207	\$107,514
	Under \$15k	5,308	19,860	43,793
	\$15k - \$25k	1,409	7,164	18,141
	\$25k - \$35k	2,724	7,979	18,417
	\$35k - \$50k	3,173	11,413	26,181
	\$50k - \$75k	5,777	19,648	45,463
	\$75k - \$100k	7,528	23,786	45,988
	\$100k - \$150k	14,501	38,703	72,870
	\$150k - \$200k	7,511	24,433	44,128
	Over \$200k	19,350	62,367	105,314

Professional Bio



David Piotrowski

Senior Commercial Broker

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PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners Now Keller Williams ONEChicago in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

2021 – Licensed in the State Wisconsin as a Real Estate Sales person.

2021 - Member Chicago Association of Realtors as well as a member for the Commercial Forum which is part of CAR.

2020 - Joined the Commercial Alliance Committee in 2020 as a Director with Mainstreet Organization of REALTORS®.

2019 - Managing Director of the Commercial Division and sits on the Agent Leadership Console(ALC) in the Market Center(MC)

2019 - Joined KW Commercial a Division of Keller Williams Realty Partners.

2018 – Joined Keller Williams Realty Partners.

2013 - Member of Mainstreet Organization of REALTORS®.

2011 – Licensed in the State of Illinois as Real Estate Broker.

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