

# OFFICE

## CROWN CORPORATE CENTER GRAND TRI STATE BUSINESS PARK GURNEE, IL



Corporate office suites in a prominent business park campus. Extensive windowline and attractive landscaping. Location at prime I-94 intersection at Route 132 (Grand Ave) within Grand Tri State Business Park. AT&T and Comcast high speed cable throughout the park. Minutes to hotels, banks, PACE bus routes, and restaurants.

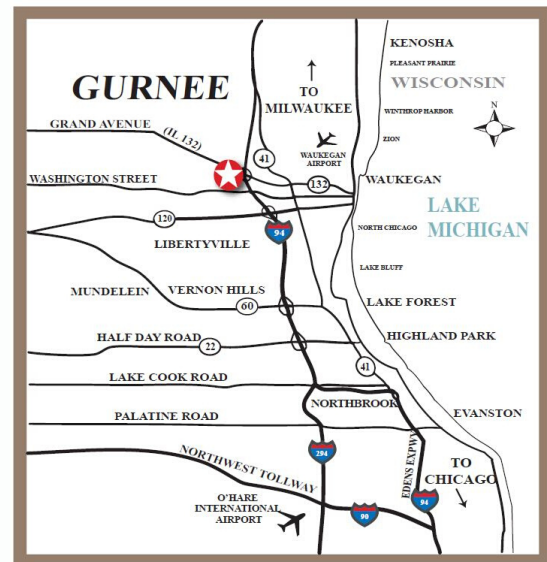
### Available For Lease:

1425 Tri State Parkway  
Suite 160: 7,306 Sq. Ft.  
Suite 110: 3,064 Sq. Ft.

1375 Tri State Parkway  
Suite 100: 14,298 Sq. Ft.

1325 Tri State Parkway  
Suite 130: 23,341 Sq. Ft.  
Suite 100: 6,266 Sq. Ft.

**Lease Price:** \$12.00 per Sq. Ft. Net  
**Taxes:** \$1.53 per Sq. Ft. (2018 Actual)  
**Operating Expenses:** \$3.13 per Sq. Ft. (2018 Actual)



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



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**Commercial and Industrial Real Estate**  
Licensed in Illinois and Wisconsin

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**FOR LEASE**  
**Crown Corporate Center**  
**1375 Tri State Parkway, Suite 100**  
**Gurnee, Illinois**

<b>Available:</b>	14,298 Sq. Ft.
<b>Building Size:</b>	37,044 Sq. Ft.
<b>Description:</b>	Single-story building with extensive window line. Masonry & Drivit construction.
<b>Parking:</b>	4 per 1,000 Sq. Ft.
<b>Year Built:</b>	1991
<b>Utilities:</b>	Separately Metered
<b>Tenant Improvements:</b>	Negotiable based on modifications to floorplan
<b>Lease Price:</b>	\$12.00 per Sq. Ft. Net
<b>Taxes:</b>	\$1.53 per Sq. Ft. (2018 Actual)
<b>Operating Expenses:</b>	\$3.13 per Sq. Ft. (2018 Actual)
<b>Remarks:</b>	Corner unit. Reception area with guest/vendor office, 15 private offices, conference room, training room, storage room, IT room and break room. AT&T fiber and Comcast high speed cable available. Looped electrical system (two substations) servicing the business park. Minutes to hotels, banks, PACE bus routes, day care and restaurants.

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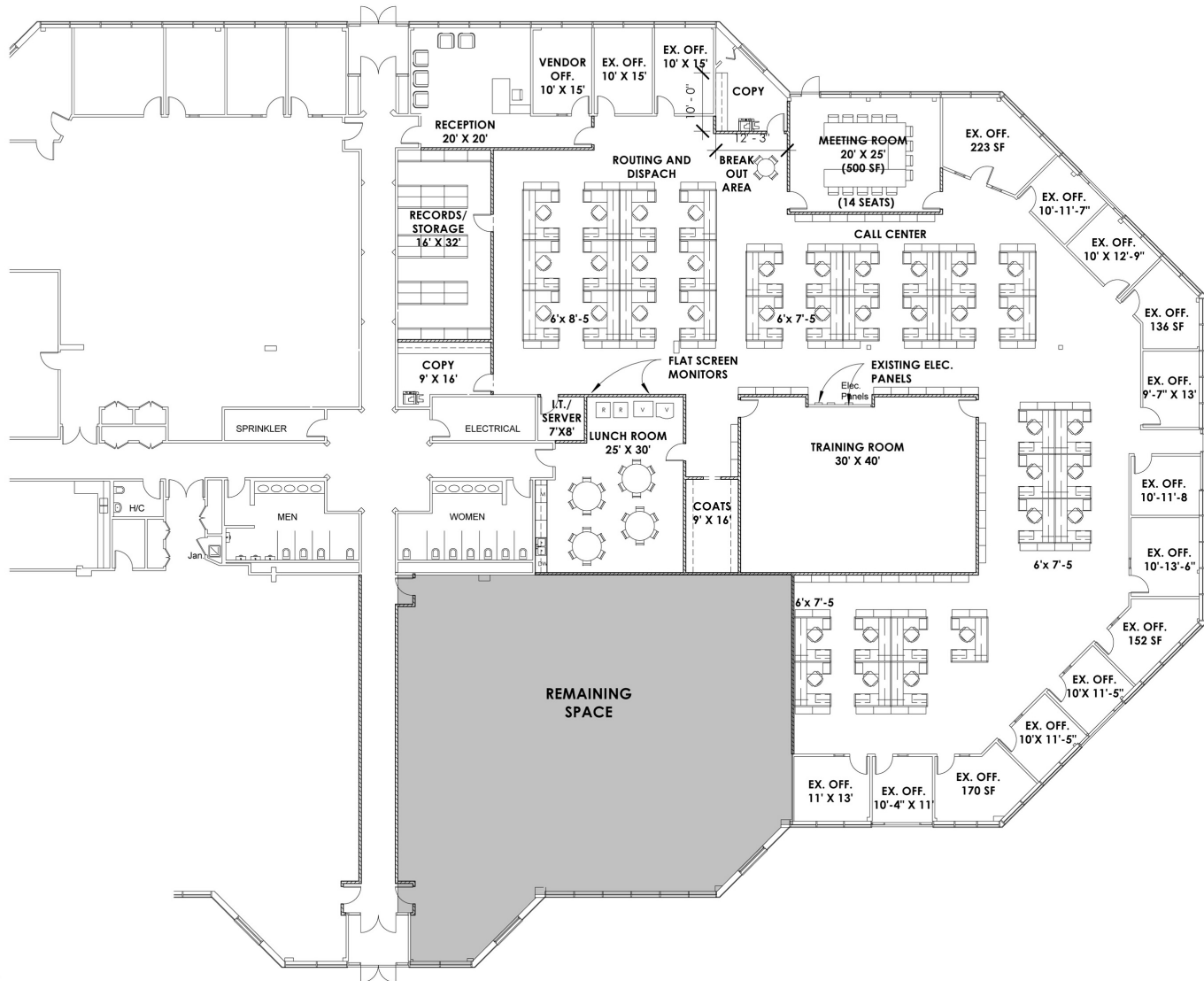


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# Floor Plan - 14,298 Sq. Ft

## 1375 Suite 100 Tri State Parkway Gurnee, Illinois



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