

**FOR LEASE**  
**Office Space**  
**Grand Tri State Corporate Centre**  
**1225 Tri State Parkway, Suite 530**  
**Gurnee, Illinois**

|                             |   |
|-----------------------------|---|
| <b>Available:</b>           | 7,335 Sq. Ft.   |
| <b>Building Size:</b>       | 41,943 Sq. Ft.  |
| <b>Description:</b>         | Single-story building with extensive window line.<br>Masonry & Drivit construction.   |
| <b>Parking:</b>             | 5 per 1,000 Sq. Ft.   |
| <b>Year Built:</b>          | 1999  |
| <b>Utilities:</b>           | Separately Metered  |
| <b>Tenant Improvements:</b> | Negotiable based on floor plan  |
| <b>Lease Price:</b>         | \$12.00 per Sq. Ft. Net   |
| <b>Taxes:</b>               | \$2.00 per Sq. Ft. (2020 Budget)  |
| <b>Operating Expenses:</b>  | \$2.88 per Sq. Ft. (2020 Budget)  |
| <b>Remarks:</b>             | Corner unit with private entrance. Vacant, shell space built-out to tenant's specifications. 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. |

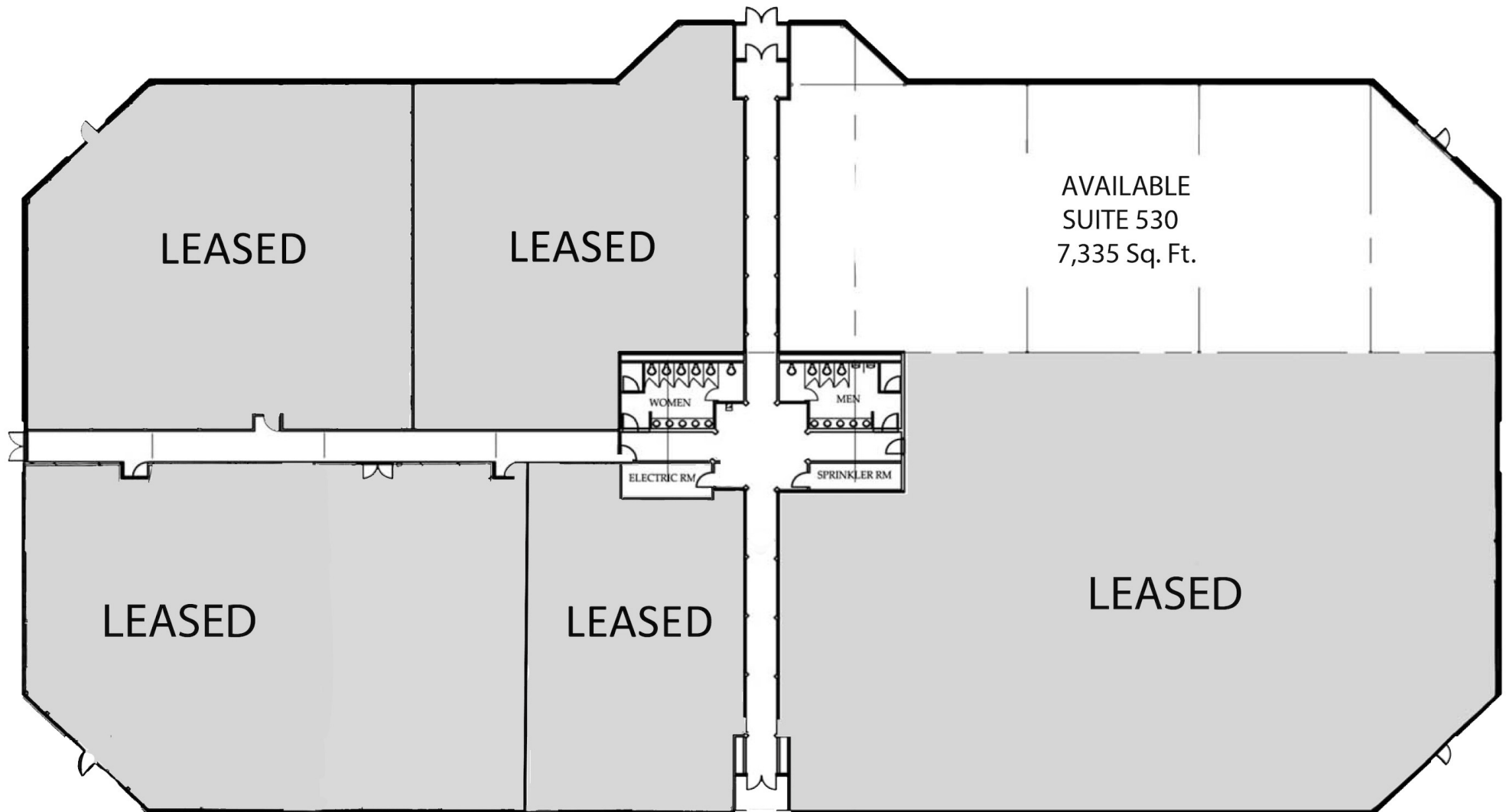
Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



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**Floor Plan - 7,335 Sq. Ft.**  
**Suite 530 1225 Tri State Parkway Gurnee, Illinois**



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