

Patten Building - Former Medical Clinic (3,137 SF)

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

OFFERING MEMORANDUM

161 W Harrison St
Chicago, IL 60605

Nedal Kawash
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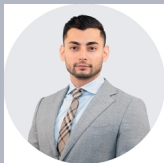


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Exclusively Marketed by:



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<https://www.kawashgroup.com/>



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	161 W Harrison St Chicago IL 60605
COUNTY	Cook
MARKET	Chicago
SUBMARKET	South Loop
PRICE	\$899,500
BUILDING SF	112,166 SF
PRICE PSF	\$8.02
LAND ACRES	0.38
YEAR BUILT	1998
TOTAL RESIDENTIAL UNITS	95 condominium
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	DX-12 (Downtown Mixed-Use District)
APN	17-16-402-048-1064

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	68,646	388,922	819,767
2026 Median HH Income	\$126,100	\$114,790	\$101,553
2026 Average HH Income	\$179,580	\$166,085	\$150,672

- Opportunity to acquire a 3,137 SF ground-floor retail condominium located in the Patten Building
- Situated at 161 W Harrison Street in Chicago's South Loop / Printer's Row submarket
- Prominent corner location at Harrison Street and Financial Place offering strong visibility and accessibility
- Former medical clinic with existing build-out suitable for medical, professional office, or retail use (subject to approvals)



- Well suited for owner-users seeking long-term occupancy or investors targeting stable or value-add urban commercial assets



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Location

Location Summary

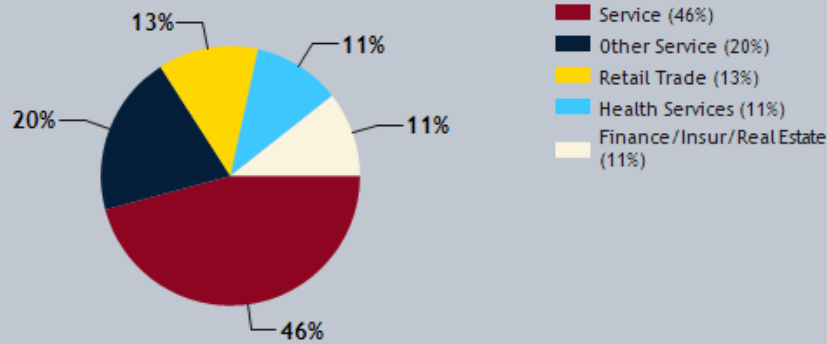
Local Business Map

- The property is located in the South Loop neighborhood of Chicago, known for its mix of residential and commercial spaces. Nearby attractions include Grant Park, the Field Museum, and Soldier Field.
- The area is a hub for dining and entertainment, with popular restaurants like Giordano's and Lou Malnati's nearby, as well as theaters such as the Auditorium Theatre and the Chicago Theatre.
- Public transportation options are plentiful, with the property being close to multiple CTA bus routes and the Harrison Red Line station, providing easy access to other parts of the city.
- The South Loop has seen significant development in recent years, with new residential and commercial buildings popping up, indicating a growing and vibrant community.
- The neighborhood is also home to several educational institutions, including Columbia College Chicago, providing a potential customer base for businesses in the area.

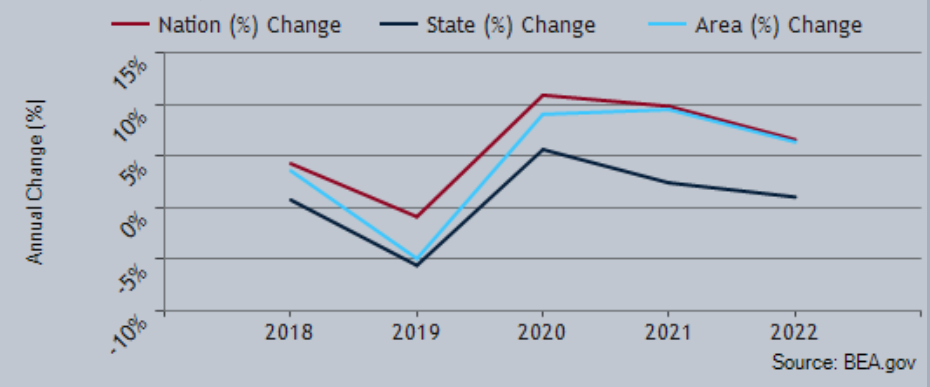
Largest Employers

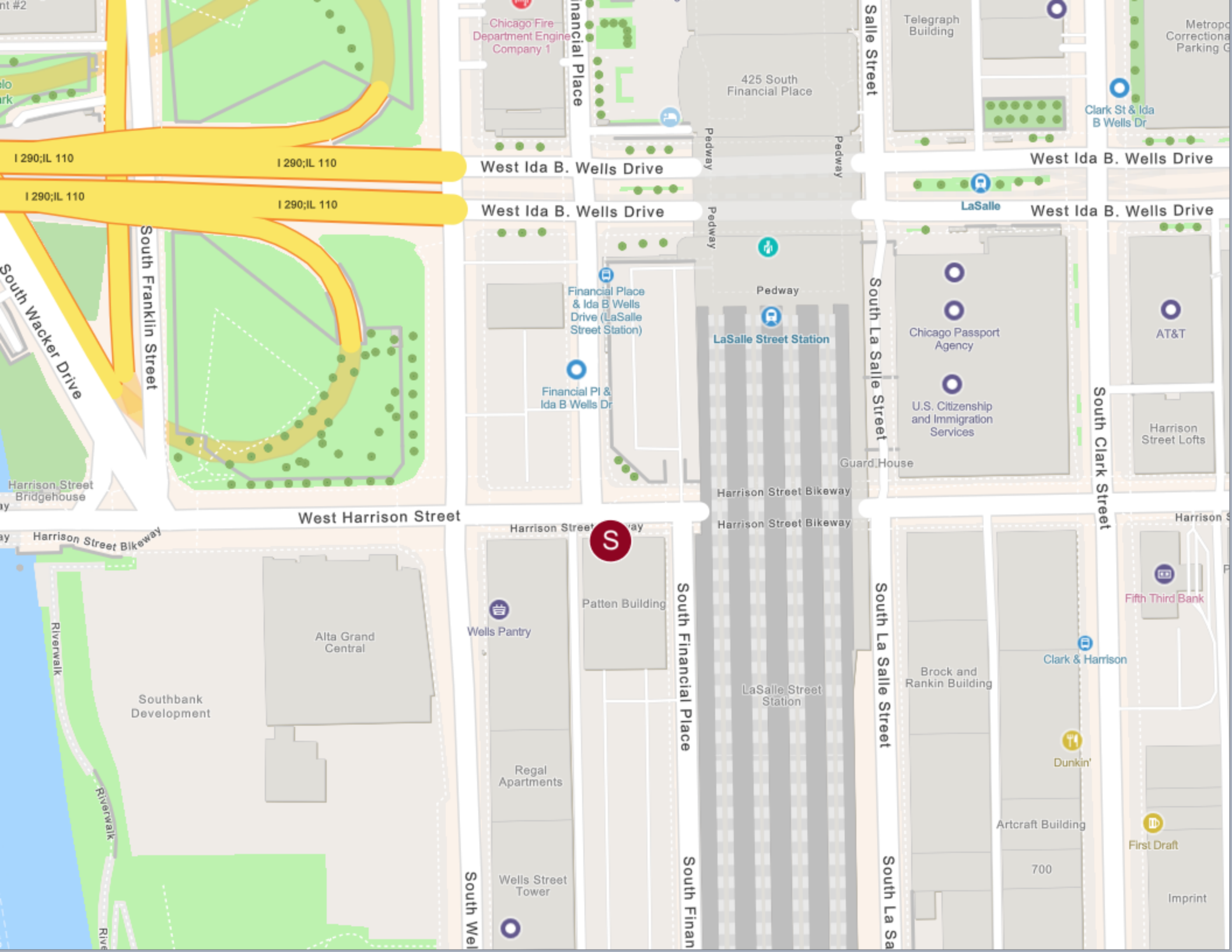
University of Chicago	16,000
Cook County Health	12,000
Chicago Public Schools	10,000
City of Chicago	8,000
Northwestern Memorial HealthCare	7,500
Rush University Medical Center	6,500
Advocate Health Care	6,000
DePaul University	5,500

Major Industries by Employee Count



Cook County GDP Trend





Chicago Fire Department Company 1

425 South Financial Place

Telegraph Building

Metrop Correctional Parking G

Clark St & Ida B Wells Dr

I 290;IL 110

I 290;IL 110

West Ida B. Wells Drive

West Ida B. Wells Drive

I 290;IL 110

I 290;IL 110

West Ida B. Wells Drive

West Ida B. Wells Drive

South Wacker Drive

South Franklin Street

Financial Place & Ida B Wells Drive (LaSalle Street Station)

Pedway

LaSalle

West Ida B. Wells Drive

Harrison Street Bridgehouse

Financial Pl & Ida B Wells Dr

LaSalle Street Station

Chicago Passport Agency
U.S. Citizenship and Immigration Services

AT&T

Harrison Street Lofts

West Harrison Street

Guard House

South Clark Street

Harrison Street Bikeway

Harrison Street Bikeway

Harrison Street Bikeway

Harrison Street

S

Patten Building

South Financial Place

South La Salle Street

Wells Pantry

LaSalle Street Station

Fifth Third Bank

Southbank Development

Alta Grand Central

Clark & Harrison

Brock and Rankin Building

Dunkin'

Artcraft Building

700

First Draft

Imprint

Wells Street Tower

South Finan

South La Sa

South Wel



03

Property Description

Property Features

PROPERTY FEATURES

BUILDING SF	112,166
LAND ACRES	0.38
YEAR BUILT	1998
TOTAL RESIDENTIAL UNITS	95 condominium
# OF PARCELS	1
ZONING TYPE	DX-12 (Downtown Mixed-Use District)
BUILDING CLASS	B
UNIT TOTAL SF	3,137
LOCATION CLASS	B
NUMBER OF STORIES	8
FLOOR	1st
STREET FRONTAGE	Harrison St
CORNER LOCATION	Harrison St & Financial Pl

NEIGHBORING PROPERTIES

NORTH	Harrison Street Lofts
SOUTH	Dearborn Station
EAST	Financial Place mixed-use corridor
WEST	Market Square Lofts (701 S Wells St)

CONSTRUCTION

EXTERIOR	Brick
ROOF	Flat



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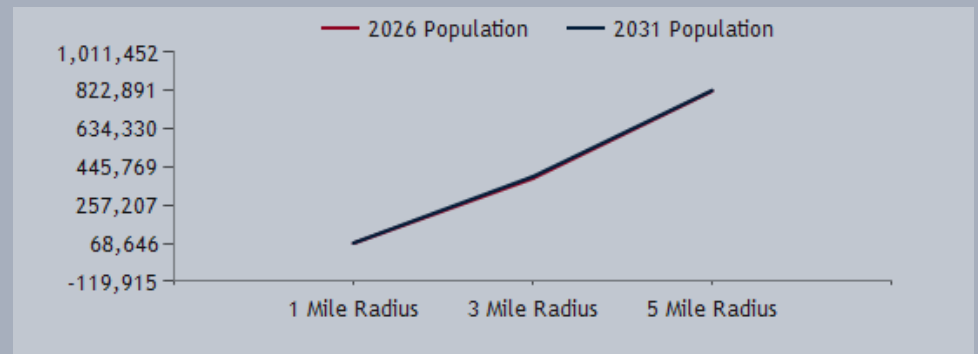
Demographics

General Demographics

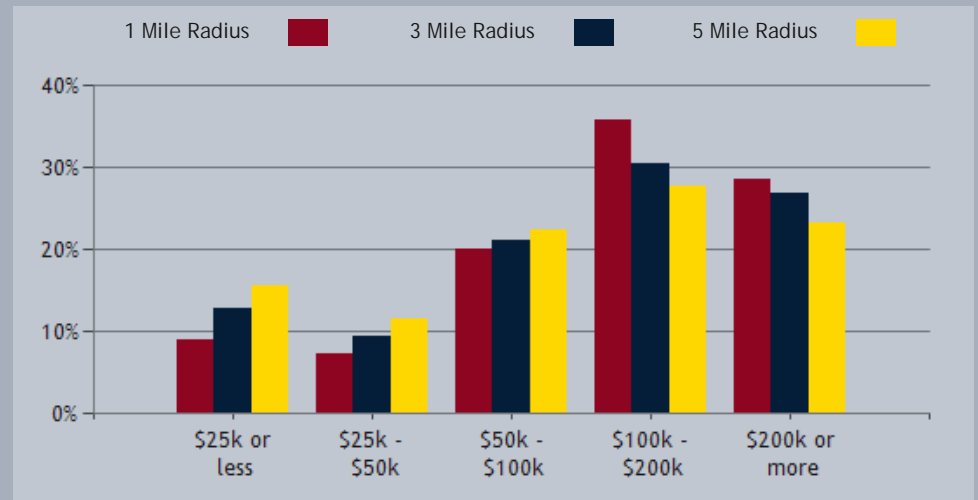
Race Demographics

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%

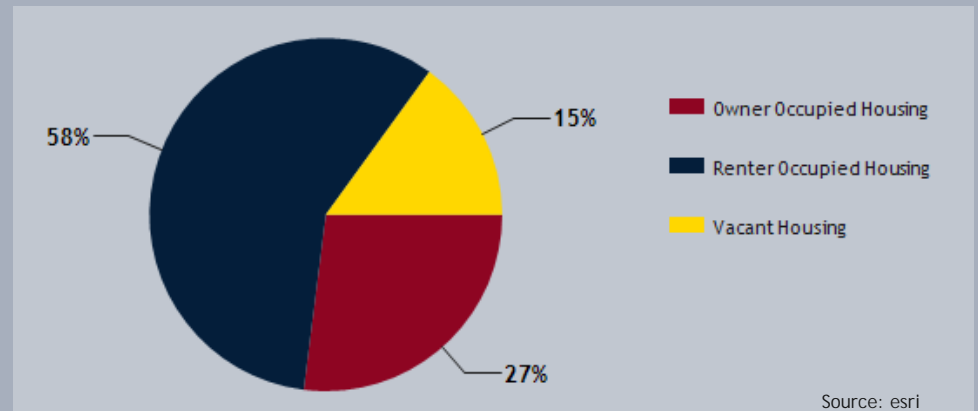
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,610	19,654	45,583
\$15,000-\$24,999	919	7,598	18,087
\$25,000-\$34,999	977	7,633	18,756
\$35,000-\$49,999	1,937	12,390	28,436
\$50,000-\$74,999	3,949	22,180	47,383
\$75,000-\$99,999	4,093	22,930	43,605
\$100,000-\$149,999	8,778	39,529	69,707
\$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

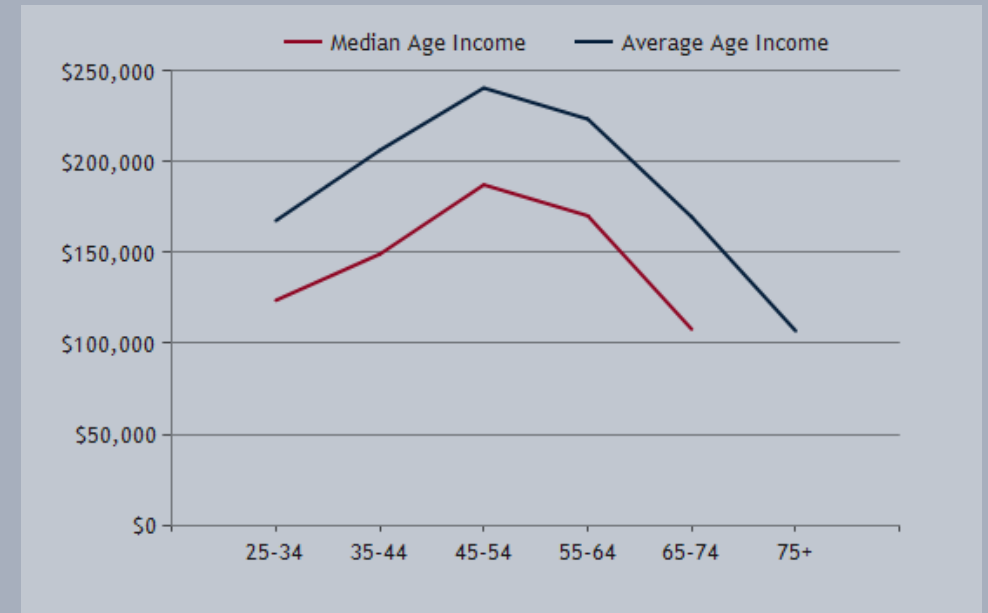
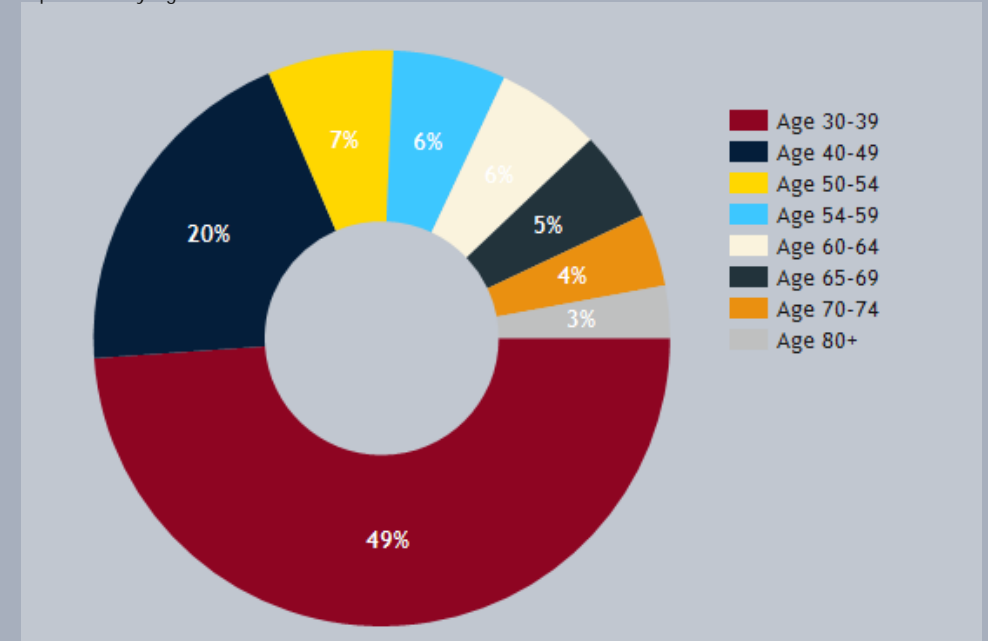


Source: esri

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

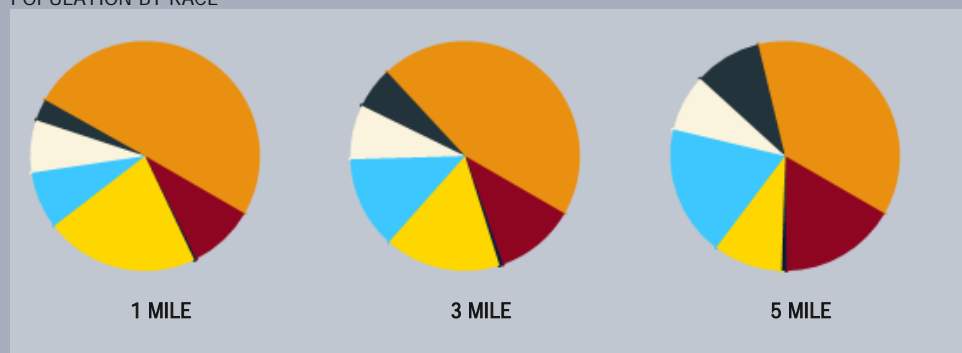
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$123,832	\$117,024	\$109,547
Average Household Income 25-34	\$167,696	\$162,345	\$154,572
Median Household Income 35-44	\$149,274	\$147,303	\$126,532
Average Household Income 35-44	\$206,435	\$198,144	\$180,772
Median Household Income 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



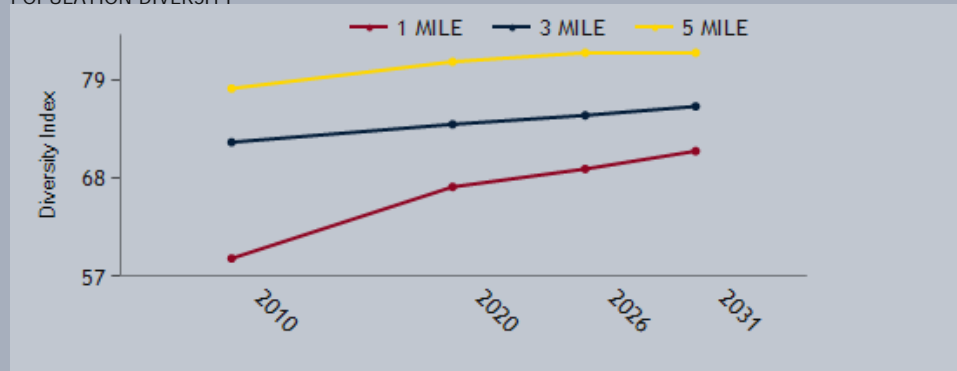
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	71	76	82
Diversity Index (current year)	69	75	82
Diversity Index (2020)	67	74	81
Diversity Index (2010)	59	72	78

POPULATION BY RACE



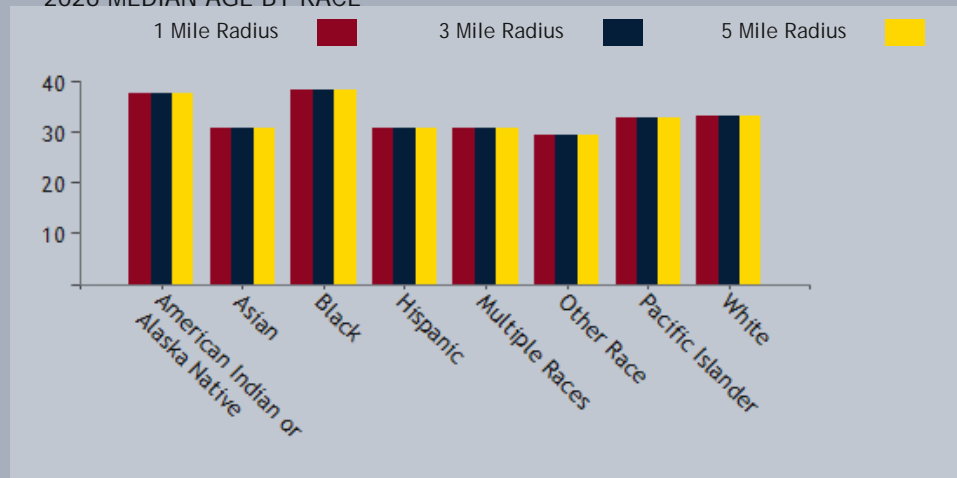
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	9%	11%	16%
American Indian	0%	1%	1%
Asian	22%	16%	10%
Hispanic	8%	13%	18%
Multiracial	7%	8%	8%
Other Race	3%	6%	9%
White	50%	45%	37%

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



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Company Profile

Company Bio

Advisor Profile

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.



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CONFIDENTIALITY and DISCLAIMER

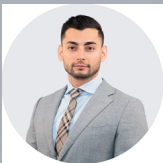
The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kawash Group and it should not be made available to any other person or entity without the written consent of Kawash Group.

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 purchasers, 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.

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