

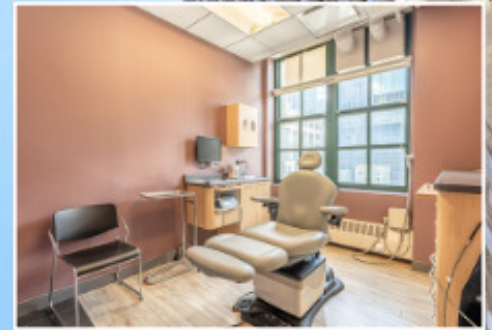
# Dental Office Space

111 N Wabash, Chicago, IL

**COMMERCIAL CONDO PROPERTY  
FOR SALE**

Discover the ideal setting for your medical practice in this second-generation office space, offering exceptional versatility. Featuring four plumbed and fully equipped operating rooms, this facility is tailored to meet the needs of healthcare providers specializing in orthopedics, dermatology, dentistry, and beyond. The infrastructure boasts robust power and plumbing systems, ensuring seamless adaptation to various medical requirements.

Conveniently located just steps away from Michigan Avenue, Millennium Park, and the lakefront, the Garland Building provides easy access to premier dining, retail establishments, and excellent public transportation. This historic property is meticulously maintained, promising a professional environment that enhances both practitioner efficiency and client comfort.



**Sale Price:**  
\$450,000

**Available SF:**  
1,506 SF

**Parking Spaces:**  
-

**Building Size:**  
259,000 SF

**Lease Term:**  
Negotiable

DOMINIC ROSSI III | 630.353.1190 | DR@JROSSIANDASSOCIATES.COM  
SCOTT FITZGERALD | 630.353.1190 | SFITZGERALD@JROSSIANDASSOCIATES.COM



REAL ESTATE &  
PRACTICE ADVISORY

# 111 North Wabash Avenue Ste 1801

# DEMOGRAPHICS MAP AND REPORT

Chicago, IL

## Population

0.3 MILES

**7,256**

**TOTAL POPULATION**

19,410 | 99,244  
0.5 MILES | 1 MILE

**36**

**AVERAGE AGE**

38 | 39  
0.5 MILES | 1 MILE

## Households and Income

0.3 MILES

**4,345**

**TOTAL HOUSEHOLDS**

12,089 | 61,246  
0.5 MILES | 1 MILE

**1.7**

**# OF PERSONS PER HH**

1.6 | 1.6  
0.5 MILES | 1 MILE

0.3 Miles

**37**

**AVERAGE AGE (MALE)**

38 | 39  
0.5 MILES | 1 MILE

**36**

**AVERAGE AGE (FEMALE)**

38 | 39  
0.5 MILES | 1 MILE

0.3 Miles

**\$214,696**

**AVERAGE HH INCOME**

\$202,601 | \$182,196  
0.5 MILES | 1 MILE

**\$710,905**

**AVERAGE HOUSE VALUE**

\$731,319 | \$673,986  
0.5 MILES | 1 MILE

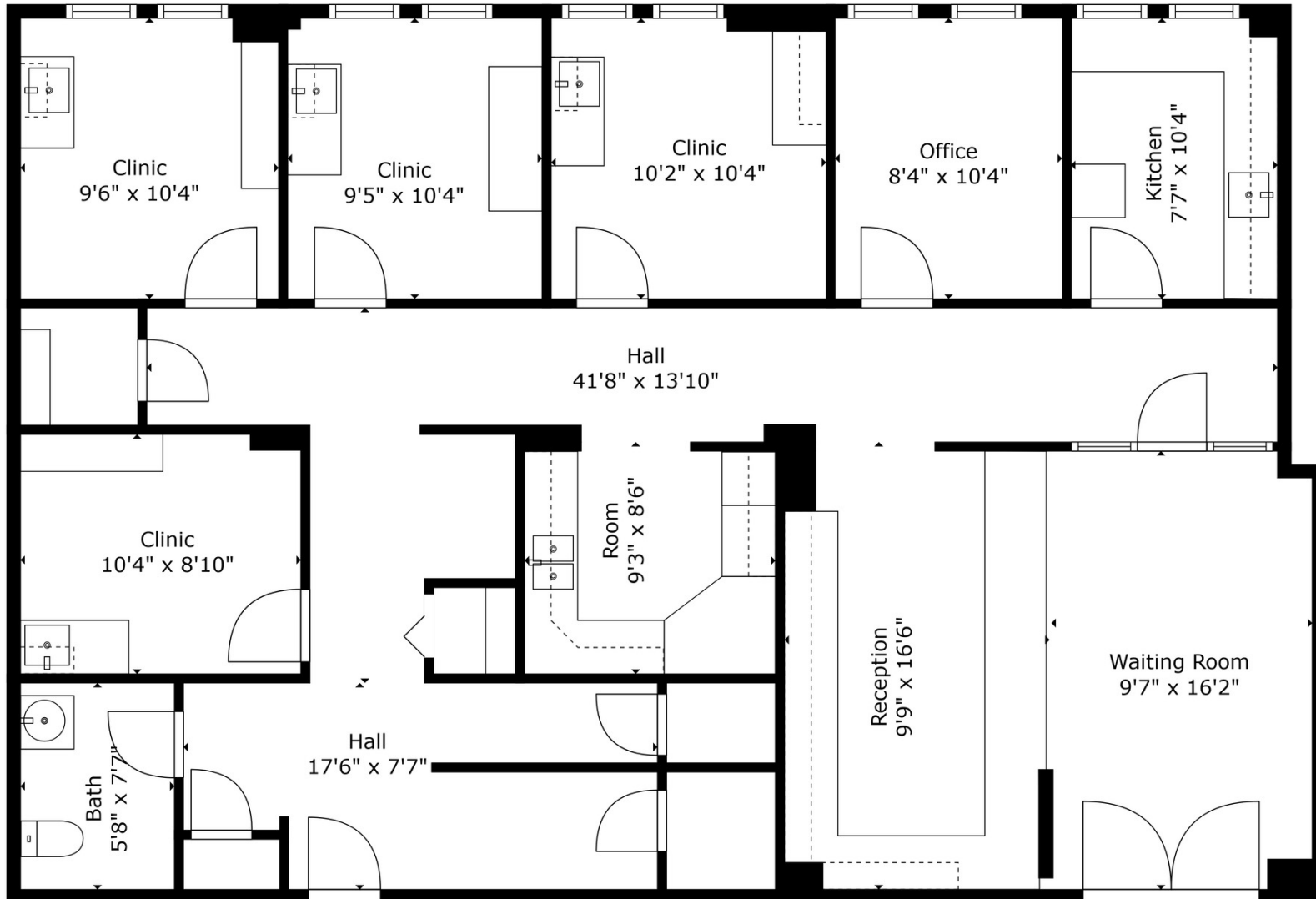


# 111 North Wabash Avenue Ste 1801

Chicago, IL

## ADDITIONAL PHOTOS





**TOTAL: 1506 sq. ft**  
FLOOR 1: 1506 sq. ft

# 111 North Wabash Avenue Ste 1801

## RETAILER MAP

Chicago, IL

