



THE LAST LOUIS SULLIVAN

- 4611 N. LINCOLN AVENUE | CHICAGO, IL -
FOR SALE

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WHOLE BUILDING INVESTMENT OPPORTUNITY

Opportunity to purchase the entire 5,030 GSF building

Commercial / Office Space: 1,694 SF first floor
with 1,701 SF basement

Commercial space is newly leased to Briteseed



Briteseed is a forward-thinking company committed to making minimally invasive surgery safer and more efficient by developing the next generation of laparoscopic and robotic surgical tools using advanced optics and artificial intelligence. Briteseed is supported by the NIH, NSF, and the Texas Medical Center and was named a top medical startup by MedTech Innovator.

Residential Unit: 1,635 SF 2 bed + den / 1 bath

Residential unit features historic details including fully restored original Sullivan-designed art glass windows, original woodwork and Oak double French doors. Modern amenities include in-unit washer and dryer, dishwasher

Building improvements (2007) include new electrical, plumbing, HVAC with 5 heating/cooling zones, and sump pumps, and centrally monitored smoke & alarm system

Architectural plans for 3rd floor addition available

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PROPERTY HIGHLIGHTS

- ◆ Designed by world renowned architect Louis Sullivan, built in 1922
- ◆ Renovated in 2007
- ◆ Architectural plans for 3rd floor addition available
- ◆ Prominent location with frontage along Lincoln Avenue in Chicago's vibrant, highly desirable Lincoln Square neighborhood
- ◆ Walking distance from CTA Western Brown Line 'L' Station, shops, restaurants, and more
- ◆ 2-car parking

Asking Price: \$1,800,000

NOI: \$83,873

Cap Rate: 4.66%

Building Size: 5,030 GSF



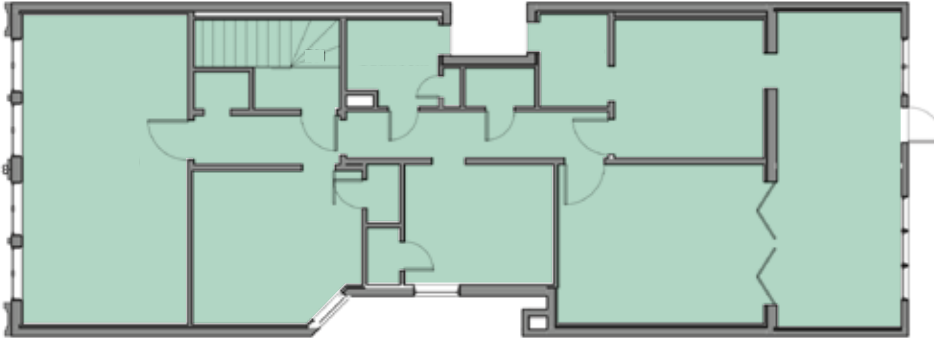
— 4611 N. LINCOLN AVENUE

4611 N. Lincoln Avenue is the last of the 126 buildings designed by the great American architect Louis Sullivan.



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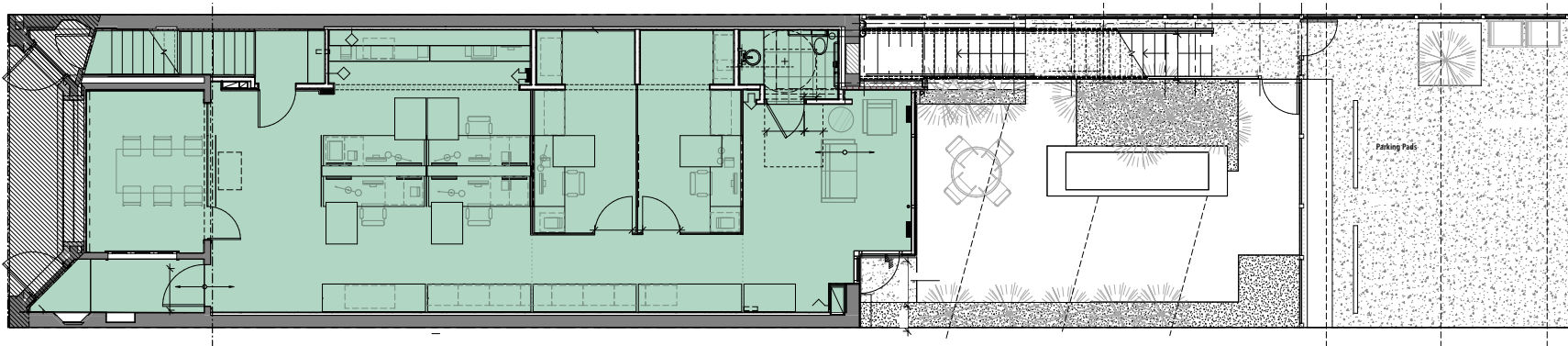
SECOND FLOOR - RESIDENTIAL



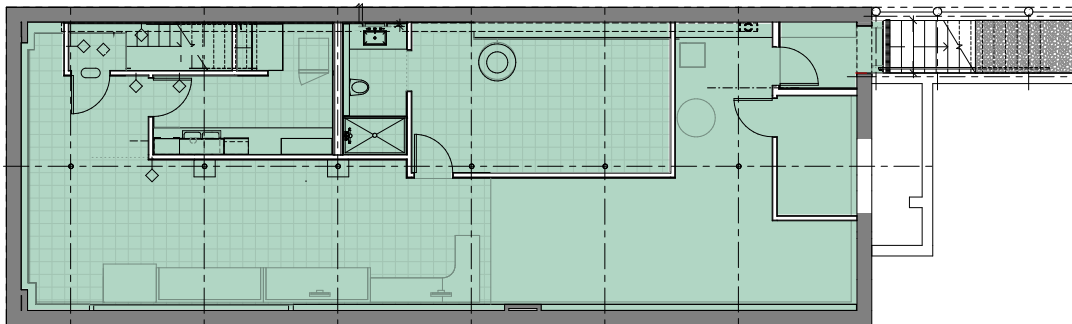
AVAILABLE FOR SALE

5,030 GSF

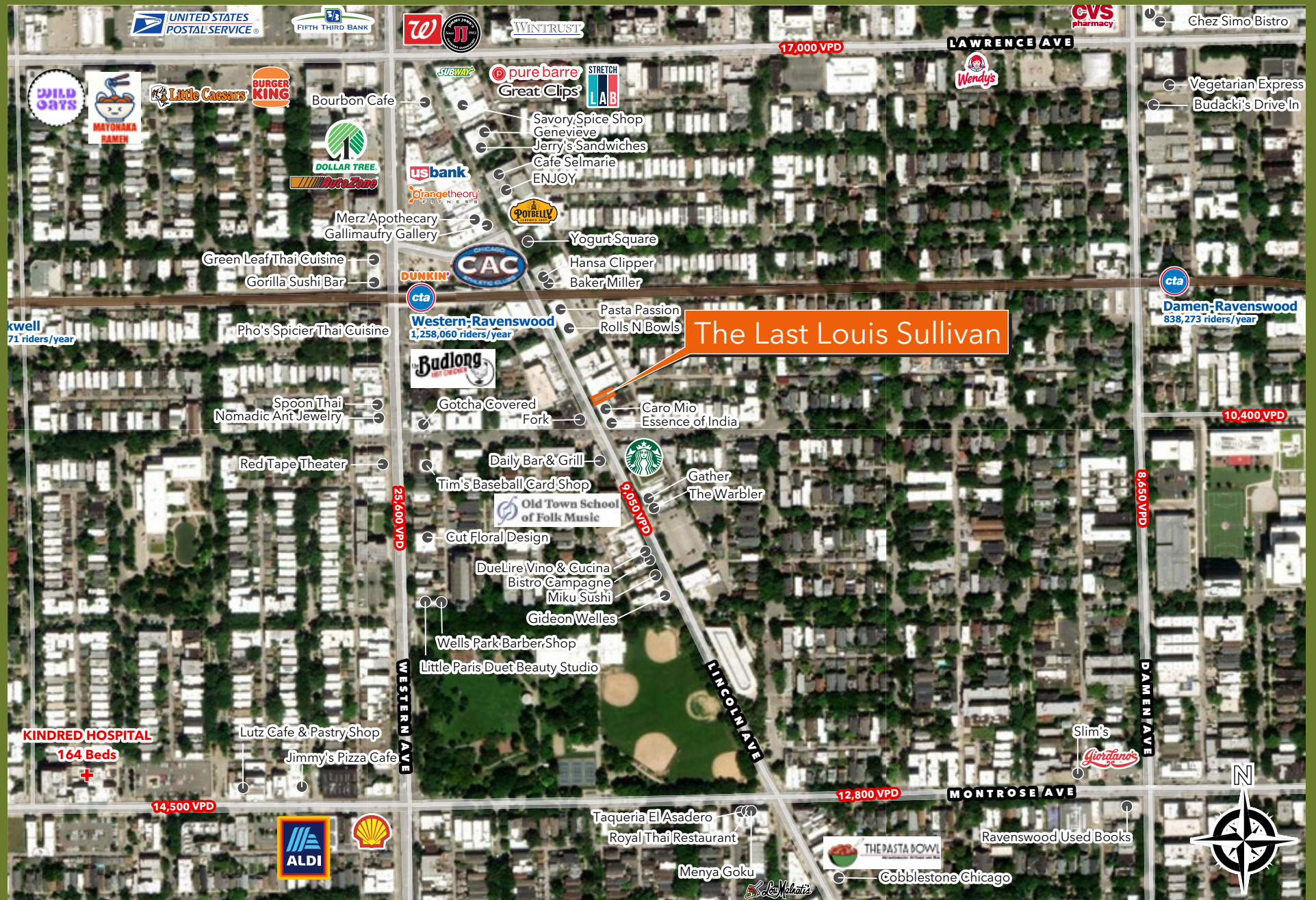
FIRST FLOOR - OFFICE



BASEMENT - OFFICE



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For more information contact:

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For more information on the property, visit:

www.lastsullivan.com



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