

Premier 16th Floor Office in the Iconic Garland Building

OFFERING MEMORANDUM | 111 NORTH WABASH AVENUE | CHICAGO, IL

Exclusively Listed by

David Piotrowski - Senior Commercial Broker | (773) 349-4337 | dpiotrowski@kw.com | 475.155906, IL

Nate Thompson - Designated Managing Broker | (312) 216-2423 | natethompson@kw.com | 471.020205

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

KELLER WILLIAMS ONECHICAGO

700 Busse Hwy
Park Ridge, IL 60068

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.

Table of Contents



Disclaimer	3
Executive Summary	4
Property Photos	5
Demographics	9
Professional Bio	10

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

David Piotrowski - Senior Commercial Broker

☎ (773) 349-4337

✉ dpiotrowski@kw.com

📍 475.155906 , IL

Nate Thompson - Designated Managing Broker

☎ (312)216-2423

✉ natethompson@kw.com

📍 471.020205

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

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:	\$174,900
APN:	17-10-309-016-1113
Building SF:	2,800
Price / SF:	\$71.39
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

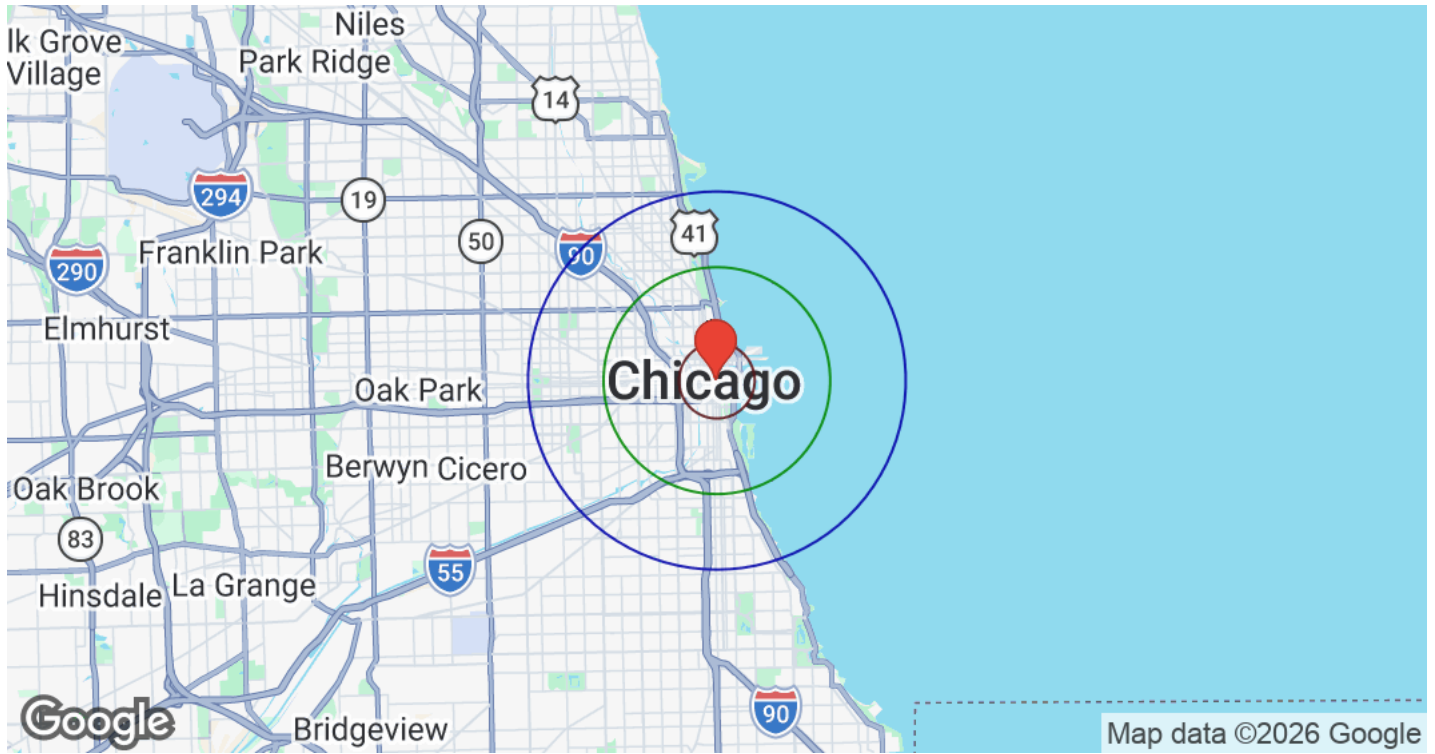


Property Photos



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	54,082	191,417	415,622
	Female	50,703	188,869	408,570
	Total Population	104,784	380,286	824,192
Race / Ethnicity	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
	Multiracial	2,316	8,214	17,061
	Other	31	570	1,236
Housing	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	Ages 0 - 14	9,437	44,050	110,347
	Ages 15 - 24	11,900	43,080	101,523
	Ages 25 - 54	61,117	209,093	436,413
	Ages 55 - 64	9,371	33,151	72,364
	Ages 65+	12,959	50,910	103,545
Income	Median	\$127,736	\$122,782	\$107,661
	Under \$15k	5,064	18,857	42,242
	\$15k - \$25k	1,284	7,019	17,530
	\$25k - \$35k	2,439	7,341	17,928
	\$35k - \$50k	2,599	10,908	25,834
	\$50k - \$75k	5,836	18,979	44,902
	\$75k - \$100k	6,477	22,309	45,873
	\$100k - \$150k	14,189	38,236	71,754
	\$150k - \$200k	8,902	26,819	47,096
	Over \$200k	18,989	61,474	101,071

Professional Bio



David Piotrowski

Senior Commercial Broker

(773) 349-4337
dpiotrowski@kw.com
475.155906, IL

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.

Own Your Presence in the Heart of the Chicago Loop

FOR SALE | 111 N. WABASH AVE | CHICAGO, IL

Exclusively Listed by

David Piotrowski - Senior Commercial Broker

☎ (773) 349-4337
✉ dpiotrowski@kw.com
📍 475.155906, IL

Nate Thompson - Designated Managing Broker

☎ (312)216-2423
✉ natethompson@kw.com
📍 471.020205

Keller Williams OneChicago

700 Busse Hwy
Park Ridge, IL 60068
Each Office is Independently Owned and Operated

 **COMMERCIAL**[®]

www.kwcommercial.com