

# Old Town Office Condo at Division and LaSalle

1212 N. LaSalle, 1st Floor | Chicago, IL

\$ 875,000

## Investment Highlights

- 8,167 SF office condo
- Current build-out features several private offices, a large cubicle area, conference rooms, spacious kitchen/break room
- Part of 27 story luxury condo building
- Prominent LaSalle St. address
- Great location for call center, insurance processing center or data center
- Close to Red Line and CTA buses
- Monthly Assessments: \$1,335.88
- Zoning: PD 403
- Taxes (2013): \$16,060

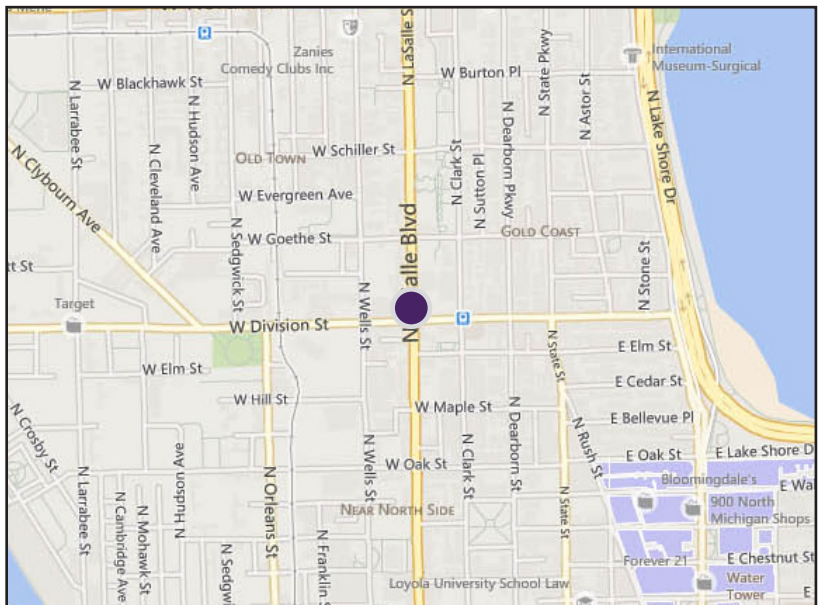
***Parking spaces also available***

## Property Highlights

Near the corner of Division and LaSalle, this 8,167 square foot condo is currently built-out as an office space. The unit features a large area with cubicles, several private offices, conference rooms, and a kitchen/break room. This is a great location for a call center, an insurance processing company or a data center. 24 parking spaces are also available at the building.

## Area Highlights

Near LaSalle and Division, this space is in Old Town close to River North and the Gold Coast. The area is largely affluent with a number of high-end condo developments. A new 37 story luxury apartment building is under construction nearby.



Disclaimer: Millennium Properties R/E is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of the information contained herein. The information has been obtained sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale.

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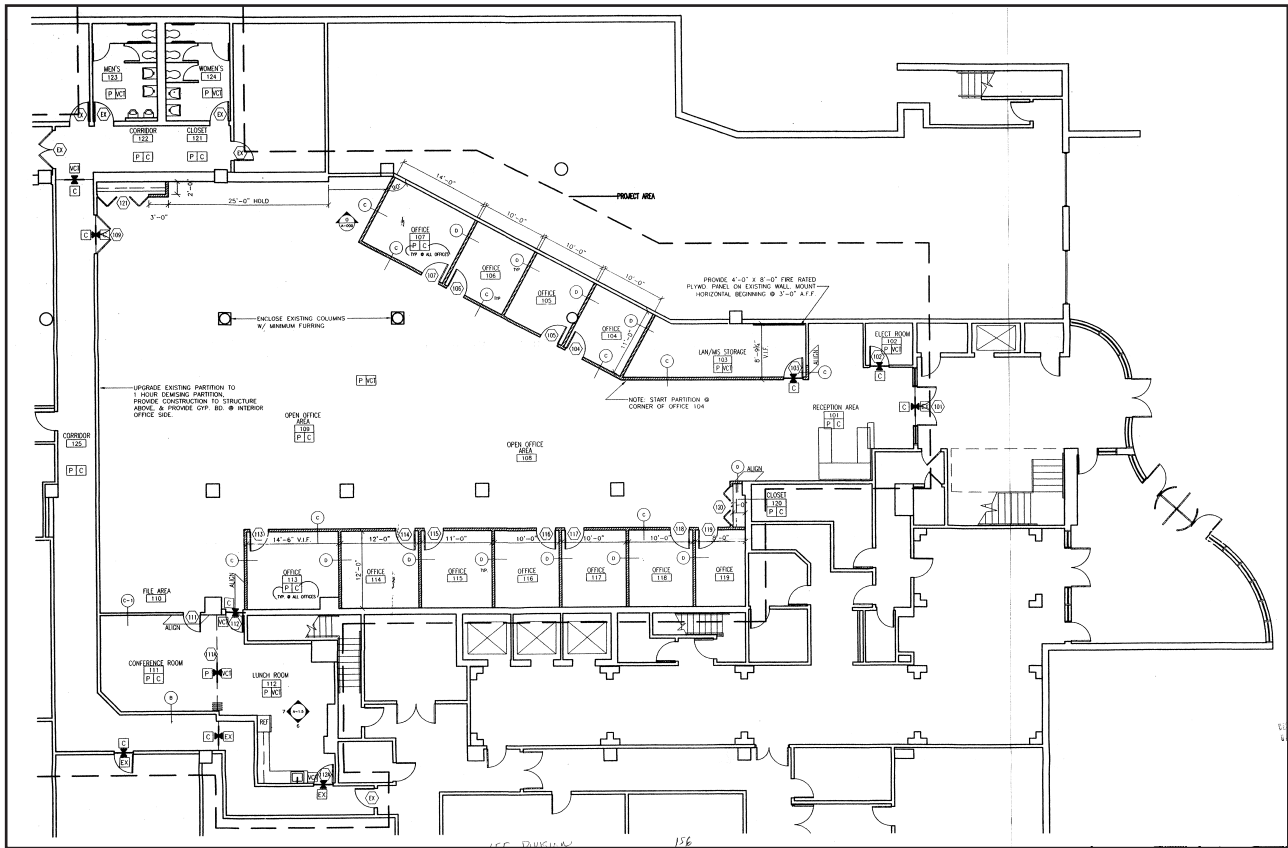
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## Floor Plan



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