

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 Prices subject to change and listing may be withdrawn without notice.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
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Licensed in Illinois and Wisconsin

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Floor Plan - 13,288 Sq. Ft

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