

**FOR LEASE**  
**Office Space**  
**Crown Corporate Center**  
**1325 Tri State Parkway, Suite 130**  
**Gurnee, Illinois**

<b>Available:</b>	23,341 Sq. Ft.
<b>Building Size:</b>	38,790 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>	1992
<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>	\$2.24 per Sq. Ft. (2020 Budget)
<b>Operating Expenses:</b>	\$3.04 per Sq. Ft. (2020 Budget)
<b>Remarks:</b>	Private entrance with offices along window line. Reception area, conference rooms, lunch/break room. Prime 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.

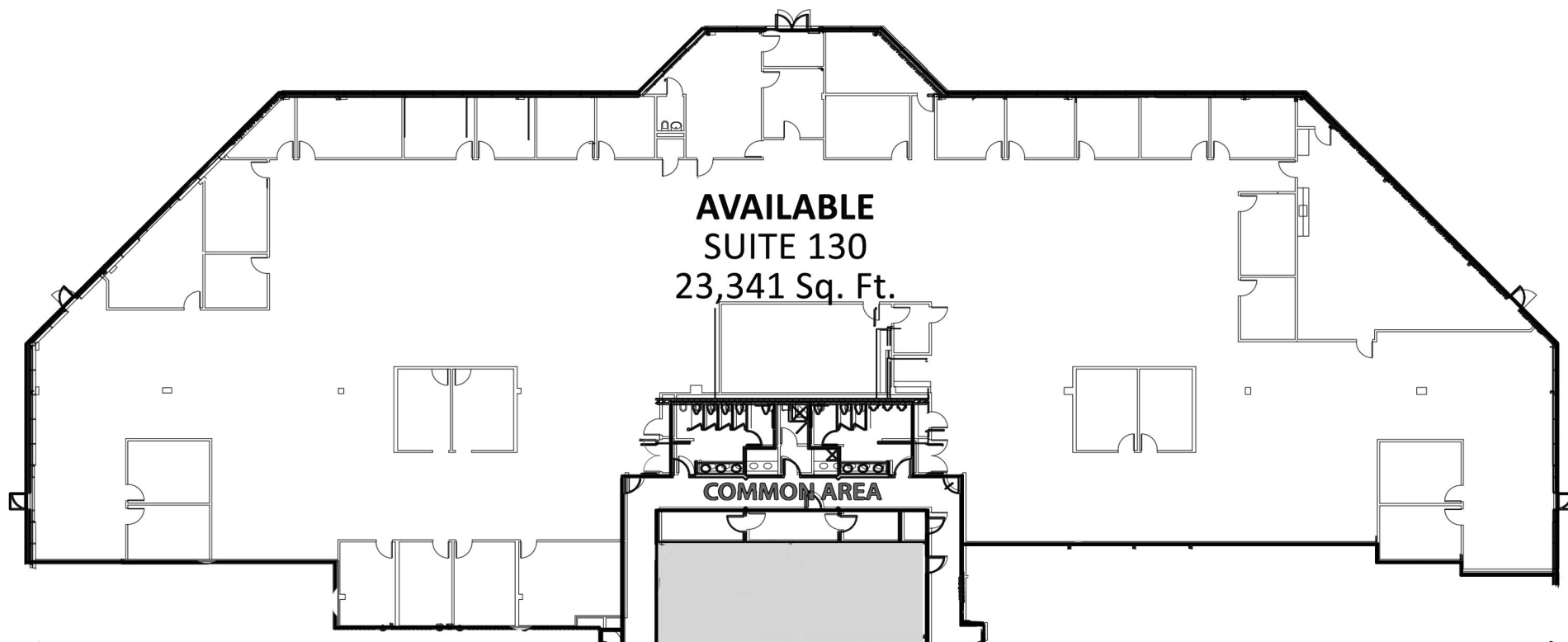
Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



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**Floor Plan**  
**Suite 130 1325 Tri State Parkway Gurnee, Illinois**



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