

FOR LEASE · PRIVATE TURNKEY OFFICE SUITE

The private, secure suite the glass towers can't offer.

Suite 712 · The Garland Building · 111 N. Wabash Ave, Chicago, IL 60602

\$35-38
PER SF / YR · NNN

THE DIFFERENCE

Built for a financial firm — a secure server room & enterprise data cabling already in place.

Your own front door — not a shared floor. Suite 712 is a self-contained, professionally renovated ~1,593 SF suite for a firm whose work is confidential: boutique law, wealth advisory, accounting, or consulting. Three private glass-walled offices, a conference room, reception, and kitchen — move-in ready today, zero build-out.

THE SUITE

- ~1,593 SF — ideal for a 4–10 person practice
- 3 private glass-walled offices + conference room
- Reception, hallway & kitchen · professionally renovated
- In-place server room + data cabling — secure & wired
- Published NNN rate — no "request pricing"
- Flexible term — short or long — available now

Move-in perk: first month of valet parking complimentary — the valet stand is right in front of the building.

A landmark address

- ✓ Historic Garland Building (c. 1915–1919) on Jewelers Row, at Wabash & Washington
- ✓ Full-service, professionally managed: 24/7 security, on-site management, elevator, weekday cleaning
- ✓ Connected to the Chicago Pedway — 40 blocks of covered, climate-controlled access
- ✓ Walk Score 100 · Transit Score 100 — a "Walker's Paradise"

vs. coworking

A private, lockable suite you control — not a shared desk.

vs. a tower

A clear net rate — not a "request pricing" runaround.

vs. a shell

Turnkey & wired — move in, don't build out.

the fit

Secure infrastructure for finance, legal & data-sensitive work.

THE LOCATION

At the epicenter of everything Chicago.

Step outside and you're immersed in one of the most extraordinary urban settings on earth. **No office address in Chicago places you closer to more world-class destinations** — a backdrop that makes every client visit, team lunch, and first impression effortless.

- ◆ **Millennium Park & The Bean · 0.3 MI, 8-MIN WALK**
One of the planet's most-visited parks — 13M+ visitors a year — on your doorstep.
- ◆ **Chicago Cultural Center · STEPS AWAY**
The "People's Palace" — Tiffany-glass domes and world-class free exhibitions.
- ◆ **Art Institute of Chicago · 10-MIN WALK**
Rated the #1 museum in the world — a client walk no interior can rival.
- ◆ **Grant Park & Buckingham Fountain · 10-12 MIN**
319 acres of lakefront green — "Chicago's Front Yard," home to Lollapalooza.
- ◆ **Lake Michigan, Monroe Harbor & the Chicago Yacht Club · ON FOOT**
Great-Lakes waterfront, the lakefront trail, sailing regattas & lakeside dining at the storied Yacht Club (est. 1875).
- ◆ **The Chicago Riverwalk · 8-10 MIN**
Acclaimed dining, river cruises, and canyon-like skyline views for client lunches.
- ◆ **Theater District · 1 BLOCK**
The Goodman, CIBC, Broadway Playhouse & the legendary Chicago Theatre.
- ◆ **The Magnificent Mile · ACROSS THE RIVER**
Four Seasons, Fairmont, InterContinental — luxury hospitality for visiting clients.
- ◆ **The Loop Business Core · ALL AROUND**
Willis Tower, Aon Center, the Fed, the Board of Trade — your neighbors are decision-makers.
- ◆ **Navy Pier · UNDER 2 MI**
9M annual visitors, Chicago Shakespeare Theater & 360° lake views.
- ◆ **Shopping & Dining · AT THE DOOR**
Block 37 & State Street flagships, Riverwalk wine bars, Michelin-caliber dining on every side.
- ◆ **Festivals & "The Front Yard" · GRANT PARK**
Lollapalooza, the Jazz & Blues Fests, Taste of Chicago — the city's biggest moments, in earshot.

Transit — unmatched. Multiple CTA "L" lines converge steps from the door with direct service to O'Hare, Midway, and every neighborhood. Metra commuter rail at Randolph/Millennium Station serves the north and south suburbs. The Pedway links transit, hotels, and neighboring buildings — in any weather.

IDEAL TENANTS

Boutique law firms, financial & wealth advisory, accounting, consulting, and solo practitioners (therapists, counselors, psychologists) seeking a private, professionally supported, client-facing environment. Nonprofits, foundations & associations warmly welcomed. **Also ideal as a turnkey Chicago landing pad** for international firms opening a U.S. office and funded AI / fintech teams who value the in-place server room.

Schedule a private tour this week.

Suite 712 · The Garland Building · available now

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