FOR LEASE Office Space

Grand Tri State Corporate Centre 1175 Tri State Parkway, Suite 120 Gurnee, Illinois

Available: 13,288 Sq. Ft. Building Size: 41,681 Sq. Ft.

Description: Single-story building with extensive window line.

Masonry & Drivit construction

Parking: 5 per 1,000 Sq. Ft.

Year Built: 2000

Utilities: Separately Metered

Tenant Improvements: Negotiable based on floor plan

Lease Price: \$12.00 per Sq. Ft. Net

Taxes: \$2.00 per Sq. Ft. (2020 Budget)

Operating Expenses: \$2.88 per Sq. Ft. (2020 Budget)

Remarks: Great visibility to I-94. Private offices, conference

room, desks & cubicles available. Ideal space for corporate HQ or regional office. Location at I-94 (Tri State Tollway) and Route 132 (Grand Ave) within Grand Tri State Business Park. AT&T fiber and Comcast high speed cable available. Looped electrical system (two substations). Minutes to hotels, banks, PACE bus routes, day care and

restaurants.

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 Prices subject to change and listing may be withdrawn without notice.



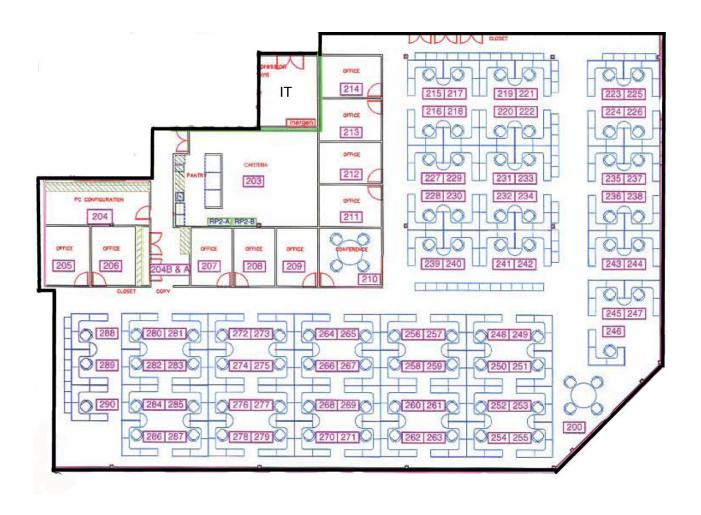
CONTACT: Robert Elbrecht Email: re@tristaterealty.com

Commercial and Industrial Real Estate

Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. • (847) 360.1375 • Fax 847.360.9667 sales@tristaterealty.com • www.tristaterealty.com

Floor Plan - 13,288 Sq. Ft Suite 20 1175 Tri State Parkway Gurnee, Illinois



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