

The Loop - Chicago OFFICE/RETAIL SPACE IN HISTORIC GARLAND BUILDING IN CENTRAL LOOP FOR LEASE

111 N. Wabash Ave., Suite 714



***** 1 month's rent free w/3-year lease or 2 months rent free w/5-year lease *****

Garland Building



Office/Retail Space

The Loop

The Chicago Loop refers to the official downtown area. The second largest downtown business district in the United States, the Loop's boundaries are the Chicago River on the west, Michigan Avenue on the east, Wacker Drive on the north and Congress Parkway on the south. The Chicago Loop is known for its historic buildings, famous skyscrapers, and State Street shopping district. The Chicago Loop is host to architectural grandeur and ingenuity from years past to present day.

	111 N. Wabash Ave., Suite 714
Size	1,020 SF (Office/Retail Space)
Rental Rate	\$25/SF (Gross)
Zoning	DX-16



For additional information or to schedule a showing contact:

◀ Smart Phone (QR Code)

Adam Salamon

312.575.0480 Ext. 13

Adam@kudangroup.com



156 North Jefferson St.
Chicago, Illinois 60661-1411
kudangroup.com

Demographics

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	32,772	142,299	350,295
2011 Female Population	33,577	150,927	357,261
2011 Total Population	66,349	293,226	707,556
2011 Total Daytime Pop.	531,507	877,840	1,267,227
Housing			
2000 Total Housing Units	27,927	141,116	342,061
Income			
2011 Median Household Income	\$83,945	\$72,870	\$60,527
2011 Per Capita Income	\$75,247	\$58,612	\$44,605
2011 Average Household Income	\$116,265	\$106,850	\$92,286

Nearby Businesses

Heaven on Seven	Staples
Sugar Bliss	Tilted Kilt
Chicago Cultural Center	Macy's
Intelligentsia Coffee	LA Fitness

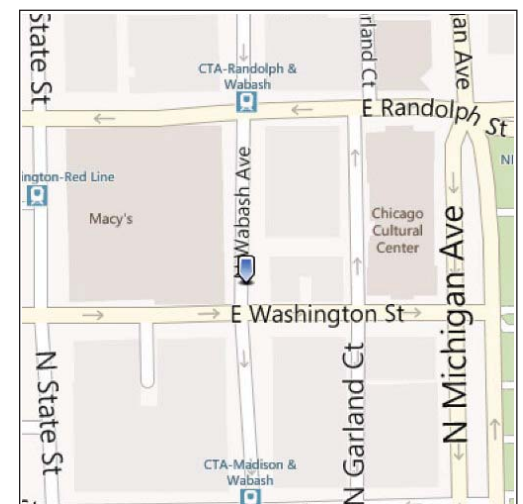
Highlights

Office/Retail space in historic Garland building available for lease. Features 24/7 building access, conferencing facility, convenience store, onsite management, and Security system. Located in the heart of the Loop close to transportation, downtown retail, dining and entertainment. Contact agent for more details.

No representation is made as to the accuracy of this information and it is submitted subject to errors, omissions, prior sale or withdrawal without notice. A110 9-26-2013

Map

On Wabash Ave., between Washington & Randolph St.



LISTING INFO

Agent(s) Responsible	Adam Salamon adam@kudangroup.com
Is this Confidential?	No, this is a public listing.
Transaction Type	Lease
Type of Property	Office Building
Property Data	
Property Name	Garland Building
Address	111 N. Wabash Ave., Suite 714
City, Zip Code	Chicago, IL 60602
Area	Loop, Central
County	Cook
Rental Rate	\$25/SF
Lease Type	Gross
Lease Term	Negotiable; 1 month's rent free w/3-year lease; 2 months rent free w/5-year lease
Yearly Adjustment	3%
Security Deposit	One Month's Rent
Building Type and Year Built	Office/Retail Building, 1914
Stories	21
Size	1,020/SF
Parking	Street, parking lots in the surrounding area.
Zoning	DX-16
A/C & Heat	Central HVAC
Ward	42 nd Ward
Alderman	Brendan Reilly 312-642-4242
Nearby Businesses	Heaven On Seven, Robotic Systems Integration, Staples, Sugar Bliss, Tilted Kilt, Chicago Cultural Center Macy's, Intelligentsia Coffee, LA Fitness.
Property Description	Office/Retail space in historic Garland building available for lease. Features 24/7 building access, conferencing facility, convenience store, onsite management, and Security system. Located in the heart of the Loop close to transportation, downtown retail, dining and entertainment. Contact agent for more details.
Location Description	The Loop is considered the historic commercial center of downtown Chicago. It is the seat of government for Chicago and Cook County, as well as the historic theater and shopping district. Chicago's central business district community area is bounded on the west and north by the Chicago River, on the east by Lake Michigan, and on the south by Roosevelt Road, although the commercial core has expanded into adjacent community areas.
Cross Streets	On Wabash Ave., between Washington & Randolph St.