

Patten Building- Former Medical Clinic

RARE OPPORTUNITY TO LEASE A
SOUTH LOOP GROUND-FLOOR
RETAIL CONDO

FOR LEASE

161 W Harrison St
Chicago, IL 60605



Nedal Kawash
Kawash Group
President
(630) 337-9126
Nedal@kawashgroup.com
471.022064



THE SPACE

Location	161 W Harrison St Chicago, IL 60605
County	cook
APN	17-16-402-048-1064
Size	3,137 SF
Space	Vacant
Lease Rate	\$28.00 PSF (Yearly) - Tax + OpEx: \$12.42
Lease Type	NNN

Notes formerly operated as a medical clinic

HIGHLIGHTS

- Patten Building – professionally managed mixed-use condominium property
- 8-story, Class B building totaling approximately 112,166 SF
- DX-12 (Downtown Mixed-Use District) zoning, allowing a wide range of commercial uses (subject to approval)
- 3,137 SF ground-floor retail space offers a rare opportunity to secure highly visible commercial space in Chicago's South Loop / Printer's Row submarket. Positioned at the corner of Harrison Street and Financial Place, the property benefits from strong street presence and excellent accessibility. The space was formerly operated as a medical clinic
- 95 residential condominium units above, providing built-in foot traffic for ground-floor retail
- Highly walkable, transit-oriented location with excellent public transportation access
- Located in the South Loop / Printer's Row neighborhood near downtown Chicago



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
68,646	388,922	819,767

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$179,580	\$166,085	\$150,672

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
40,267	215,677	410,110



Nedal Kawash
President
(630) 337-9126
Nedal@kawashgroup.com
471.022064

Kawash Group
11 E. Hubbard St Suite 501, Chicago, IL 60611

PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	112,166
LAND ACRES	0.38
YEAR BUILT	1998
ZONING TYPE	DX-12
BUILDING CLASS	B
LOCATION CLASS	B
NUMBER OF STORIES	8
NUMBER OF BUILDINGS	1

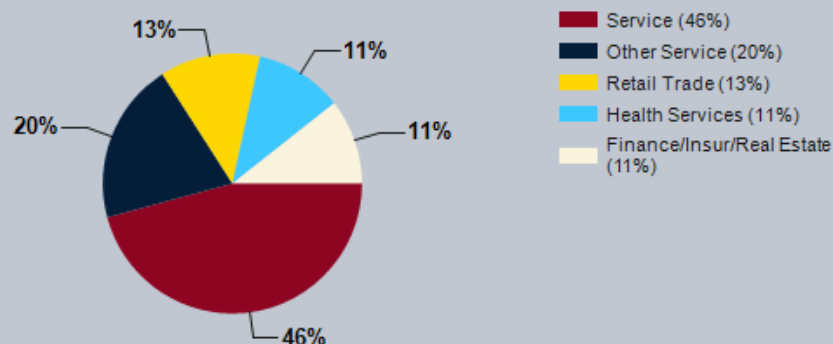
NEIGHBORING PROPERTIES

NORTH	Harrison Street Lofts
SOUTH	Dearborn Station
EAST	Financial Place
WEST	Market Square Lofts



- The property is located in Chicago's South Loop neighborhood, a vibrant area known for its mix of residential, commercial, and cultural amenities. The neighborhood is home to notable attractions such as Grant Park, Museum Campus, and Soldier Field.
- There are several public transportation options nearby, including the CTA Red Line and numerous bus routes. This accessibility makes it easy for employees, clients, and customers to reach the property.
- The South Loop boasts a diverse dining scene, with popular restaurants like Acadia, Giordano's, and Lou Malnati's Pizzeria offering a variety of culinary experiences for those working or visiting the area.
- The area is known for its thriving arts and entertainment scene, with institutions like the Art Institute of Chicago, the Chicago Symphony Orchestra, and the Auditorium Theatre contributing to the cultural richness of the neighborhood.
- South Loop is a dynamic and evolving neighborhood, with ongoing development projects, new businesses, and a growing residential population contributing to the area's vitality and appeal.

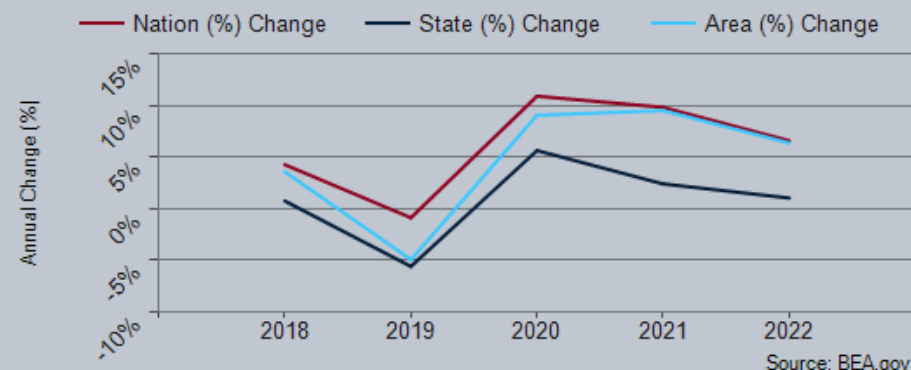
Major Industries by Employee Count

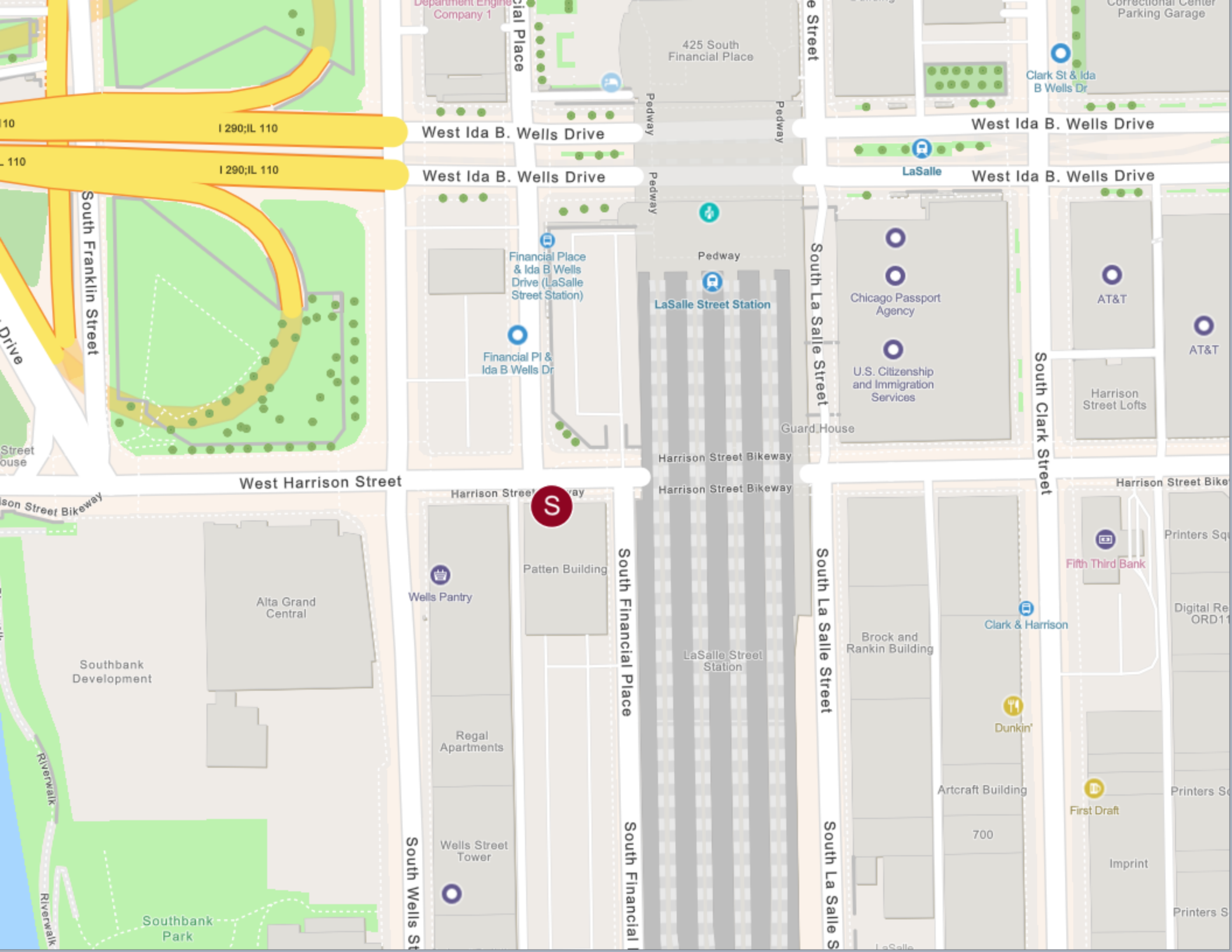


Largest Employers

U.S. Government	49,400
Chicago Public Schools	39,094
City of Chicago	30,340
Cook County, Illinois	21,482
Advocate Health System	18,512
JPMorgan Chase	16,045
University of Chicago	15,452
State of Illinois	14,731

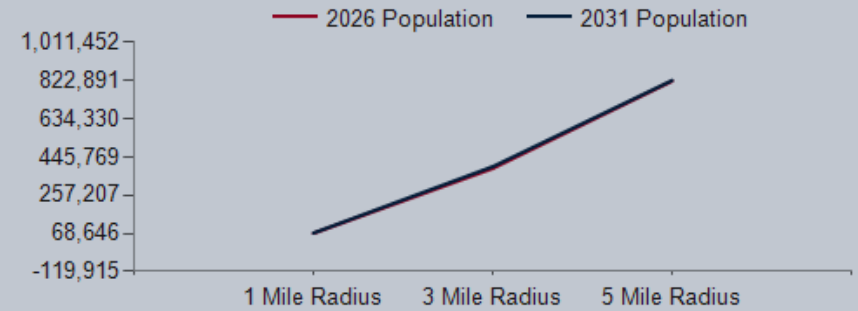
Cook County GDP Trend



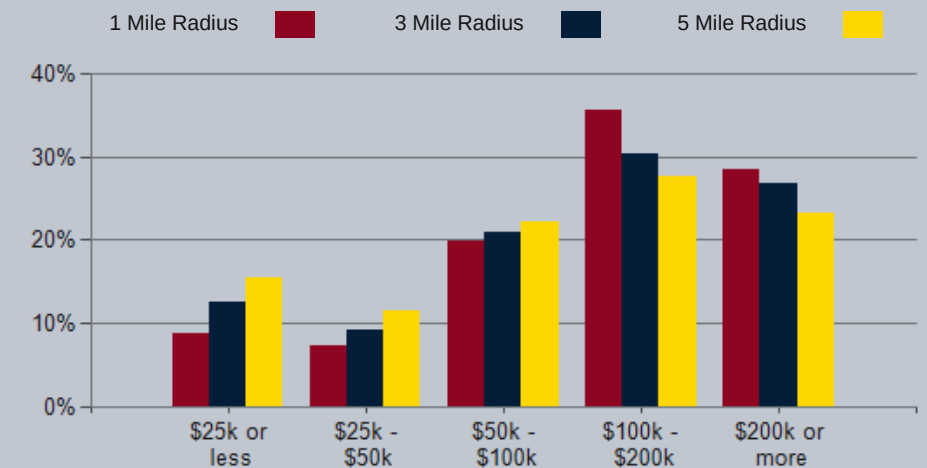


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,377	290,890	771,859
2010 Population	45,466	318,372	756,946
2026 Population	68,646	388,922	819,767
2031 Population	70,431	398,028	822,891
2026 African American	6,996	50,466	165,374
2026 American Indian	180	2,274	6,827
2026 Asian	16,146	73,300	98,470
2026 Hispanic	6,031	58,106	185,352
2026 Other Race	2,286	26,153	95,208
2026 White	37,468	202,177	372,734
2026 Multiracial	5,529	34,378	80,814
2026-2031: Population: Growth Rate	2.55%	2.30%	0.40%

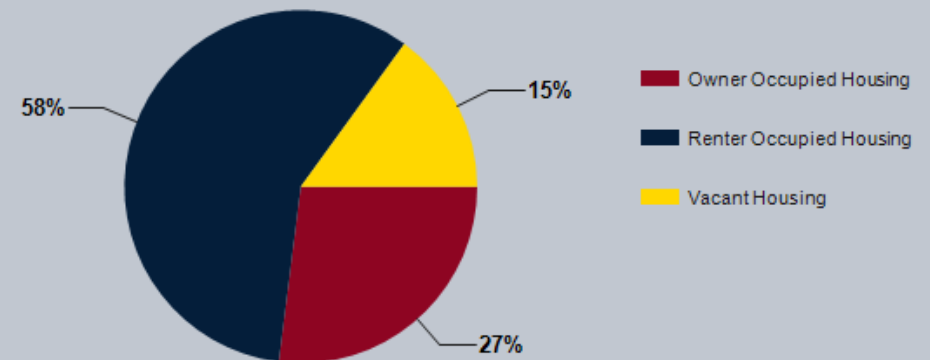
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,610	19,654	45,583
\$15,000-\$24,999	919	7,598	18,087
\$25,000-\$34,999	977	7,633	18,756
\$35,000-\$49,999	1,937	12,390	28,436
\$50,000-\$74,999	3,949	22,180	47,383
\$75,000-\$99,999	4,093	22,930	43,605
\$100,000-\$149,999	8,778	39,529	69,707
\$150,000-\$199,999	5,562	25,917	43,351
\$200,000 or greater	11,441	57,846	95,202
Median HH Income	\$126,100	\$114,790	\$101,553
Average HH Income	\$179,580	\$166,085	\$150,672



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri



Nedal Kawash
President
(630) 337-9126
Nedal@kawashgroup.com
471.022064

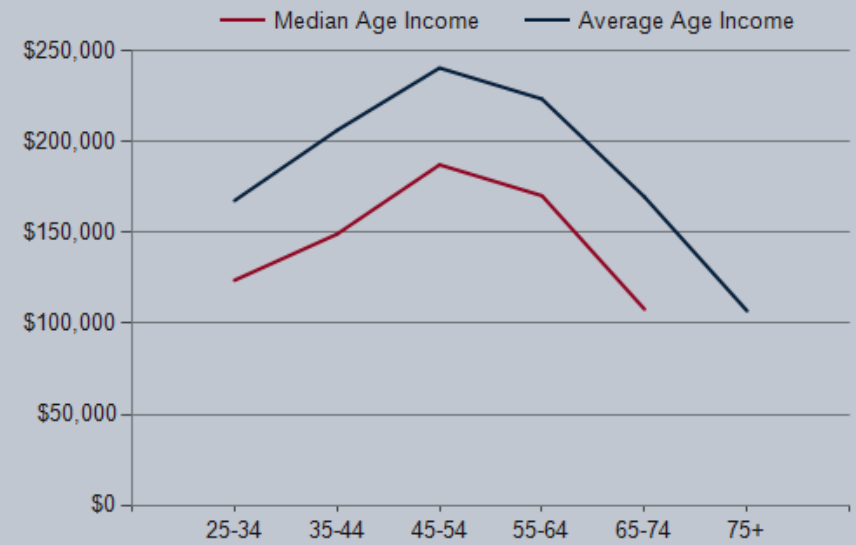
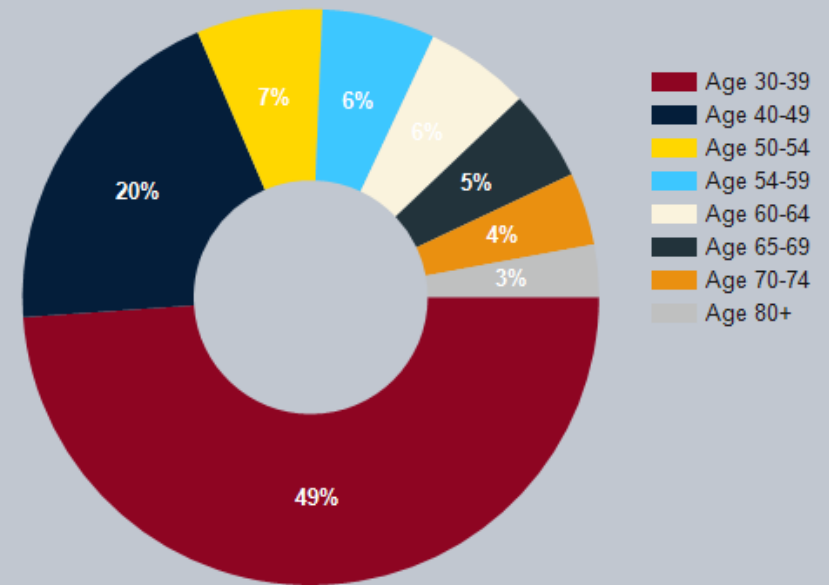
Kawash Group
11 E. Hubbard St Suite 501, Chicago, IL 60611

General Demographics | Patten Building- Former Medical Clinic

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	11,901	59,473	111,367
2026 Population Age 35-39	7,332	38,604	76,799
2026 Population Age 40-44	4,618	25,762	56,374
2026 Population Age 45-49	3,130	19,121	43,654
2026 Population Age 50-54	2,777	17,613	39,912
2026 Population Age 55-59	2,495	16,718	36,253
2026 Population Age 60-64	2,325	16,455	34,686
2026 Population Age 65-69	1,999	15,198	31,072
2026 Population Age 70-74	1,603	13,345	26,494
2026 Population Age 75-79	1,159	10,356	19,607
2026 Population Age 80-84	595	6,165	11,486
2026 Population Age 85+	428	4,956	9,442
2026 Population Age 18+	63,683	346,235	697,553
2026 Median Age	33	34	34
2031 Median Age	33	35	35

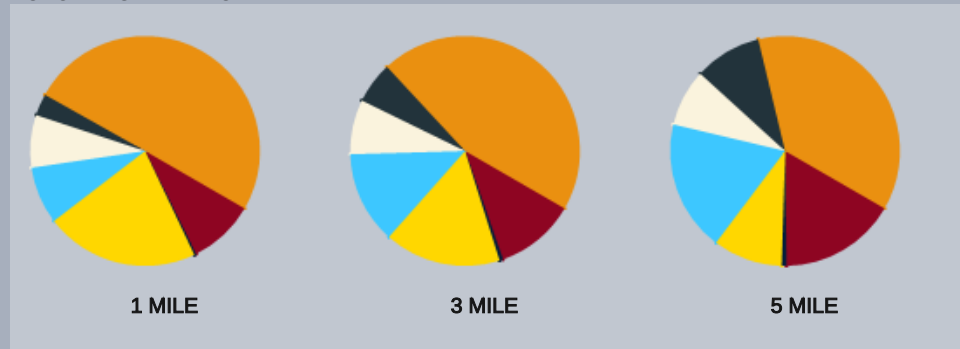
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$123,832	\$117,024	\$109,547
Average Household Income 25-34	\$167,696	\$162,345	\$154,572
Median Household Income 35-44	\$149,274	\$147,303	\$126,532
Average Household Income 35-44	\$206,435	\$198,144	\$180,772
Median Household Income 45-54	\$187,426	\$155,155	\$123,180
Average Household Income 45-54	\$240,725	\$207,745	\$178,838
Median Household Income 55-64	\$170,392	\$135,727	\$103,240
Average Household Income 55-64	\$223,641	\$189,896	\$159,422
Median Household Income 65-74	\$107,889	\$78,626	\$59,276
Average Household Income 65-74	\$169,724	\$140,009	\$116,112
Average Household Income 75+	\$107,014	\$101,191	\$88,928

Population By Age



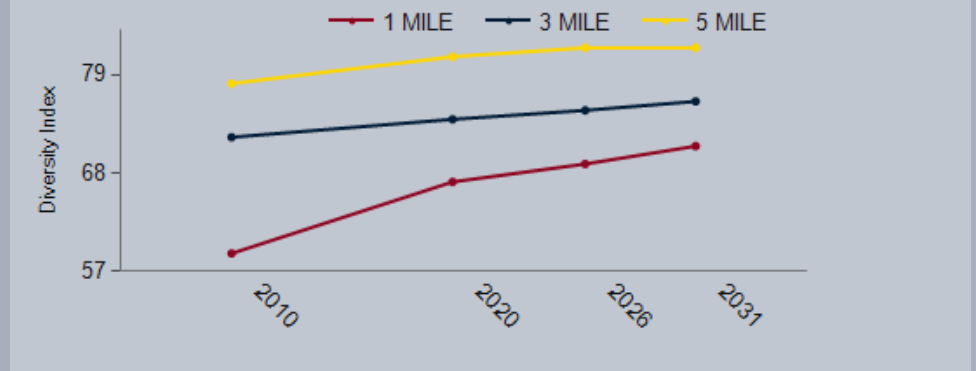
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	71	76	82
Diversity Index (current year)	69	75	82
Diversity Index (2020)	67	74	81
Diversity Index (2010)	59	72	78

POPULATION BY RACE



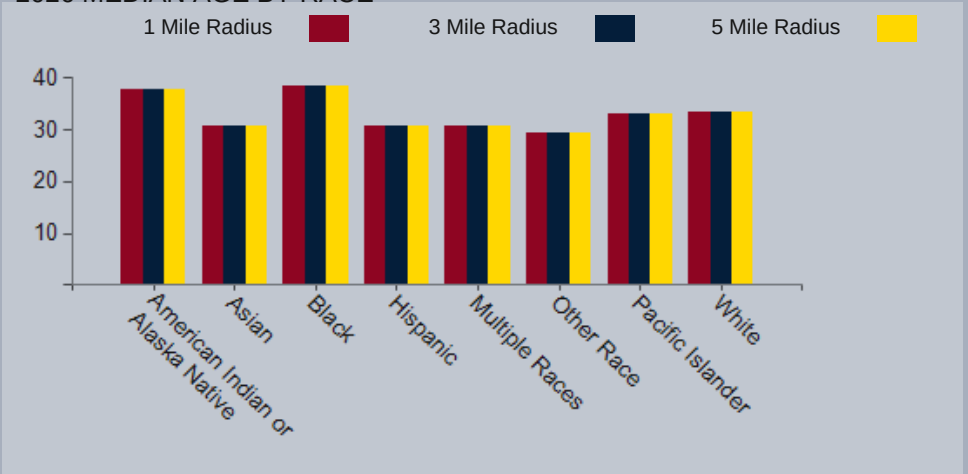
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	9%	11%	16%
American Indian	0%	1%	1%
Asian	22%	16%	10%
Hispanic	8%	13%	18%
Multiracial	7%	8%	8%
Other Race	3%	6%	9%
White	50%	45%	37%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	36	35
Median Asian Age	31	33	34
Median Black Age	38	39	37
Median Hispanic Age	31	33	33
Median Multiple Races Age	31	32	32
Median Other Race Age	29	34	34
Median Pacific Islander Age	33	35	35
Median White Age	33	34	34

2026 MEDIAN AGE BY RACE



About Kawash Group

Kawash Group is a full-service real estate brokerage based in Chicago, specializing in commercial real estate, investment sales, and development advisory. Founded and led by Nedal Kawash, the firm has successfully closed over \$100 million in real estate transactions, with a focus on creating long-term value for investors, property owners, and business operators. Kawash Group represents buyers, sellers, landlords, and tenants across a diverse portfolio of asset classes, including retail, industrial, office, multifamily, land, and mixed-use properties. The team brings a strategic, client-first approach backed by market intelligence, in-depth financial analysis, and negotiation expertise. Beyond brokerage, Kawash Group supports clients through the full real estate lifecycle — from acquisition to development and resale. In partnership with Modern Creations, its in-house construction and development affiliate, the firm provides advisory on ground-up construction, build-outs, and value-add repositioning projects. Known for its integrity, agility, and deep local relationships, Kawash Group is a trusted partner for institutional and private investors looking to scale their portfolio across the greater Chicagoland area.





Nedal Kawash
President

Nedal Kawash is a top-producing commercial real estate broker and Managing Broker of Kawash Group, a Chicago-based brokerage firm that has closed over \$100 million in real estate transactions.

With a sharp focus on commercial, industrial, and investment properties, Nedal represents landlords, tenants, investors, and developers across a wide spectrum of asset classes — including multi-tenant buildings, value-add projects, retail, industrial, and off-market opportunities.

Nedal is also the co-founder of Modern Creations, a development and construction firm, giving him a unique ability to advise clients from acquisition through design, build-out, and exit.

Known for his strategic mindset, strong negotiation skills, and deep understanding of Chicago's market, Nedal has built a reputation for delivering results while building lasting relationships. He also leads a high-performing team of brokers, trains new agents, and hosts professional networking events across the city under the "Kawash Group & Friends" banner.

Whether you're a first-time investor or a seasoned developer, Nedal Kawash offers the insight, connections, and experience needed to move your real estate goals forward.



Patten Building- Former Medical Clinic

CONFIDENTIALITY and DISCLAIMER

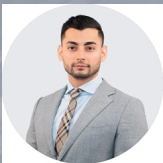
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kawash Group and it should not be made available to any other person or entity without the written consent of Kawash Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Kawash Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Kawash Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Kawash Group has not verified, and will not verify, any of the information contained herein, nor has Kawash Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Nedal Kawash

Kawash Group
President
(630) 337-9126
Nedal@kawashgroup.com
471.022064



Brokerage License No.: 481.014155
<https://www.kawashgroup.com/>

11 E. Hubbard St Suite 501, Chicago, IL 60611