

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 prices subject to change and listing may be withdrawn without notice.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

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FOR LEASE
7,466 Sq. Ft.

Crown Corporate Centre
1425 Tri-State Parkway; Suite 180
Gurnee, Illinois

Available:	7,466 Sq. Ft.
Building Size:	41,698 Sq. Ft.
Description:	Single-story building with extensive window line. Masonry and drivit construction.
Parking:	4 per 1,000 Sq. Ft.
Year Built:	1990
Utilities:	Separately Metered
Build Out Allowance:	Negotiable
Lease Price:	\$12.75 per Sq. Ft. Net
Sale Price:	NFS
Taxes:	\$2.05 per Sq. Ft. (Estimate)
Operating Expenses:	\$2.35 per Sq. Ft. (Estimate)
Remarks:	Great office, showroom, or training room space. Partially finished open floor plan can be built-out to tenant's specifications. Immediate occupancy.

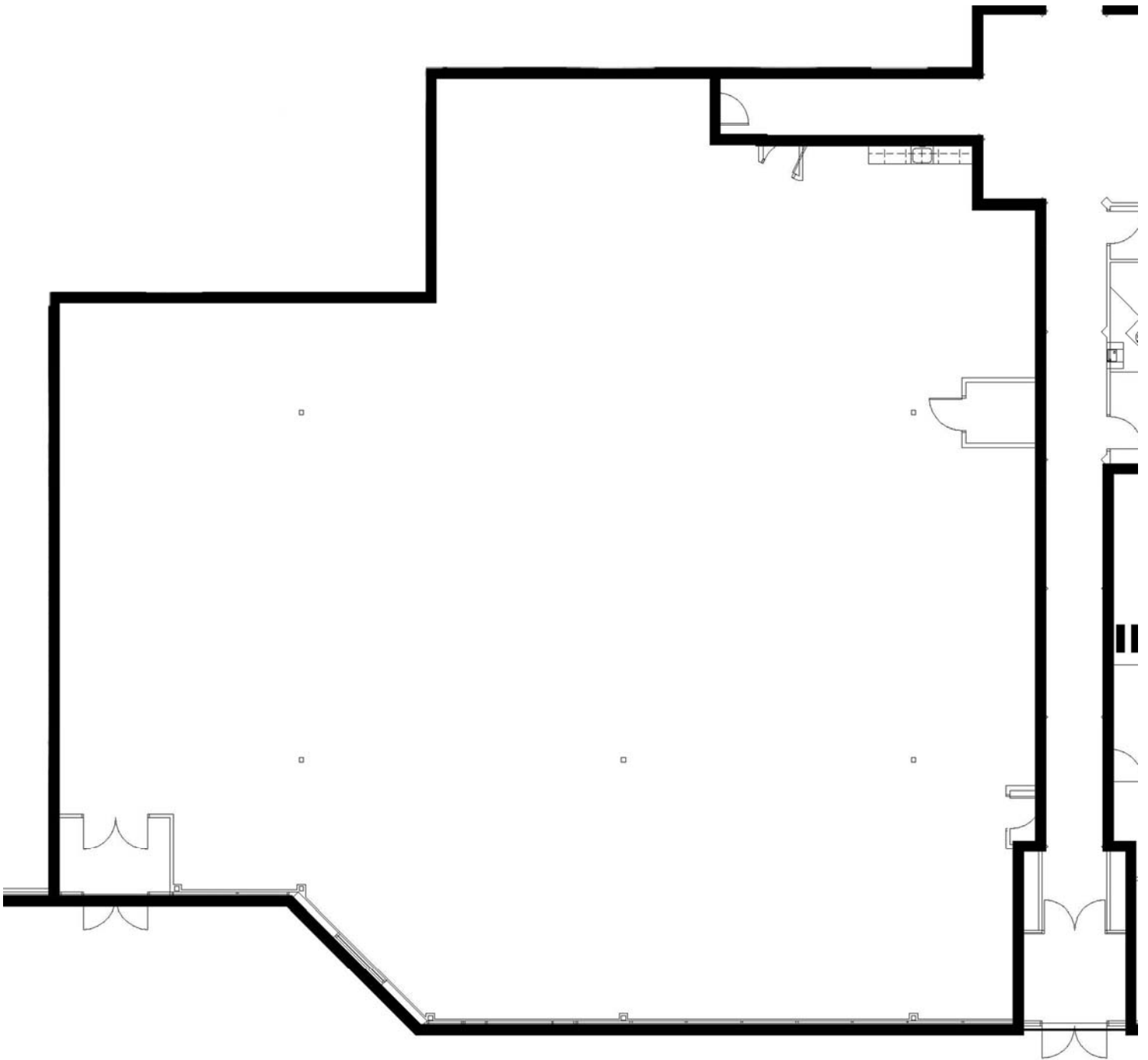
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FLOOR PLAN
7,466 Sq. Ft.
1425 Tri-State Parkway Suite 180 Gurnee, IL



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