

## FOR SALE or LEASE

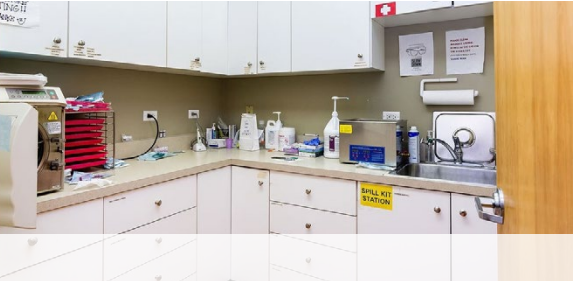
3,250 SF South Loop  
Medical Office Condo

# 1605 S. Michigan Avenue

CHICAGO, IL 60616



Office Interior



### PROPERTY SPECIFICATIONS

Building Size	± 15,000 Sq. Ft.
Available Unit	± 3,250 Sq. Ft.
Construction	Masonry
Medical Office Layout	Six (6) exam rooms with sinks, three (3) lab rooms with sinks
Power	Two (2) 200 Amp Panels
Parking	Two (2) Deeded Parking Spaces
Zoning	DX-5
PIN	17-22-302-050-1002, 1042, 1043
2016 Taxes	\$17,763 (\$5.47 PSF)
Assessments	\$6,244 (\$1.92 PSF)
Occupancy	February 2018
Lease Rate	\$28 PSF NNN
Asking Price	\$950,000 (\$292.31 PSF)
Comments	<ul style="list-style-type: none"><li>▪ Currently occupied by dental office</li><li>▪ Desirable Motor Row District with new development including: new CTA Station at Cermak and Wabash, athletic arena for DePaul University and McCormick Hotel complex at Cermak and Indiana</li><li>▪ Immediate access to I-55 and Lake Shore Drive</li><li>▪ Strong demographics</li></ul>

**Description** The subject property is a commercial condo with two (2) deeded parking spaces. The current configuration includes Six (6) partitioned exam rooms with sinks, three (3) lab rooms, two (2) consultation rooms and one (1) spa room. The space also includes a reception waiting area, records & office area, break room, restrooms, storage and a mechanical closet.

For more information,  
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All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.



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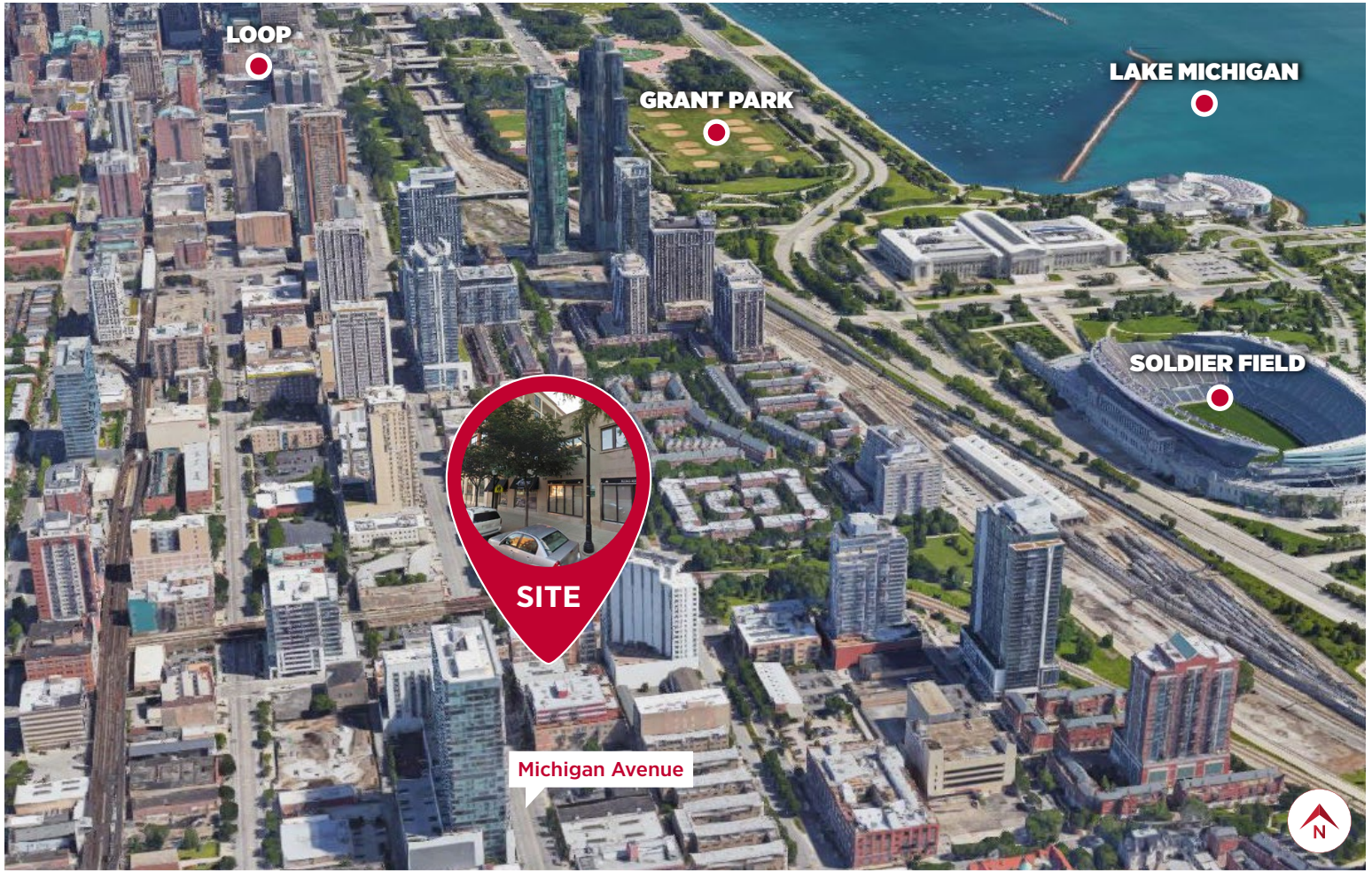
**PROPERTY PHOTOS**



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South Loop Aerial (Looking North)

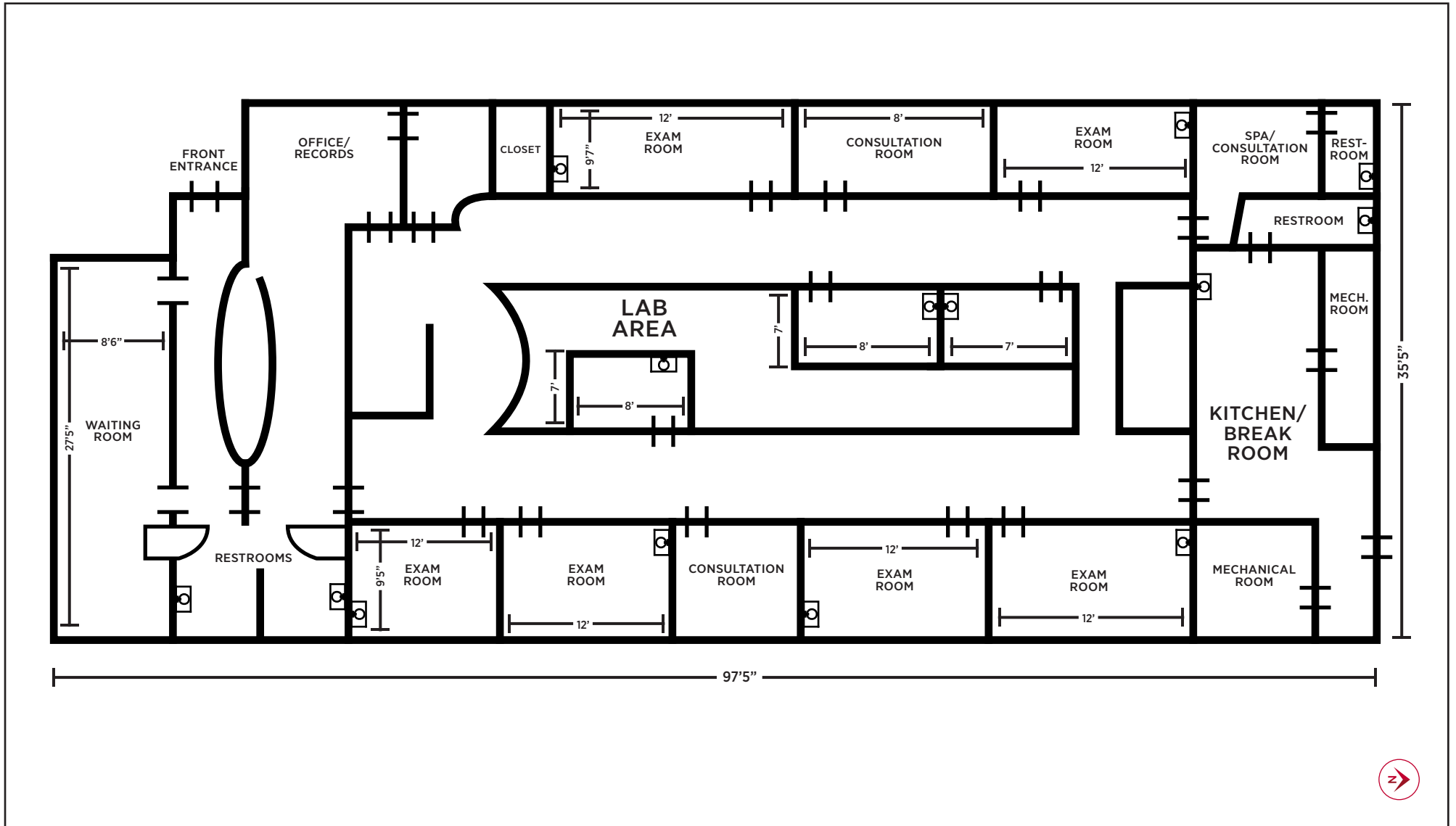


South Loop Location



Property Aerial





Not to scale. Floor plan measurements are approximate and are for illustrative purposes only. We make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

1605 S. Michigan Avenue

LEASE PLAN