

MILLENNIUM
PROPERTIES R/E

The Garland Building
50 E. Washington Street
Chicago, IL
Subject To Offer

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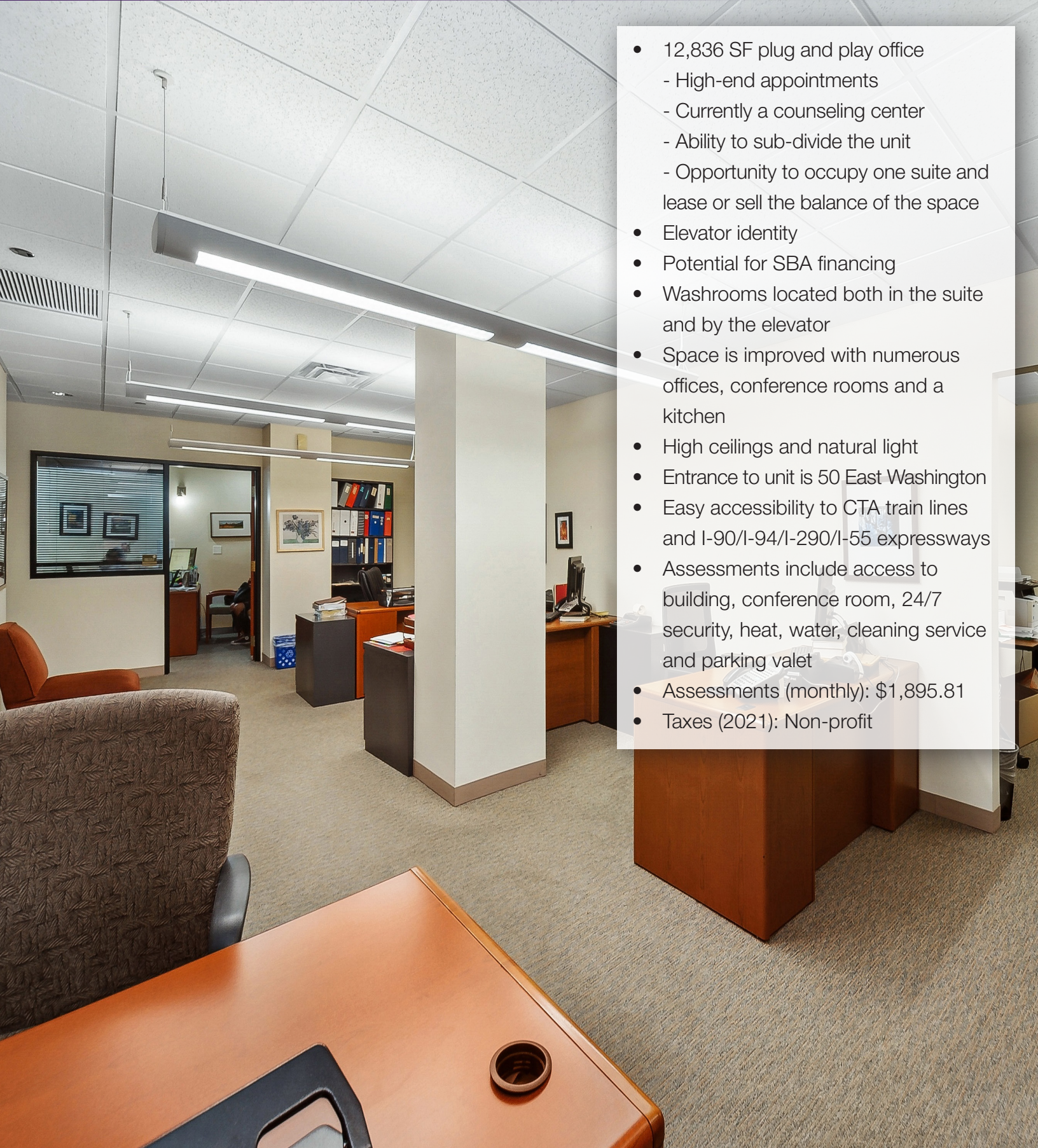
PROPERTY OVERVIEW



50 E. Washington Street is a 12,386 square foot turn-key condominium situated on the northeast corner of Wabash Avenue and Washington Street in the Jewelers Row District. Located on the third floor, the suite is built-out with high-end finishes and benefits from incredible unobstructed views of Lake Michigan, Millennium Park, and the city. The unit has been improved with numerous offices, conference rooms, a kitchen and is in move-in condition. Because the space can be easily sub-divided, this is the perfect opportunity for a user or investor. There is also the potential for SBA financing which offers low interest rates and favorable terms. The unit is part of the historic 21-story Garland Building, which was constructed in 1914 and contains 259,000 square feet of commercial space and has approximately 170 units. The property continues to sustain high occupancy levels with stable long-term tenants from the medical, dental, financial, legal and non-profits sectors. On-site valet parking is available.

The East Loop submarket is a highly desirable location due to its proximity to government buildings, restaurants, shopping, entertainment and other amenities. Specifically, this high visibility location is just a few blocks away from Millennium Park and has easy access to public transportation, parking and expressways. This busy corridor benefits from the high traffic and foot counts.

PROPERTY HIGHLIGHTS



- 12,836 SF plug and play office
 - High-end appointments
 - Currently a counseling center
 - Ability to sub-divide the unit
 - Opportunity to occupy one suite and lease or sell the balance of the space
- Elevator identity
- Potential for SBA financing
- Washrooms located both in the suite and by the elevator
- Space is improved with numerous offices, conference rooms and a kitchen
- High ceilings and natural light
- Entrance to unit is 50 East Washington
- Easy accessibility to CTA train lines and I-90/I-94/I-290/I-55 expressways
- Assessments include access to building, conference room, 24/7 security, heat, water, cleaning service and parking valet
- Assessments (monthly): \$1,895.81
- Taxes (2021): Non-profit