



727 SOUTH DEARBORN ST

OFFICE LIVE/WORK CONDO FOR SALE & LEASE

PRINTER'S ROW

SPACE DETAILS

SPACE AVAILABLE

- ▶ Office Live/Work Condo: 4,000 square feet

PRICE

- ▶ \$850,000.00

RENTAL RATE

- ▶ \$29.00 psf mg

HIGHLIGHTS

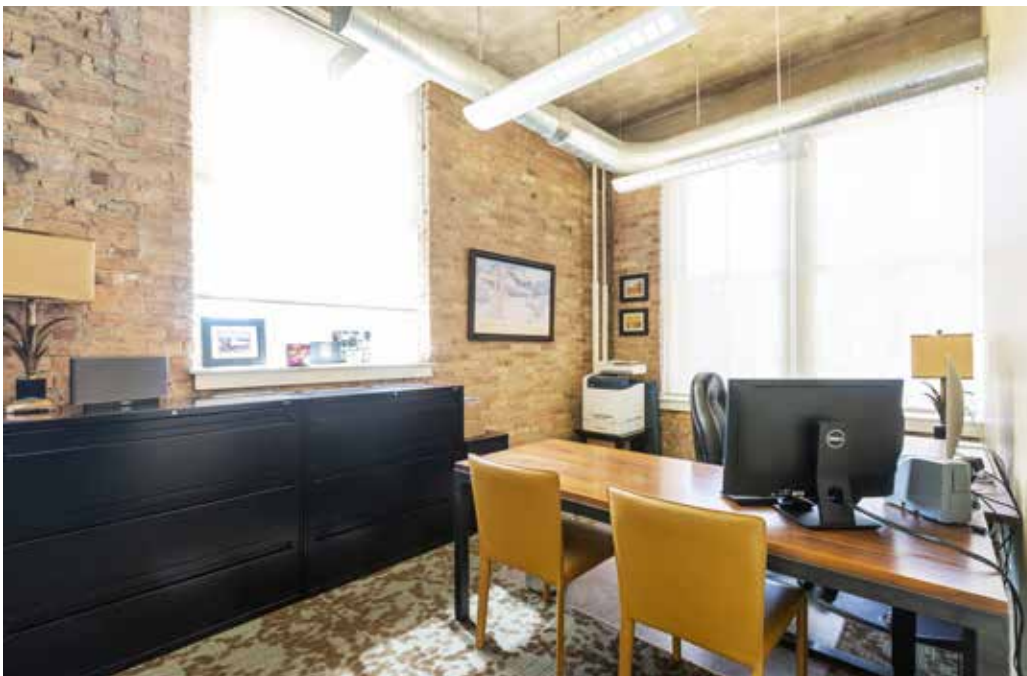
- ▶ 12' ceilings, exposed brick, tall windows with east, south and west exposure for maximum light
- ▶ Two PINs: 17-16-407-021-1110; 17-16-407-021-1111
- ▶ Conference rooms, glass enclosed offices, work stations, open area, reception area, kitchen, two baths, IT/copy room and private loft
- ▶ Space can be easily converted into many layouts, perfect for office and live-work needs!
- ▶ 2019 Taxes: \$15,455.78
- ▶ Assessments: \$2,105.67/month (includes tv /cable, heat, water, common are costs and fitness facilities)
- ▶ Situated in the heart of historic Printer's Row with quick and easy access to Red, Brown and Blue Line ELs and Lake Shore Drive.
- ▶ Near all the major restaurants, bars and nightlife the South Loop has to offer.
- ▶ Space has had many improvements done:
 - ▶ All new commercial wood simulated vinyl floors in the main office space and new carpet tiles in the two private offices and two conference rooms
 - ▶ New vanities for women and men bathrooms
 - ▶ High end chrome light fixtures were added for entryway, and floating acrylic panels to create an attractive entry statement
 - ▶ All newly painted walls and windows
 - ▶ All computer and electrical wiring is piped under the floors with a control panel in the data room
 - ▶ Ample storage in 40' long cabinets and drawer in the data room. Two air conditioners service the unit. Heat is radiator supplied as part of the HOA fees, and water.

DEMOGRAPHICS

	1 MI	3 MI
TOTAL HOUSEHOLDS	34,568	199,460
MEDIAN HH INCOME	\$110,935	\$93,744
TOTAL POPULATION	63,613	384,471
DAYTIME EMPLOYEES	383,973	741,130



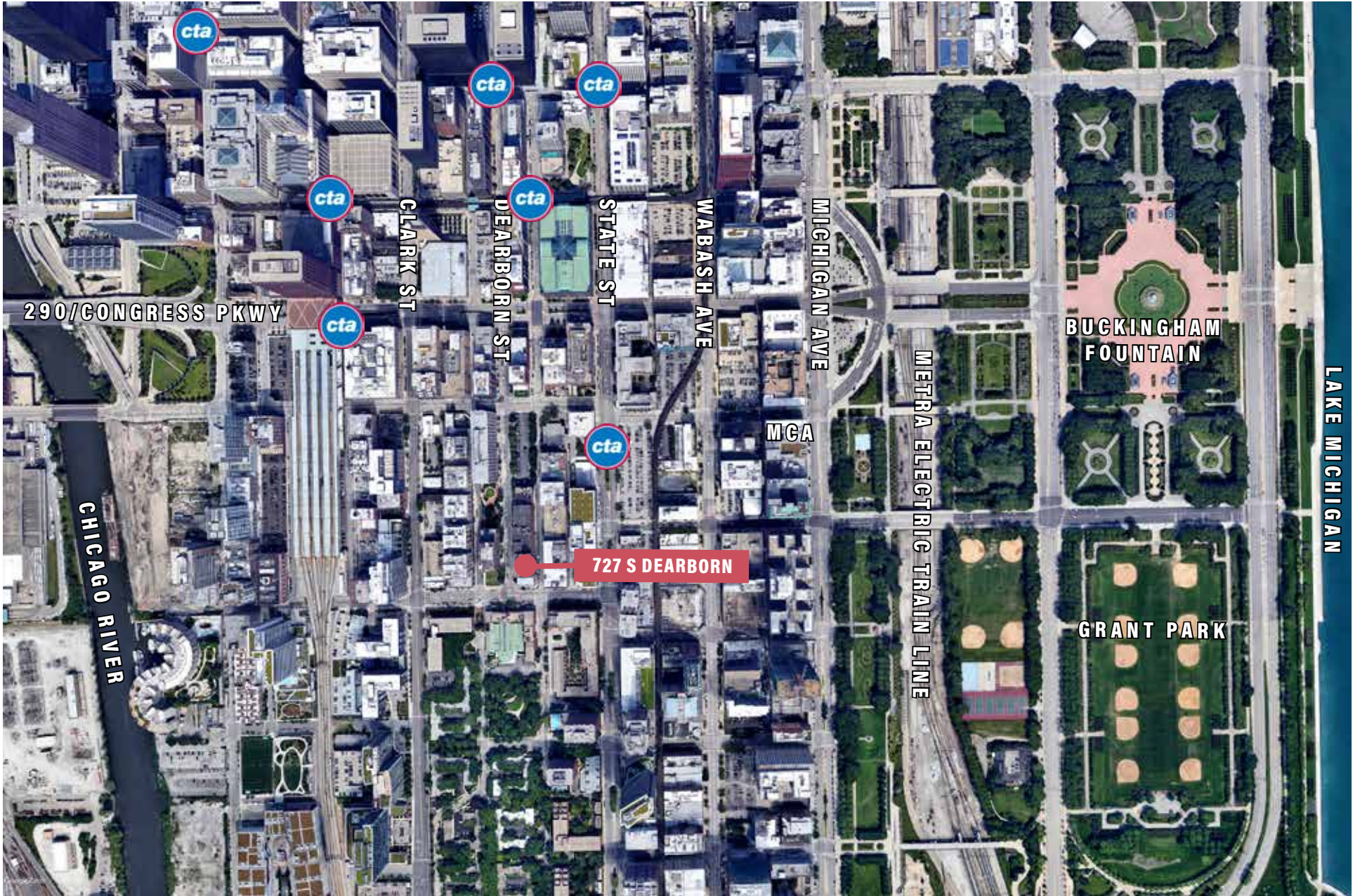
SPACE PHOTOS



SPACE PHOTOS



PROPERTY AERIAL





727 S DEARBORN
C H I C A G O
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EXCLUSIVE AGENT

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