

OFFICE

GRAND TRI STATE CORPORATE CENTRE 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:

1225 Tri State Parkway
Suite 530: 7,335 Sq. Ft.

1125 Tri State Parkway
Suite 710: 5,219 Sq. Ft.

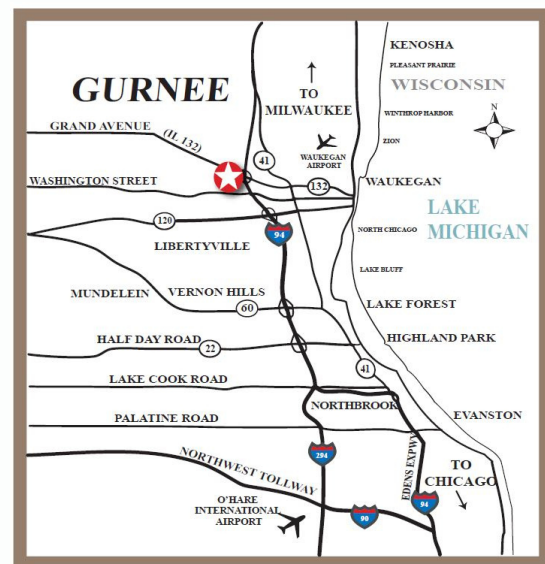
1175 Tri State Parkway
Suite 130: 21,633 Sq. Ft.
Suite 120: 13,288 Sq. Ft.

1025 Tri State Parkway
43,224 Sq. Ft.

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)



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 Prices subject to change and listing may be withdrawn without notice.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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Commercial and Industrial Real Estate

Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. • (847) 360.1375 • Fax 847.360.9667

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FOR LEASE
Grand Tri State Corporate Centre
1125 Tri State Parkway, Suite 710
Gurnee, Illinois

Available: 5,219 Sq. Ft.
Building Size: 42,000 Sq. Ft.
Description: Single-story building with extensive window line.
Masonry & Drivit construction.
Parking: 5 per 1,000 Sq. Ft.
Year Built: 1999
Utilities: Separately Metered
Tenant Improvements: Negotiable based on modifications to the space
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: Corner unit with private entrance. Built in reception desk, three private offices, conference 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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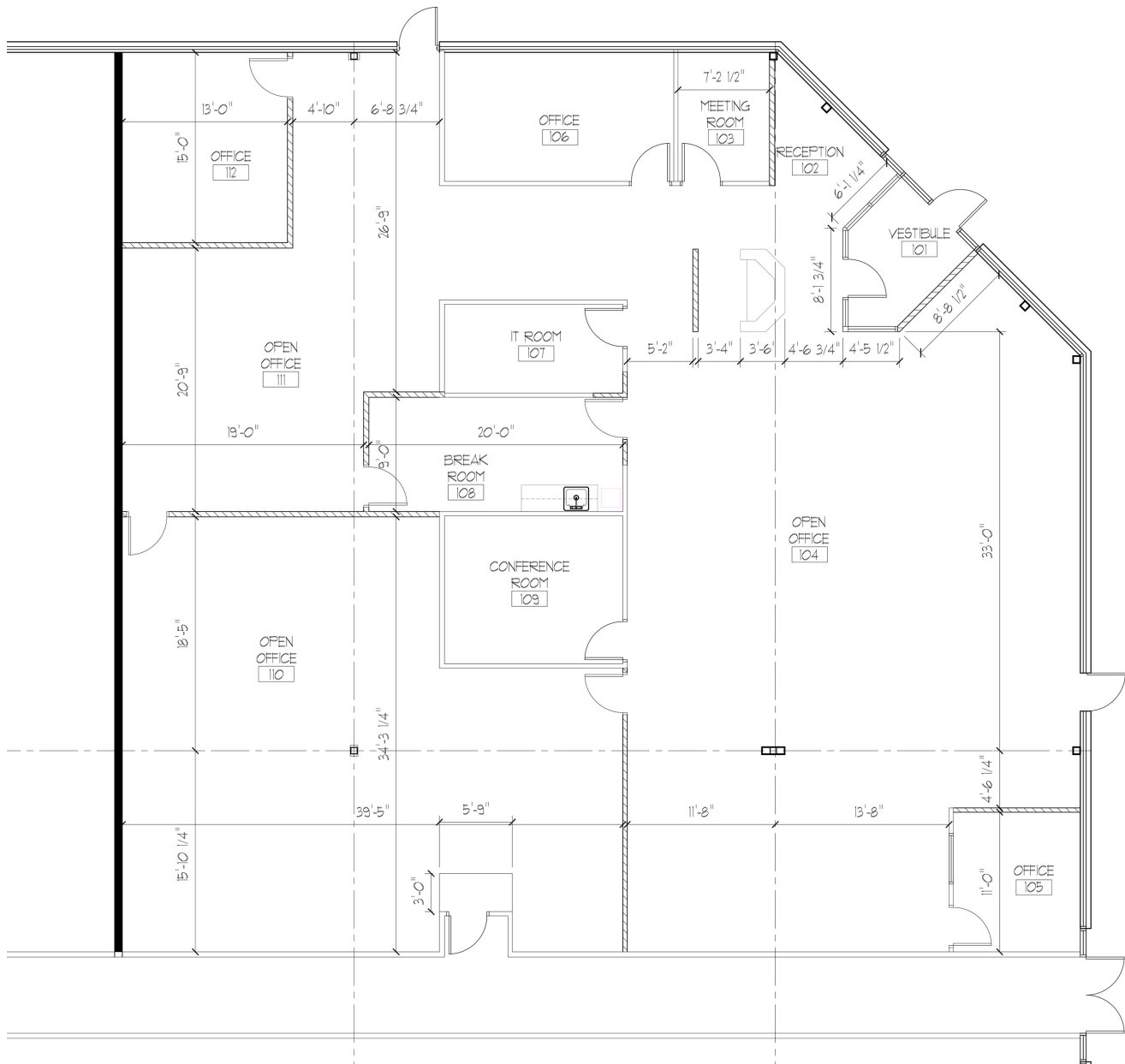


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Floor Plan - 5,219 Sq. Ft

1125 Suite 710 Tri State Parkway Gurnee, Illinois



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