

OFFICE

OFFICE BUILDING FOR LEASE - 39,813 SQ. FT.
1275 TRI-STATE PARKWAY, GURNEE, ILLINOIS



Crown Corporate Centre

Extensive window line overlooking beautiful landscaping and pond. Open floor plan with 13 private offices, 2 board rooms, 4 conference rooms, computer room, lunch room, back-up generator and high-tech upgrades. 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

- 39,813 Sq. Ft.
- Driviv Exterior With Extensive Window Line
- Built in 1998
- Utilities: Individually Metered
- Parking: 4 per 1,000 Sq. Ft.
- Sprinklered Building
- Real Estate Taxes \$2.05 per Sq. Ft. (Estimate)
- Operating Expenses: \$2.35 per Sq. Ft. (Estimate)
- Lease Price: \$12.75 per Sq. Ft. Net
- Sale Price: Subject To Offer



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 prices subject to change and listing may be withdrawn without notice.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

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