

# OFFICE

OFFICE SPACE FOR LEASE - 3,053 - 7,466 SQ. FT.  
1425 TRI-STATE PARKWAY, GURNEE, ILLINOIS



## Crown Corporate Centre

Several choices of finished office suites for immediate occupancy available, from 3,053 to 7,466 Sq. Ft. Crown Corporate Centre is located in the Grand Tri-State Business Park, with many hotels, restaurants and amenities nearby. An excellent location at I-94 and Rt. 132 (Grand Avenue), midway between Chicago and Milwaukee. Owned and managed by Crown Properties

### Building Features

- Availability:
  - Suite 180 - 7,466 Sq. Ft. Build to suit
  - Suite 140 - 5,082 Sq. Ft. Build to suit
  - Suite 120 - 4,069 Sq. Ft. Private entrance
  - Suite 110 - 3,053 Sq. Ft. Three private offices, conference & lunch room
- 41,699 Sq. Ft. Total Building Size
- Driviv Exterior With Extensive Window Line
- Year Built: 1989
- Utilities: Individually metered
- Parking: 4 per 1,000 Sq. Ft.
- Sprinklered Building
- Real Estate Taxes: \$2.05 per Sq. Ft. (2007 Actual)
- Operating Expenses: \$2.35 per Sq. Ft. (2007 Actual)
- Lease Price: \$12.75 per Sq. Ft. Net



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 prices subject to change and listing may be withdrawn without notice.

TRI STATE REALTY  
**TSR**

## CONTACT

**Robert Elbrecht**

**Tri-State Realty 847.360.1375 x 11**

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. • P.O. Box 502, Gurnee, Illinois 60031

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**FOR LEASE**  
**4,069 Sq. Ft.**

**Crown Corporate Centre**  
**1425 Tri-State Parkway; Suite 120**  
**Gurnee, Illinois**

|                             |   |
|-----------------------------|---|
| <b>Available:</b>           | 4,069 Sq. Ft.   |
| <b>Building Size:</b>       | 41,698 Sq. Ft.  |
| <b>Description:</b>         | Single-story building, masonry and drivit construction with extensive window line.  |
| <b>Parking:</b>             | 4 per 1,000 Sq. Ft.   |
| <b>Year Built:</b>          | 1990  |
| <b>Utilities:</b>           | Separately Metered  |
| <b>Build Out Allowance:</b> | Existing Suite  |
| <b>Lease Price:</b>         | \$12.75 per Sq. Ft. Net   |
| <b>Sale Price:</b>          | NFS   |
| <b>Taxes:</b>               | \$2.05 per Sq. Ft. (2007 Actual)  |
| <b>Operating Expenses:</b>  | \$2.35 per Sq. Ft. (2007 Actual)  |
| <b>Remarks:</b>             | Private entrance. 8 private offices. 3 large rooms for conference, training or private offices and lunch room. New carpet and paint. Immediate occupancy. |

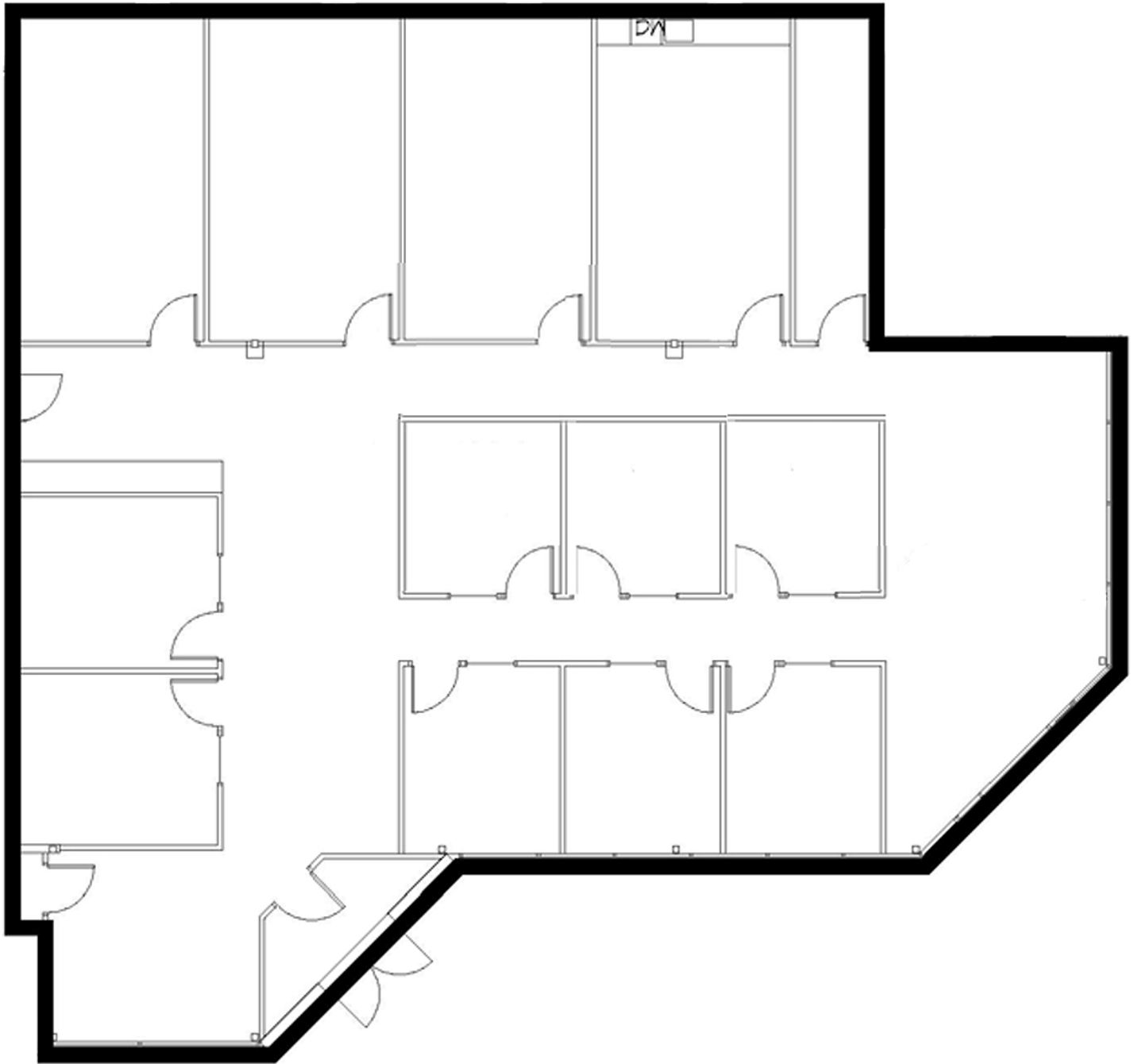
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**FLOOR PLAN**  
**4,069 Sq. Ft.**  
**1425 Tri-State Parkway Suite 120 Gurnee, IL**



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